



Historic Preservation Board

Cristian Gonzalez-Torres, Chairperson
Kathy Kvasnicka
Al Mowrer
Penny Rankin, Vice-Chairperson
Marlene Stieber

Historic Preservation Board Agenda

Regular Meeting*

Virtual Meeting via GoToMeeting

Thursday, December 3, 2020 – 6:15 P.M.

(Order & Contents Subject to Change by Action of the Historic Board)

****This meeting will be held virtually only. Please refer to the end of this Agenda for instructions on logging into GoToMeeting.***

Call to Order – Roll Call

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 member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of Discussion Items.

- a. Approval of the Minutes of the October 1, 2020 Meeting
- b. Approval of the Minutes of the November 5, 2020 Meeting

Public and Visitor Input – 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 Items

- a. HAM2020-001: Request for Report of Acceptability for a Storage Shed at the Seymore and Birdie Rhode House (149 Denver Avenue)

Discussion Items

- a. Residential Interpretive Signage Project
- b. Cemetery Walk
- c. Scarecrow Contest
- d. CLG Annual Report Update & Project Opportunities
- e. Monthly Historic Review Quiz

Future Business

- a. Next Board Meeting on January 7, 2021

Adjourn

VIRTUAL MEETING LOG-IN INSTRUCTIONS

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/267829229>

You can also dial in using your phone.

United States (Toll Free): [1 877 309 2073](tel:18773092073)

United States: [+1 \(646\) 749-3129](tel:+16467493129)

Access Code: 267-829-229

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/267829229>

If you have issues getting into the virtual meeting, please email PlanningDept@FortLuptonco.gov or call (303) 304-4498 for assistance.

Historic Preservation Board Meeting Attendance Information

The meeting will be held remotely through GoToMeetings. Instructions on virtual meeting attendance and conduct will be provided prior to the start of the meeting.

Virtual Meeting Instructions

To participate remotely, we encourage you to test the phone number and links provided above prior to the start of the meeting, as each device requires initial adjustment. It is also recommended to log into the meeting early, and if you encounter any issues to call 303-304-4498 or email PlanningDept@fortluptonco.gov immediately.

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



Historic Preservation Board
Cristian Gonzalez-Torres, Chairperson
Kathy Kvasnicka Penny Rankin, Vice-Chairperson
Al Mowrer Marlene Stieber

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**RECORD OF PROCEEDINGS
FORT LUPTON HISTORIC PRESERVATION BOARD
October 1, 2020**

The Historic Preservation Board of the City of Fort Lupton met in session at the City Complex, 130 South McKinley Ave., the regular meeting place of the Historic Preservation Board, and virtually via GoToMeeting, on Thursday, October 1, 2020. Vice-Chair Penny Rankin called the meeting to order at 6:15 p.m.

ROLL CALL

Those present were Members Cristian Gonzalez-Torres, Penny Rankin, Al Mowrer, and Kathy Kvasnicka. Member Marlene Stieber arrived after roll call was taken. Also present was City Planner II Alyssa Knutson.

APPROVAL OF THE AGENDA

Ms. Knutson stated that Chair Donna Walker had to resign from the Board. Therefore, a new Chair needed to be elected and requested that an item be added to the Action Items stating that. Member Mowrer made a motion to approve the agenda with changes, and Member Kvasnicka seconded.

Motion passed unanimously.

APPROVAL OF THE CONSENT AGENDA

Member Kvasnicka made a motion to approve the consent agenda as amended and it was seconded by Member Mowrer.

Motion passed unanimously.

PUBLIC AND VISITOR INPUT

It was noted that there were no members of the public either in person or on the online platform present to make comments not otherwise related to the agenda; seeing none, the public comment portion was closed.

ACTION ITEM

Election of a Chair

It was moved to elect Member Cristian Gonzalez-Torres as Chair.

Motion passed unanimously.

DISCUSSION ITEMS

Residential Interpretive Signage Project

RECORD OF PROCEEDINGS
FORT LUPTON HISTORIC PRESERVATION BOARD
October 1, 2020

The Board discussed continuing to look into next steps for printing the signage for the project.

