



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

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

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Regular Meeting September 18, 2019 Minutes

- **CALL TO ORDER**

Chair Dunn called the meeting to order at 5:32 p.m.

- **ROLL CALL**

PRESENT: Dorn, Dunn, Murray, Nelsen, Simpkins, Wallace

ABSENT: Bello, Bredehoft, Gensmer

STAFF: Bzdek, Bertolini, Yatabe, Schiager

- **AGENDA REVIEW**

Ms. Bzdek noted that agenda item #4 had been postponed until October. Chair Dunn reviewed the Consent Agenda. No items were pulled.

- **STAFF REPORTS**

Ms. Bzdek reported that Nuance Chocolates on Pine Street had reopened following repairs to the façade where a car had hit it. They used the Design Assistance Program with a successful outcome.

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

None.

CONSENT AGENDA

1. CONSIDERATION AND APPROVAL OF THE MINUTES OF AUGUST 21, 2019

The purpose of this item is to approve the minutes from the August 21, 2019 regular meeting of the Landmark Preservation Commission.

2. STAFF DESIGN REVIEW DECISIONS ON DESIGNATED PROPERTIES SINCE AUGUST 21, 2019 LPC MEETING

Staff is tasked with reviewing projects and, in cases where the project can be approved without submitting to the Landmarks Preservation Commission, with issuing a Certificate of Appropriateness or a SHPO report under Chapter 14, Article IV of the City's Municipal Code. This item is a report of all such review decisions since the last meeting of the Commission.

Ms. Dorn moved that the Landmark Preservation Commission approve the Consent Agenda of the September 18, 2019 regular meeting as presented. Ms. Nelsen seconded. The motion passed 6-0.

● DISCUSSION AGENDA

3. 1112 MATHEWS STREET – REVIEW OF PROPOSED DEMOLITION OF DANGEROUS BARN LOCATED IN THE LAUREL SCHOOL NATIONAL REGISTER DISTRICT

DESCRIPTION: The purpose of this item is to consider the issuance of a report to the Colorado State Historic Preservation Office (SHPO) regarding the demolition of the barn at 1112 Mathews Street, in the Laurel School National Register District. The barn has been found dangerous and is proposed to be demolished.

APPLICANT: Rebecca Masler, Owner

Staff Report

Ms. Bzdek presented the staff report. She reviewed the Commission's role and its options. She provided some background, noting that staff believes this property to be ineligible for designation. She explained that the barn and the garage share a wall.

Ms. Bzdek conveyed the Applicant's responses to the Commission's questions at the work session. She noted that the barn and garage are contributing resources to the National Register listing. She also reviewed the staff's findings of fact.

Applicant Presentation

Ms. Masler did not have a presentation.

Public Input

None

Commission Questions

Chair Dunn asked why Zoning would prohibit using the barn for another purpose. Ms. Masler stated she was told it could not be used for inhabitation.

Mr. Murray asked why the property wouldn't be eligible. Ms. Bzdek said it had lost too much integrity. Ms. Masler stated that the barn had no foundation, and some materials had been stolen from it over the last couple of years.

Ms. Dorn asked if the property was vacant. Ms. Masler said it had been a rental and expressed safety concerns about the state of the barn.

Ms. Bzdek stated the zoning for the property was NCM which would not allow a carriage house.

Commission Discussion

Chair Dunn reviewed the Standards of Integrity and stated the barn would have been eligible under Standards 1 and 3 were it not for the loss of materials. Mr. Murray said it was beyond being significant due to the loss of major architectural features.

Ms. Nelsen concurred with staff's assessment, noting that it could have been significant at one time. She expressed concern about setting a precedent. Ms. Bzdek explained the updated code addressing demolition by neglect and how staff could now potentially intervene. Ms. Nelsen asked whether a zoning variation to allow another use would be a possibility. Mr. Yatabe explained that it was not within the purview of the Landmark Preservation Commission to condition a decision on a variance, however there may be other channels that could be pursued in future situations.

