



Meg Dunn, Chair
Alexandra Wallace, Vice Chair
Michael Bello
Mollie Bredehoft
Katie Dorn
Kristin Gensmer
Kevin Murray
Anne Nelsen
Anna Simpkins

City Council Chambers
City Hall West
300 Laporte Avenue
Fort Collins, Colorado

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Regular Meeting February 20, 2019 Minutes

- **CALL TO ORDER**

Chair Dunn called the meeting to order at 5:31 p.m.

- **ROLL CALL**

PRESENT: Dunn, Wallace, Bello, Bredehoft, Dorn, Gensmer, Murray, Simpkins

ABSENT: Nelsen

STAFF: McWilliams, Bzdek, Bumgarner, Jones, Yatabe, Schiager

- **AGENDA REVIEW**

Ms. Bzdek noted Item #2, 1501 Peterson Conceptual/Final Design Review, had been withdrawn by the Applicant. Chair Dunn added there would be a discussion about the Saving Places Conference during Other Business.

- **STAFF REPORTS**

Ms. McWilliams reported that Council heard the presentation about proposed changes to the Historic Preservation Codes and processes and Council unanimously supported the proposed changes.

Ms. Bzdek reported that the City is now offering complimentary bus passes to all City volunteers, including boards and commissions members.

● **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

None

● **DISCUSSION AGENDA**

1. CONSIDERATION AND APPROVAL OF THE MINUTES OF THE JANUARY 16, 2019 REGULAR MEETING.

The purpose of this item is to approve the minutes from the January 16, 2019 regular meeting of the Landmark Preservation Commission.

Ms. Gensmer moved that the Landmark Preservation Commission approve the minutes the January 16, 2019 regular meeting as presented. Mr. Murray seconded. The motion passed 8-0.

2. **THIS ITEM WAS WITHDRAWN BY THE APPLICANT**

3. 321 GARFIELD – CONCEPTUAL/FINAL DESIGN REVIEW

DESCRIPTION: The applicant is seeking a report of acceptability from the Landmark Preservation Commission for the proposed work at 321 E. Garfield.

OWNER/APPLICANT: Tara Schumacher

Staff Report

Ms. Bzdek presented the staff report and discussed the home, which was constructed in 1905 and designated in 1997 as an excellent example of a plains cottage style. Proposed changes are primarily related to replacing deteriorated red sandstone front steps and decking boards and adding a simple handrail to improve safety.

Applicant Presentation

Dave Doyle, Summit Hardscaping, gave a presentation on behalf of the owner. He explained that the original stone is no longer available and provided samples of a buff colored stone to the Commission as an option. He also mentioned Colorado red stone as another option; however, that would likely clash with the existing brick. He noted the rise and number of steps will remain unchanged.

Mr. Doyle stated the existing decking is an interior-grade wood and he has suggested using a natural cedar or other exterior-grade wood to replace it. He discussed the proposed black iron hand railing.

Tara Schumacher, property owner, introduced herself to the Commission.

Public Input

None

Commission Questions

Mr. Murray asked why the handrail was not brought down one more step to avoid drilling into the sandstone. Mr. Doyle agreed and stated it would likely be mounted to the ground in front of the stone steps. He noted the sidewalk leading up to the steps is also sandstone.

Mr. Murray asked if the railing could be installed so as to be unnoticeable if it were removed. Mr. Doyle replied in the affirmative.

Ms. Bredehoff stated she has sourced the Lyon's Red Sandstone and will forward the information to staff.

Ms. Schumacher stated the plan was to match the buff sandstone of the sidewalk and stated the red sandstone, though original, is not cohesive.

Ms. Bredehoff stated it would match the building foundation, and that is what is being considered.

Ms. Bredehoff asked if they would be open to replacing just the top step which is damaged. Mr. Doyle replied in the affirmative but stated the steps are mortared together so there would be a peeling risk. Additionally, the top step is 12" deep and the other two are 10" deep, which does not meet IBC.

Ms. Wallace stated the red stone is important based on the Code references and Secretary of the Interior standards. She stated the red stone is a character-defining feature. She also stated the hand rail aids in perpetuating the use of the structure and she does not believe it interferes.

Mr. Doyle stated he would be happy to source the red stone.