Cemetery Walk

Ms. Knutson went over the list of those that would be participating in the Cemetery Walk with the Board members. She stated that Al Mowrer would be Lancaster Lupton/Greeter, Bruce Fitzgerald would represent the Postmasters, Jennifer Norby would reenact the Tracy/Decker Families, Bill Taylor will represent Felix Doughty, Winbourn(e) would be represented by Zo Stieber, the Veterans' Marker by Cristian Gonzalez-Torres, Twombly would be Ginny White, Frink by Marlene, Davis by Lucy Miller, Putnam by Kathy Kvasnicka, and Bessie Mae Boston Coburn by Marilyn Bangert.

Ms. Knutson said that there are about eleven volunteers, which is close to the usual amount of reenactors. She said people can continue to accept volunteers up to a few days before the event so she can update the map.

Member Rankin asked about safety procedures for COVID. Some discussion on how it would be handled on the day of the event was held among the Board. It was mentioned to have the chairs available to distance people, or some type of marker to keep people a safe distance. Another idea was to have advertising out stating that the Cemetery Walk will be socially distanced, and to have a sign at the gate encouraging the mask and social distancing. It was mentioned to maybe not mandate masks, but to encourage it. Ms. Knutson stated she may ask the City Attorney if a waiver for attendees would be appropriate, and/or limiting the number of people that visit a reenactor at one time. She stated she will work to direct people to certain reenactors to limit the amount of people at a time.

Ms. Knutson stated she would like volunteers there 15-30 minutes before the start of the event. She added that in past years it didn't seem people crowd the reenactors, so this event should be fairly safe.

Member Stieber added that she was told that someone for Hause/Dare Families will be at the Cemetery Walk.

Ms. Knutson asked if Member Rankin was planning to participate, and she stated that she didn't think she would this year. The group stated that would be fine.

Ms. Knutson verified that members will be communicating with their volunteer contacts to attend on time and other information.

Scarecrow Contest

Ms. Knutson gave an update that the Scarecrow Contest was moving forward. She added that Member Al Mowrer was participating, and there are about 4-5 entries for household participants, and about 15 entries for business participants.

RECORD OF PROCEEDINGS
FORT LUPTON HISTORIC PRESERVATION BOARD
October 1, 2020

She stated that business participants will be putting theirs up on the 2 x 4s that are posted on the light posts on Denver Avenue in the next few days. She also stated that voting is a little delayed so that there is time to take photos for the voting.

Member Mowrer said that next year it may be good to do a Day of the Dead theme during the Scarecrow Contest in honor of the Latino/Hispanic community. The Board thought it was a good idea for next year.

Member Stieber stated that 15 entries downtown is great, and Ms. Knutson added the Chamber did a good job getting the businesses involved. She added that each year we do it will help to gain traction.

Monthly Historic Review Quiz

Ms. Knutson provided the Board with a packet of materials that included a sample request for exterior changes to a historically designated structure. Ms. Knutson asked the Board to take some time to review the practice submittal materials. She then asked Chair Gonzalez-Torres to lead the Board through the submittal as though it is a real application, including having each Board member provide their thoughts on the application, and then making a determination and vote on whether a Report of Acceptability for the application should be approved or not.

The Board discussed the practice application, and at the end Ms. Knutson stated that the Chair and the Board did a good job with the practice review. She added that this practice will hopefully help when a real application for an exterior change is brought to the Board.

FUTURE BUSINESS

Next board meeting on Thursday, November 5, 2020 at 6:15 p.m. Member Mowrer stated he would not be at that meeting.

The Board agreed that the Cemetery Walk and Scarecrow Contest should be discussed at the next meeting.

ADJOURNMENT

Member Penny Rankin made a motion to adjourn the October 1, 2020 meeting at 7:24 p.m. and it was seconded by Member Al Mowrer.

