



Historic Preservation Board

Kathy Kvasnicka, Chair

Al Mowrer
Emma Thiria
Vacancy

Ginny White
Vacancy
Vacancy

AGENDA

HISTORIC PRESERVATION BOARD

REGULAR MEETING

130 South McKinley Avenue

Monday, January 1, 0001

12:00 AM

Call to Order

Approval of Agenda

Consent Agenda - Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Councilmember so requests, in which case the item may be removed/moved from the Consent Agenda.

a. Approval of the Minutes of the August 3, 2023 Meeting

Public Comment This portion of the Agenda is provided to allow members of the audience to present comments to the Board. The Board may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up.

Action Item(s)

a. HAM2023-001 Report of Acceptability for St. Andrews Episcopal Church Roof Replacement

Discussion Items

a. Historic Home Tour

b. 1970's Tapes

Future Business

Board Reports

Staff Reports

Adjourn

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When calling in, please be sure to mute your microphone on your computer, phone or tablet. Planning staff and/or the Chairperson of the Historic Preservation Board will provide instructions on when and how comments can be made by the public virtually.



Historic Preservation Board

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HAM 2023-001

APPROVE A REQUEST FOR REPORT OF ACCEPTABILITY FOR THE ST. ANDREWS EPISCOPAL CHURCH (204 PARK AVENUE) FOR A ROOF REPLACEMENT

- I. **Agenda Date:** *Board Meeting – October 12, 2023*
- II. **Attachments:**
- a. *Request for Report of Acceptability & Attachments*
 - b. *Existing Roof Photos*
 - c. *Proposed Material Photos*

III. **Issue/Request:**

On October 28, 1998, the Fort Lupton City Council approved the historical designation of the St. Andrews Episcopal Church at 204 Park Avenue and the Church Vicarage at 617 Second Street. The site has since been converted into a residential home through several approved changes. Exterior work to historically designated properties within the City requires prior approval from the Historic Preservation Board, as regulated by Article XVII of Chapter 18 to the Municipal Code.

Pamela Miller Chavez, the owner of this historic site has submitted a request to replace the roof of the residence. The proposed work requires a building permit. Please see Section VI. Legal / Political Considerations of this document for further information on requirements prior to permitting exterior work to historic sites within the City of Fort Lupton.

Additional information on this proposed work is attached for your reference.

VI. **Legal / Political Considerations:**

Pursuant to Section 18-354 of the Municipal Code, a report of acceptability is required prior to work requiring a building permit for the alteration or reconstruction of or addition to the exterior of any improvement which constitutes all or part of a historic site.

The proposed work requires building permits and therefore qualifies for review under the following two phase review:

(1) Conceptual review. Conceptual review is an opportunity for applicants to discuss requirements, standards and policies that apply to historic sites...Problems can be identified and solved prior to final review of the application. After review of the application by the Historic Preservation Board, the Planning

Commission shall furnish the applicant with written comments regarding the conceptual review. Conceptual approval of any proposed work may be limited to certain portions of the work as deemed appropriate by the Board. Conceptual approval does not guarantee final approval of proposed work. If upon review of proposed work, the Board determines that conceptual review is not necessary given the absence of a significant impact on the historic site...it may be waived by the Board and the Board may then proceed to consider the proposed work on final review at the same meeting.

If the Board chooses to waive conceptual review and go directly to final review, then:

(2) Final review. If an application or parts thereof are conceptually approved, it shall be finally reviewed by the Historic Preservation Board at a subsequent meeting of the Board. During final review, the Board shall consider the application or parts thereof that have received conceptual approval and any changes made by the applicant since conceptual review.

Pursuant to Section 18-354 of the Municipal Code that addresses work requiring a building permit on a historic site:

(a) Action on an application for a building permit, including any permit for demolition of a building, shall be deferred by the Building Inspector except as provided in Section 18-359 [relating to remedying of dangerous conditions], until the application is accompanied by a report of acceptability from the Historic Preservation Board for the proposed work when the proposed work involves the following:

(1) Alteration or reconstruction of or addition to the exterior of any improvement which constitutes all or part of a historic site;

(2) Demolition or relocation of any improvement or object which constitutes all or part of a historic site; or

(3) Construction or erection of or addition to any improvement upon any land included on a historic site.

VII. Alternatives/Options:

The Board has the following options:

- 1. Approve the request for report of acceptability;*
- 2. Approve with conditions;*
- 3. Do not approve the request for report of acceptability;*
- 4. Delay a decision in order to request additional information.*

VIII. Financial Considerations:

None.

IX. Staff Recommendation:

The Board must decide if this review requires conceptual and final review, or should go directly to final review. Staff believes the proposal could move directly to final review, however if there are concerns or questions by the Board, then conceptual review should first take place, with final review at the next meeting of the Board.

The proposed work is necessary in order to prevent further deterioration of the roof, which is a key architectural feature of this property, as well as preventing deterioration to other historic materials on the property.

Exhibit A

STANDARDS FOR REHABILITATION		
	STANDARD	STAFF COMMENT
1.	A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.	The property has historically been used as a residence and the proposed repair aligns with residential uses.
2.	The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.	Not applicable.
3.	Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Not applicable.
4.	Change to a property that have acquired historic significance in their own right will be retained and preserved.	Not applicable.
5.	Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	The roof is a key architectural feature of this property and shingle material and color should be taken into consideration for replacement.
6.	Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	The deterioration of the roof requires replacement. the provided materials match the existing in texture.
7.	Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Not applicable.
8.	Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	Not applicable.
9.	New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	The proposed materials, while differentiated with the old, are compatible with existing materials and should not alter the integrity of the property.
10.	New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	The selected contractor for this proposed project has prior experience on this specific site.