Mr. Murray asked if the floor joists under the decking have issues. Mr. Doyle replied in the affirmative. Mr. Murray asked if he will be getting a permit for the decking replacement. Mr. Doyle replied in the affirmative and stated the frame will be completely replaced.

Chair Dunn asked if the pattern of the porch boards will be replicated. Mr. Doyle replied the proposal is to lay the boards straight with a mitered corner on the end.

Mr. Murray suggested replacing the decking with a tongue and groove pattern so as not to lose the historical aspect.

Chair Dunn asked about drainage with tongue and groove flooring. Ms. Schumacher confirmed the decking gets wet all the way to the house, despite the roof, and remains soaked.

Ms. Dorn asked if the porch is properly sloped to allow drainage. Mr. Doyle replied in the affirmative and noted wood decking tends to trap water.

Chair Dunn asked if the new decking could match the existing pattern with gaps for drainage. Mr. Doyle replied in the affirmative. Chair Dunn stated that would keep the character of the original porch.

Mr. Murray stated the porch will not look proper for a landmark without the tongue and groove. He also disagreed with the use of cedar as opposed to pine.

Ms. Simpkins asked if the stain color could be changed to be more similar to the red. Chair Dunn questioned whether the color is historic.

Mr. Doyle stated the porch used to be screened in and used as a sleeping porch.

Chair Dunn asked where the proposed railings will be installed. Mr. Doyle replied they will be flush mounted to the deck surface just inside the columns but will not come in contact with the columns.

Mr. Bello asked if the handrail was being added for code reasons or general safety. Mr. Doyle replied it is being added for both reasons.

Chair Dunn summarized the comments stating the Commission prefers a matching red stone.

Mr. Bello asked if a waterproof stain could be used. Mr. Doyle replied in the affirmative.

Ms. Schumacher stated pine is not a good choice as it was already starting to rot in 2000 after it was installed in 1996. She noted the porch is not original to the house. Ms. Bzdek stated the porch has had modifications; however, it has always been part of the house.

Mr. Murray stated the pine is likely original.

Ms. Simpkins stated the tongue and groove construction is more of an issue for water damage than the type of wood.

Mr. Murray disagreed stating different decking on a landmark is important and proper sealant and epoxy should allow the decking to last 20 years.

Chair Dunn referenced rehab standards 5 and 6 and stated one of the struggles is not knowing whether the decking on the porch is original, though the style would indicate it is original with damaged parts replaced.

Mr. Murray stated he is unsure whether the decking is original; however, the style is consistent with the age of the house.

Ms. Wallace stated the type of wood is not as important as the mitered edges.

Ms. Gensmer agreed and stated the board widths should also be kept consistent.

Ms. Dorn agreed with Mr. Murray that as much of the original character as possible should be preserved.

Ms. Simpkins supported keeping the materials as similar as possible.

Mr. Murray asked if there is need for design assistance.

Move to Final Review

Ms. Bredehoft moved that the Landmark Preservation Commission move to final review.

Ms. Gensmer seconded. The motion passed 8-0.

Commission Questions and Discussion

Chair Dunn stated the Commission agrees on the use of red sandstone.

Ms. Bredehoft confirmed there will be three steps.

Ms. Wallace asked if there will be one or two handrails. Mr. Doyle replied there will be two.

Ms. Wallace supported the handrail.

Mr. Murray stated it is important to keep the original decking style and stated pine is more long-wearing than cedar.

Commission members agreed the mitering is necessary.

Commission Deliberation

Ms. Wallace moved that the Landmark Preservation Commission, provide a report of acceptability for the proposed work at 321 E. Garfield, finding that it meets the criteria of Chapter 14, Section 14-48 of the Municipal Code, "Approval of Proposed Work," as described in the staff report, and that it meets the SOI standards of rehabilitation numbers 1, 4, 5, 6 & 9.

Mr. Bello seconded.

Mr. Murray requested conditions to use red sandstone, have decking material and style of installation be similar to the existing, have the skirting be similar in style to the existing, and have the stairs have the same rise and run as existing.

Ms. Wallace and Mr. Bello accepted the friendly amendment.

The motion passed 8-0.

Mr. Murray recused himself from agenda items 4 & 5 due to conflicts of interest.