Submitted by:

Alyssa Knutson, Planner II

Approved by Historic Preservation Board

**RECORD OF PROCEEDINGS
FORT LUPTON HISTORIC PRESERVATION BOARD
October 1, 2020**

Cristian Gonzalez-Torres, Chairperson

RECORD OF PROCEEDINGS
FORT LUPTON HISTORIC PRESERVATION BOARD
November 5, 2020

The Historic Preservation Board of the City of Fort Lupton did not meet on Thursday, November 5, 2020 due to a lack of a quorum.

Submitted by:

Alyssa Knutson, Planner II

Approved by Historic Preservation Board

Cristian Gonzales-Torres, Chairperson

HAM 2020-001

**APPROVE A REQUEST FOR REPORT OF ACCEPTABILITY FOR A STORAGE SHED AT THE
SEYMORE AND BIRDIE RHODE HOUSE (149 DENVER AVENUE)**

I. **Agenda Date:** *Board Meeting – December 3, 2020*

- II. **Attachments:**
- A. *Request for Report of Acceptability for a storage shed at the Seymore and Birdie Rhode House Site, including photos of shed and General Permit Application*
 - B. *Permit Workflow Sheet*
 - C. *Application for Designation & Architectural Inventory Form*
 - D. *Exhibit A to this HAM: Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings Applicable to the Proposed Project.*

III. **Issue/Request:**

On May 13, 2008, the Fort Lupton City Council approved the historical designation of the Seymore and Birdie Rhode House at 149 Denver Avenue. 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.

The home was constructed in 1902, and two additional accessory structures have since been added. The first is a garage located in the Southwest corner of the property in 1936, and a second garage build in 1992 on the Northwest corner of the property. Both are currently painted red.

Salvador Flores, the owner of this historic site has submitted a request for a storage shed located in the northwest portion of the property. 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.

The proposed shed is metal is a tannish color with a gray roof. It is located directly north of the newer garage in the Northwest corner of the property.

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 applicant installed the shed without prior approval from the Historic Preservation Board, as shown on the attached photos submitted. Therefore, this request is being submitted for retroactive approval. The applicant was informed that the installation of the patio lights prior to Board approval is a violation of the Code and staff directed the applicant to submit this request for review.

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 and Zoning 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.

The Board should then take into consideration each of the following criteria when determining whether to approve the proposal:

- 1. The effect of the proposed work upon the general historical and/or architectural character of the historical site, landmark or district;*
- 2. The architectural style, arrangement, texture and materials of existing and proposed structures and their relation to the structures in the district;*
- 3. The effects of the proposed work in creating, changing or destroying the exterior architectural features of the structure upon which such work is to be done;*
- 4. The effect of the proposed work upon the protection, enhancement, perpetuation and use of the historic site or district;*
- 5. The Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (see Exhibit A to this Memorandum for applicable standards); and*
- 6. Such additional criteria, as established by the Historic Preservation Board, which it deems to be in the best interests of the City.*

VII. Alternatives/Options:

The Board has the following options:

- 1. Approve the request for a storage shed on the property, or approve with conditions;*
- 2. Do not approve the request for a storage shed on the property;*
- 3. Delay a decision in order to request additional information.*

VIII. Financial Considerations:

None.

IX. Staff Recommendation:

The Board must make a determination if this review requires conceptual and final review, or should go directly to final review. Staff believes this 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 will have an effect on the architectural character of the landmark. Although the location will still be visible from Second Street, the location is not significantly impeding the visual of the main elevation of the home, which can be considered viewing the home from the corner of Denver Avenue and Second Street.

The applicant has submitted a proposed shed that is a different architectural style and color, and made of different materials from the historic home and accessory structures on the site. The surrounding neighborhood has a mix of structural styles, which include other single family residences, as well as commercial uses. The Board should make its own determination onto how the proposed shed fits with other surrounding structures.

If final review is conducted, staff recommends approval of the request with conditions. Specifically, staff recommends the shed be painted red to match the other accessory structures on the site. Although the material does not conform to the original historic residence, it will be able to be removed to allow the property to go back to its historic state. The current color of the shed, however is visually distracting from the historic nature of the site, and in order to alleviate this staff believes painting the shed to match the other accessory structures should be a condition of approval by the Historic Preservation Board.