Mr. Murray asked about the Chief Building Official's role in determining demolition by neglect. Mr. Yatabe stated the CBO would discuss it with Historic Preservation staff.

Chair Dunn suggested discussing demolition by neglect and vandalism at another time.

Commission Deliberation

Mr. Murray moved that the Landmark Preservation Commission find the barn at 1112 Mathews Street is not eligible for a Fort Collins Landmark designation due to its loss of integrity, and direct staff to sign off on an application for demolition of the barn following the issuance of a report to the State Historic Preservation Office.

Ms. Nelsen seconded.

Ms. Nelsen asked what would be done with the materials. Mr. Yatabe suggested addressing that after the motion has been decided.

Ms. Dorn requested an amendment to the motion to add that the loss of integrity was due to vandalism and possibly demolition by neglect. Mr. Murray rejected the amendment, noting that adding that language might cause problems for the owner. Chair Dunn said it was important to inform the public about options in this situation. Ms. Bzdek commented on staff's outreach within the Laurel School District.

The motion passed 6-0.

Mr. Yatabe added clarification that the owner may need to come back to the Commission regarding the garage and shared wall. Ms. Bzdek commented that the barn and the garage will be considered in two separate review processes.

Mr. Murray commented about requirements to recycle materials for demolitions which must be documented. Chair Dunn asked the owner about her plans for the materials. Ms. Masler said she is willing to recycle or donate any useful materials. Mr. Murray suggested contacting Habitat for Humanity ReStore. Ms. Bzdek noted that Jonathan Nagel in Environmental Services could help identify resources for recycling.

4. 629 S HOWES – DEVELOPMENT REVIEW – THIS ITEM WAS RESCHEDULED FOR THE OCTOBER MEETING

Mr. Murray recused himself from the next item and left the meeting at this time.

5. 117 N SHERWOOD STREET – REQUEST FOR NON-HISTORIC ROOF MATERIAL

DESCRIPTION: This is a request for a Certificate of Appropriateness for changing a roof on a designated property from wood shingle to a synthetic roofing product that simulates the appearance of wood. The alterations are proposed for the Boughton (Bouton) Carriage House, 117 North Sherwood Street.

APPLICANT: Anders and Claire Lindwall, Owners.

Staff Report

Ms. Bzdek presented the staff report. She provided background about this property which is listed on the National Register. She explained the lot had been subdivided in 2014. She noted the various public funding and incentives that had been utilized for this property.

Ms. Bzdek reviewed the Commission's requests from the work session and provided the staff responses, noting that the Applicant would address questions directed to them.

Applicant Presentation

Ms. Lindwall read a prepared statement to the Commission explaining the reasoning for requesting the composite roofing material. She said fire safety was the biggest concern and this product looks very much like the original. *[Secretary's Note: A copy of the statement has been added to the record.]*

Josh Hemiger, the contractor, pointed out the root cellar roof was also being replaced. He said they will reuse the ridge vents and flashings so the only thing changing is the shingles.

Chris Blackstock from CeDUR, the manufacturer of the roofing material, described the material and showed a sample to the Commission. He said it looks like natural cedar wood shake and shared details about the composition of the material. He said the National Park Service and preservation commissions in other municipalities had already approved the use of their products. He mentioned the savings on insurance premiums by using non-wood shingles.

Mr. Hemiger showed a sample of the roof material from the root cellar and stated it is very thin and would be difficult to replace with the same material.

Mr. Blackstock explained that their product was environmentally friendly.

Mr. Hemiger passed around samples of the CeDUR and a small shingle of the original cedar. Chair Dunn stated the CeDUR shingles are about three times as big as what is currently there.

Ms. Nelsen noted the difference in the edge profile of the faux shingle versus the cedar. Mr. Hemiger responded there was a slight difference.

Public Input

None

Commission Discussion

Chair Dunn asked the Commission to weigh in on the Standards of Integrity. Ms. Dorn agreed with staff findings on Standard 1, that the building retains its historic use, and agreed with staff findings on Standard 2. Ms. Wallace agreed, adding that a lot of the building's character is represented by those shingles.