4. 247 LINDEN – CONCEPTUAL DESIGN REVIEW

DESCRIPTION: The applicant is seeking conceptual review comments from the Landmark Preservation Commission for a revised set of proposed alterations associated with the development of residential lofts at 247-249 Linden Street in the Old Town Historic District.

APPLICANT/OWNER: David Kress, RB+B (architect); Tom Moore (owner)

Staff Report

Ms. Bzdek presented the staff report, discussed the historic aspects of the buildings, and showed photos of the buildings over time. She also discussed the alterations to the buildings over time.

Applicant Presentation

Mr. Kress discussed the proposed windows and stated they would like to have the glass go to the floor on the garage door. He stated the tin work will be sealed and repainted. He discussed the proposed rooftop deck and asked about repurposing and preserving the painted glass panels.

Public Input

None

Commission Questions and Discussion

Chair Dunn supporting saving the Joe's Upholstery sign citing it as an iconic business.

Ms. Gensmer agreed.

Chair Dunn asked about prefinished aluminum. Mr. Kress replied the windows would be double hung but would not be wood on the exterior.

Chair Dunn asked if there are other historic buildings with this type of window. Ms. Bzdek replied she would need to research that.

Ms. Gensmer noted the existing windows are not original.

Chair Dunn questioned whether the windows need to be replaced with wood windows, assuming that was the original material. Mr. Moore replied the appearance of the aluminum would be the same and would be better from an energy and maintenance standpoint.

Chair Dunn suggested the applicants bring in material samples.

Ms. Simpkins noted the Wyoming capital building is being updated with aluminum clad wood windows; therefore, there is precedent for using the material in an historic context.

Chair Dunn requested input regarding glass to the floor and the use of aluminum.

Ms. Bredehoft supported the glass going to the floor stating the proposal aligns with Old Town standards.

Ms. Simpkins asked if the garage door on the back matches the front. Mr. Kress replied in the affirmative.

Chair Dunn asked why the proposed doors are a foot taller than the existing. Casey Adler, RB+B, replied it is to align with the mullions on the garage transom, adding that the taller door matches the adjacent building.

Ms. Bredehoft supported the proposed railing in either glass or stainless steel.

Ms. Gensmer supported glass or stainless to minimize visual impact.

Chair Dunn asked how close the railing would be to the edge of the roof line. Mr. Kress replied it would be right on the edge on the alley side, but the south side could be pulled back a little.

Chair Dunn asked how much taller the railing will be than the parapet on the south side. Mr. Kress replied about 3.5 feet would be visible.

Ms. Dorn questioned whether the rooftop deck is *required* for the new use, citing a specific standard.

Ms. Bredehoft noted the Old Town guidelines encourage outdoor spaces.

Ms. Gensmer asked if the height of the apex of the entryway peak could be decreased. Mr. Kress replied it could come down somewhat, but the hope is for the roof to be self-draining.

Ms. Gensmer encouraged minimizing the mass if possible.

Chair Dunn asked where the fireplace exhaust would be located. Mr. Kress replied it will likely be gas or gel, but if exhaust is necessary, it will be behind the parapet or as part of another chimney-like element.

Ms. Bredehoft asked about the material for the structure allowing rooftop access. Mr. Kress replied it will likely be a zinc siding material in a matte natural silver.

Mr. Kress requested input on brick and tin paint colors. Chair Dunn recommended they provide proposed colors to the Commission.

Mr. Moore asked when he could come back before the Commission to provide materials samples. Ms. Bzdek replied the applicants could return to the March meeting and final review could be scheduled simultaneously.

(**Secretary's Note: The Commission took a brief recess at this point in the meeting.)

5. NEWMAN PROPERTY 1019 WEST MOUNTAIN AVENUE - APPLICATION FOR FORT COLLINS LANDMARK DESIGNATION

DESCRIPTION: This item is to consider the request for a recommendation to City Council regarding landmark designation for the Newman Property, an example of an early twentieth-century rectangular hipped-roof box.

OWNER/APPLICANT: Susan Teruel, Owner

Staff Report

Ms. Jones presented the staff report providing information about the property and staff's findings regarding significance under standard C as an example of a vernacular rectangular hipped-roof box with an atypical front-facing gable.

Applicant Presentation

Ms. Teruel spoke to the Commission about her home stating several homes on the block are historic and she would like to protect the integrity of the neighborhood.