Staff recommends that conceptual review be waived and the application move directly to final review.

Staff further recommends approval of the proposed shed, with the condition that the shed be painted red to match the other accessory structures on the site. This recommendation is based on the fact that the shed will not impact the residence's physical exterior, and the shed can be removed from the premises.

EXHIBIT A
STANDARDS FOR REHABILITATION & GUIDELINES FOR REHABILITATING
HISTORIC BUILDINGS APPLICABLE TO THE PROPOSED PROJECT

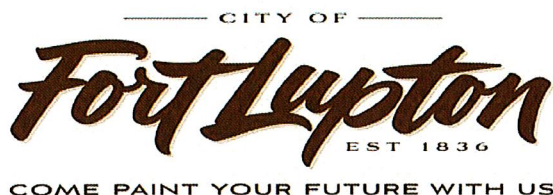
STANDARDS FOR REHABILITATION		
	STANDARD	STAFF COMMENT
1.	A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.	The addition of the shed will not change the use of the property. The spatial relationships of the site will be impacted by the addition of a shed, however the shed can be removed and restore the original spatial relationship.
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.	The character of the property will be somewhat diminished by the addition of the shed, however, the shed can be removed and there for the character can be easily restored in the future.
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.	The applicant is proposing a manufactured shed, which will be different in style from the Seymore and Birdie Rhode House. However, the change is not being made directly to the residence, and does not create a false sense of historical development since it is not visually similar.
4.	Change to a property that have acquired historic significance in their own right will be retained and preserved.	N/A.
5.	Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	N/A.
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.	N/A.
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.	N/A.
8.	Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	Unknown.
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	Spatial relationships will be affected by the addition of a shed. However, the shed is clearly differentiated from the historic residence and structures on the site. The structure massing is not significant and does not overly impact the site.

	and its environment.	
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.	Staff believes that this Standard is met.

GUIDELINES FOR REHABILITATION FOR NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION		
RECOMMENDED	NOT RECOMMENDED	STAFF COMMENT
Adding a new building to a historic site or property only if requirements for a new or continuing use cannot be accommodated within the existing structure or structures.	Adding a new building or property when the project requirements could be accommodated within the existing structure or structures.	Applicant has stated that additional storage is required for tools.
Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.	Placing new construction too close to the historic building so that it negatively impacts the building's character, the site, or setting.	The location is not located too close to the historic home.
Designing new construction on a historic site or in a historic setting that is compatible but differentiated from the historic building or buildings.	Replicating the features of the historic building when designing a new building, with the result that it may be confused as historic or original to the site or setting.	The style of the proposed shed will not be confused for the historic or original buildings on the site.
Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.		The style is different from the historic home, but the Board should make a determination on its relationship to the historic buildings on the site.

**GUIDELINES FOR REHABILITATION FOR
NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW
CONSTRUCTION**

RECOMMENDED	NOT RECOMMENDED	STAFF COMMENT
Ensuring the new construction is secondary to the historic building and does not detract from its significance.	Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting. Constructing a new building on a historic property or on an adjacent site that is much larger than the historic building. Designing new buildings or groups of buildings to meet a new use that are not compatible in scale or design with the character of the historic building and the site, such as apartments on a historic school property that are too residential in appearance.	The proposed shed will be secondary to the historic home, and does not significantly detract from its significance. The shed will not be larger than the historic buildings on the site. The appearance or the proposed shed differs from the other structures on the property. However, staff believes by changing the color this will be minimized.
Using site features or land formations, such as trees or sloping terrain, to help minimize the new construction and its impact on the historic building and property.		It is not staff's recommendation to add landscaping to minimize the view of the shed.



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

Request for Report of Acceptability for a Historically Designated Property

The City of Fort Lupton is proud of its unique history and its historically designated properties. Therefore, the Municipal Code requires review by the Historic Preservation Board prior to any exterior alterations or demolitions to historically designated properties, and approval of a Report of Acceptability. To find out if your property is historically designated, visit bit.ly/FLDesignation or call 720.466.6128 for the register of designations within the City.