Ms. Nelsen discussed the difference in the weight of the material. Mr. Hemiger stated that the weight difference is pretty significant.

Chair Dunn asked if staff had information about the shape and size of the previous material. Ms. Bzdek didn't have that information, but it may be in the state tax credit application from the previous re-roof.

Ms. Nelsen said asked about fire safety options for the Applicant. Chair Dunn referred to Preservation Brief No. 19 on replacing wood shingles. Ms. Bzdek suggested underlayment and treated wood could be used to resolve fire safety issues.

Ms. Simpkins stated cedar is a Class B rating, which is above the minimum threshold. Ms. Bzdek agreed.

Members agreed that Standards 3 & 4 do not apply.

Regarding Standard 5, Ms. Simpkins expressed concern about the color of the proposed shingles. She stated that the cedar shingles start out as more orange and fade to gray. The samples of the proposed material, both new and aged, look brown. Chair Dunn said the color doesn't change with aging which is a distinctive feature of the original material. Ms. Wallace commented on the construction techniques and craftsmanship, noting that the craft would be lost.

Chair Dunn asked how they are installed. Mr. Hemiger said both types of shingles are installed exactly the same way.

Chair Dunn asked how the shingles would be recycled when no longer in use. Mr. Blackstock said he's seen it used in playground bedding, and noted it was a 50-year product, which makes it more environmentally responsible.

Ms. Dorn commented about the prevalence of cedar roofs in Nantucket, adding that it isn't seen much in Fort Collins and should be celebrated.

Ms. Simpkins said this roofing is very visible from the street, and in this quantity, the difference would be noticeable.

Ms. Simpkins said this roofing is very visible from the street, and in this quantity, the difference would be noticeable.

Regarding Standard 6, Ms. Dorn asked whether they are replacing the entire roof rather than repairing and replacing. Mr. Hemiger replied the damaged shingles are scattered around the whole roof.

Chair Dunn said the materials are not similar in design, color, texture or thickness, adding that even if it were similar, it wouldn't meet Standard 6. Ms. Simpkins agreed; other members nodded in agreement.

Members agreed that Standards 7, 8 and 9 are not applicable.

Chair Dunn stated that since the shingles could be removed in the future, it does meet Standard 10.

Chair Dunn summarized that Standards 2, 5 and 6 are not met.

Commission Deliberation

Ms. Dorn moved that the Landmark Preservation Commission deny the application for re-roofing the Boughton Carriage House and root cellar at 117 North Sherwood Street with a synthetic material, finding that there is no basis for approval based on the following findings of fact:

- ***That the Boughton Carriage House is subject to review by the Landmark Preservation Commission and compliance with the Secretary of the Interior's Standards by virtue of a recorded note on the PDP for the subdivision;***
- ***That the proposed work does not comply with Municipal Code Chapter 14, Article IV, because it fails to satisfy all applicable Secretary of the Interior's Standards for Rehabilitation, as required for approval. Specifically, the proposed work fails to meet Standards 2, 5, and 6;***
- ***That wood shingles that would closely match the existing wood shingles in materials, texture, design and appearance are available for purchase; and***
- ***That wood roofs are allowed on historic properties and comply with the City's building codes.***

Ms. Simpkins seconded.

Chair Dunn proposed an amendment to include the root cellar, which Ms. Dorn and Ms. Simpkins accepted.

The motion passed 5-0.

Chair Dunn suggested the Applicant explore grants and tax credits. She added that the property currently falls under the regulations of a locally designated property without any of the advantages, so they may want to consider designation.

● **OTHER BUSINESS**

Chair Dunn asked mentioned there were 30 people at the pub crawl on Friday.

● **ADJOURNMENT**

Chair Dunn adjourned the meeting at 7:03 p.m.

Minutes respectfully submitted by Gretchen Schiager.

Minutes approved by a vote of the Commission on 10/16/19.



Meg Dunn, Chair