Guidelines for Rehabilitation Relevant to the Project:

RECOMMENDED	NOT RECOMMENDED
Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.	Allowing flashing, caps, and exposed fasteners to corrode, which accelerates deterioration of the roof.
Protecting a leaking roof with a temporary waterproof membrane with a synthetic underlayment, roll roofing, plywood, or a tarpaulin until it can be repaired.	Leaving a leaking roof unprotected so that accelerated deterioration of historic building materials (such as masonry, wood, plaster, paint, and structural members) occurs.
Evaluating the overall condition of the roof and roof features to determine whether more than protection and maintenance, such as repairs to roof features, will be necessary.	Failing to undertake adequate measures to ensure the protection of roof features.
Repairing a roof by ensuring that the existing historic or compatible non-historic roof covering is sound and waterproof. Repair may include the limited replacement in kind or with a compatible substitute material of missing materials (such as wood shingles, slates, or tiles) on a main roof, as well as those extensively deteriorated or missing components of features when there are surviving prototypes, such as ridge tiles, dormer roofing, or roof monitors. Using corrosion-resistant roof fasteners (e.g., nails and clips) to repair a roof to help extend its longevity.	Replacing an entire roof feature when repair of the historic roofing materials and limited replacement of deteriorated or missing components are feasible.
Replacing only missing or damaged roofing tiles or slates rather than replacing the entire roof covering.	Failing to reuse intact slate or tile in good condition when only the roofing substrate or fasteners need replacement.
Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.	Allowing flashing, caps, and exposed fasteners to corrode, which accelerates deterioration of the roof.
Protecting a leaking roof with a temporary waterproof membrane with a synthetic underlayment, roll roofing, plywood, or a tarpaulin until it can be repaired.	Leaving a leaking roof unprotected so that accelerated deterioration of historic building materials (such as masonry, wood, plaster, paint, and structural members) occurs.



I'm working with Pamela Miller - Chavez on the roofing project at 204 Park Ave. You had asked about the materials we wanted to use for the re-roofing project.

Yes, we would like to propose a color change. The material we would like to use is a Malarkey Legacy shingle. It is an architectural shingle, meaning the appearance of the shingle in general will remain the same but the color we are wanting to change to is Midnight Black. A second choice if we cannot get that approved is Storm Grey. I've attached photos of both color samples. I can provide a sample board with actual shingles if need be.

The materials are a Class 4 Rated, Impact Resistant shingle. This will help deter future hail damage on the roof, as it is rated to take much larger hail stone hits before it starts to show damage. With the age of the structure, anything we can do to help prolong the life of the roof and keep from having to do work on it is advantageous. This would be a step in preserving the structure by having to make less alterations and less work we have to do on it. The more we can leave it alone, the better.

The darker color will be more in line with the original roof of the church. Due to when it was made, it more than likely originally had a wood shake roof on it. In some photos I've seen of it in the past, it had a dark roof on it. When asphalt shingles became available and popular, for a long period of time the only color available was black. I imagine for a long time it had a black roof. This is a step in keeping it more historically accurate.

Also, the darker roof would absorb heat better in the winter, helping alleviate any snow loads on the roof. This would also help aid in the preservation of the structure and help it last longer, as the less time snow stays on the roof, the better.

If you have any questions, comments, or concerns, please let me know!

Thanks!

Dino Hickman

Senior Project Manager

Direct - **720.257.9969**

Midnight Black



Storm Grey



Magaly Morales-Tejada

From: Christy Romano
Sent: Wednesday, October 4, 2023 12:35 PM
To: Magaly Morales-Tejada
Subject: Home tour & Reception

Budget thoughts:

- PVC signs, Signs on the cheap.com / we can redesign if desired.
- Holiday appetizer reception for all Boards and Commissions (joining the History Board in showing our appreciation for them volunteering). I would check with Francis and Copper Kettle for ideas and prices. I would suggest a little wine if it's on private property, small glasses.
- **Also, the food is important if this is a thank you reception for all boards and commissions.*
- Buy a few years worth of reception gifts, or thank you gifts for the home tour hosts. Maybe a small wreath or holiday ornament?
- Buy a few years worth of door prizes and stash them away for 2023 – 2026.

Concept thus far:

- The Historic Preservation Board warmly invites you to share in the **2nd Annual Fort Lupton Historic Home Tour and Boards & Commissions Reception**. (if Chris, Michelle, Todd like the idea of joint reception to say thanks).
- RSVP required for all: **Sign Up Genius** may be best for the tours, and the **EventBrite** for the reception. *We can cross mention both, I'll do a sample for you.*
- 2 Tour Groups named after historic figures (Group Lancaster and Group ???) All you have to do is start them on different sides of the map, actually.
- Add a couple of points of interest for the group and have **Jake create a map with all addresses, Group Name, and starting point**. Or, list the home address in reverse for the 2 tour groups so that they are naturally separated. . One sheet for each tour group.
- **VANS and groups:** Start one van (since people are RSVP'ing for the tour), have them meet at the church and load into the vans directly, (yes, let's figure out the vans), parking at the church.
- Do the reception at a set time after the tours. If the tours start at 3pm, start the reception 4 or 430pm, depending on the tour size.
-



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