To obtain a Report of Acceptability, submit this fully completed form and any required attachments to the Planning Department at planningdept@fortlupton.org or delivering it to City Hall at 130 S. McKinley Avenue, Fort Lupton, Colorado 80621. More information on the process is included in the attached Instructions for Submitting a Request for Report of Acceptability.

A. CONTACT INFORMATION

- 1) Property Owner: Salvador Flores
 Company: _____
 Phone: 720 472 8795 Email: _____
 Address: 149 N Denver Ave FT Lupton Co 80621
 Preferred method of contact? Email: ☐ Phone: ☐ Mail: ☐

B. SITE DESCRIPTION

- 1) Site Address: 149 N Denver Ave FT Lupton Co 80621
 2) Parcel Number: _____
 3) Historic Building Name: Barr House Seymore + Birdie Rhode House (an)

C. PROJECT DESCRIPTION

- 1) Please provide a short description of the proposed project in the space provided below:

ensamblar un Cuarto de estores
Comprado ya echo en Home depot

- 2) Is a building permit required? (Contact the Building Department at 303.857.6694 with questions.)
 Yes ☒ No ☐
- 4) If the project does require a building permit, have you submitted a completed building permit application to the Building Department? This is required prior to submitting a Request for Report of Acceptability.
 Yes ☒ No ☐
- 5) Is the project requesting to demolish a historically designated structure?
 Yes ☐ No ☒

D. SUBMITTAL CHECKLIST

The following documents be submitted with a fully completed Request:

- ☐ If the work requires a building permit, or is a request to demolish a building, the building permit and/or demolition permit and all attachments to the permit(s) must be included;
- ☐ Sketches, plans and any other documents required by the Historic Preservation Board, including paint color samples, and photos of all sides of the building that changes are being made to; and
- ☐ A narrative that describes the project. It is recommended that the narrative address the following items that the Historic Preservation Board must consider when making its final determination on whether to approve the Request:
 1. whether the work will erode the authenticity or destroy any distinctive exterior feature of the building;
 2. whether the work is compatible with the distinctive characteristics of the historic site; and
 3. whether the work is in the spirit of the Article XVII, Chapter 18 of the Fort Lupton Municipal Code.

E. PROPERTY OWNER CERTIFICATION(S)

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Owner: Salvador Flores Date: 10-19-20

For Office Use Only

Received Date: _____

If the application is not complete, state reasons why it is incomplete:

Conceptual Review ☐

Final Review ☐

Conceptual Review Waived ☐

Scheduled Meeting Date: _____



City of Fort Lupton Building and Planning Department

Permit Workflow Sheet

Planning Technician: Shannon De Vries Date: Revised 11/19/2020

Address: 149 N Denver Ave Permit Type: Shed

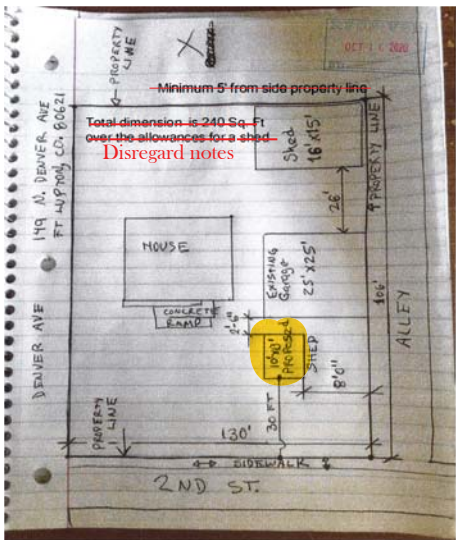
Review Notes

Proposing a 10X13 shed meets zoning requirements

Missing Documents/Items/information

☐	_____	☐	_____
☐	_____	☐	_____
☐	_____	☐	_____
☐	_____	☐	_____
☐	_____	☐	_____

Digital Documentation (aerial, plats, plot plan etc..)