Public Input

None

Commission Questions and Discussion

Chair Dunn requested input on the design. Ms. Wallace replied the home has changed from its original design; however, the changes are now historic. She stated the rear has been altered for vernacular use.

Chair Dunn noted the setting is intact.

Chair Dunn asked about the windows on the west side. Ms. Teruel stated they are wood sliders. Chair Dunn noted the windows are clearly not original and requested staff advise about preponderance of integrity. Ms. Jones stated the windows were likely added after the addition. Ms. McWilliams stated preponderance generally means looking at the overall building and comparing how much of the original materials remain. She stated certain materials have more impact than others. Ms. McWilliams stated the sliders appear to have been recycled from another building. Chair Dunn replied that was commonplace at the time. Ms. Bredehoft commented she liked the fact you can see where the old windows were.

Chair Dunn requested comments on workmanship. Ms. Wallace stated the exposed rafter tails are one of the most character-defining expressions of workmanship.

Chair Dunn requested input on feeling. Ms. Simpkins stated the changes on the porch and the craftsman style door are causing her difficulties on this category. Chair Dunn agreed the spindle work seems characteristically different and said that is more problematic than the west windows. Ms. Gensmer agreed; however, she stated the property as a whole retains sufficient integrity of feeling. Ms. Wallace agreed the overall impression conveys the feeling. Ms. Dorn stated the porch changes may have been a result of not wanting to convey a false sense of history. Chair Dunn noted the knee wall was removed.

Chair Dunn stated the home still conveys association as it is still a residential neighborhood.

Chair Dunn asked if the home has significance as a one-story hipped-roof box vernacular. Ms. Gensmer replied in the affirmative and agreed standard C is the appropriate choice.

Commission Deliberation

Ms. Gensmer moved that the Landmark Preservation Commission pass a resolution recommending that City Council designate the Newman Property as a Fort Collins Landmark in accordance with Municipal Code Chapter 14, based on the property's significance under Standard C for its design as a rectangular hipped-roof box residence, and its preponderance of exterior integrity, specifically that the residence and historic garage are contributing features whereas the new garage and shed are non-contributing.

Mr. Bello seconded. The motion passed 8-0.

Mr. Murray rejoined the Commission.

- **OTHER BUSINESS**

- In Memoriam of Robert Bailey and Justin Larson

Chair Dunn shared some highlights of the contributions made to our local sense of place by Mr. Bailey in the area of historic preservation, sustainable built environments and bungalow living. Mr. Murray added comments about Mr. Bailey's work on forest service housing.

Chair Dunn spoke about Mr. Larson's contributions in sustainable architecture and infill development design. Mr. Murray commented on Mr. Larson's efforts to pull young designers together.

- Discussion about the Saving Places Conference

Ms. Gensmer discussed fake cultural and historic resources, such as Ute Prayer Trees.

Ms. Wallace discussed preservation for the best of the community being served.

Ms. Dorn stated she enjoyed the materials workshop and speaker.

Mr. Murray discussed workshops on building rehab challenges and drone technology.

Chair Dunn stated she and Ron Sladek presented a workshop on Historic Larimer County which was well-received.

Chair Dunn asked if the LPC has bylaws. Ms. McWilliams replied in the affirmative and stated they are on the web page.

Chair Dunn questioned why cultural significance is not addressed in Chapter 14.

- Election of 2019 Officers (Chair and Vice Chair)

Ms. Bredehoft nominated Ms. Dunn as Chair and Ms. Wallace as Vice Chair. Mr. Bello seconded.

Ms. Wallace nominated Ms. Gensmer as Vice Chair. Ms. Bredehoft seconded.

Mr. Murray and Chair Dunn suggested co-vice chairs, which the members discussed.

Both motions were withdrawn.

Ms. Bredehoft nominated Ms. Dunn as Chair and Ms. Wallace and Ms. Gensmer as Vice Chairs. Mr. Bello seconded. The motion passed 8-0.

- **ADJOURNMENT**

Chair Dunn adjourned the meeting at 8:46 p.m.

Minutes prepared by Tara Leman, Tripoint Data, and respectfully submitted by Gretchen Schiager.

Minutes approved by a vote of the Commission on 3/20/19.



Alexandra Wallace, Acting Chair