Permit Status: SD Approved Denied



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621Phone: 303.857.6694
Fax: 303.857.0351EMAIL: BuildingDept@fortluptonco.gov
www.fortluptonco.govREVISED
10/19/20

GENERAL PERMIT APPLICATION

(Please type or print legibly)
(Incomplete Applications will not be accepted)

* Required

RECEIVED
SEP 21 2020
BY:

Please choose one property type: ☐ Residential ☐ Commercial (May require approval from the Fort Lupton Fire District)	
Applicant Name: SALVADOR J FLORES	Phone #: 720 472 8795
Email Address: SalvadorFlores999@gmail.com	
Address of Job Site (If no address, provide legal description and parcel #): 149 N Denver Ave. FT Lupton Co. 80621	
Legal Description: SHAD	Parcel #:
Property Owner (Check if applicant is the property owner) Δ: Salvador J Flores	Property Owner Phone #: 720 472 8795
Property Owner Mailing Address: 149 N Denver Ave FT Lupton Co 80621	
Property Owner Email: SalvadorFlores999@gmail.com	

Description of Work If applicable: Is your site plan attached? ☐ Yes ☐ No ☐ N/A
INCLUDE HEIGHT, SIZE DIMENSION, MATERIAL AND INSTALLATION METHOD
INCLUIR ALTURA, DIMENSIÓN DE TAMAÑO, MATERIAL Y MÉTODO DE INSTALACIÓN

Contractor Information ☒ Check if property owner will be completing the work	
General Contractor:	Phone Number:
Email:	License #:
Building Contractor:	Phone Number:
Email:	License #:
Electrical Contractor:	Phone Number:
Email:	License #:
Plumbing Contractor:	Phone Number:
Email:	License #:
Mechanical Contractor:	Phone Number:
Email:	License #:

Construction Valuation Any work performed prior to obtaining a building permit may be subject to double fees.	
Materials: \$	+ Labor: \$ = Total Value: \$ 500.00

For Office Use Only

Permit Fee (201): \$ + Use Tax (218): \$ = Total Fees: \$

NOTE:

To schedule an inspection, please visit the City of Fort Lupton website under Inspections or call 970-305-3161 and choose ext. 1. Leave a message with your name, phone number, address of job site and permit number. Inspections that are called in before 4 pm, Monday-Friday, will be completed on the next business day. Inspections called in after 4 pm will be completed within 2 business days. Permits expire 180 days from date of issue, unless work has commenced and inspections have been done. Building permit cards MUST be posted on site where visible from the street. **Any work performed prior to obtaining a building permit may be subject to double permit fees.**

The applicant, his or her agents and employees, shall comply with all of the rules, restrictions and requirements, of the City zoning regulations and building codes governing location, construction and erection of the above proposed work for which the permit is granted. The City, or its agents, are authorized to order immediate cessation of construction at any time a violation of the codes or regulations appears to have occurred. Violation of any of the codes or regulations applicable may result in the revocation of this permit. Buildings MUST conform to plans as submitted and approved by the City. Any changes of the plans or layout must be approved prior to proceeding with construction. The applicant is required to call for inspections at various stages of the construction, and in accordance with the aforesaid rule, the applicant shall give the Building Inspector not less than one day notice to perform such activities. If the applicant fails to appear at the inspection, date and time specified, the applicant may be charged for the Building Inspector's time. In the event construction is not commenced within 180 days of the issuance of this permit, then the permit is automatically void. Cessation of work for a period of 180 continuous days shall also cause this permit to be void. Permits are not transferrable.

I/we agree to perform the work described herein in accordance with the plans and/or specifications Submitted. All work done shall be in compliance with all applicable codes and regulations of the City of Fort Lupton. I/we agree that no work should be initiated without this application being approved. Any violation of applicable codes and regulations can cause revocation of this permit.

Applicant Name: Salvador Flores
Signature of Applicant: Salvador Flores Date: 9-21-20

PRELIMINARY BUILDING INSPECTIONS

- | | | | |
|---|---|--|--|
| ☐ Air Conditioning | ☐ Electrical Underground | ☐ Insulation Certificate | ☐ Setback |
| ☐ Blocking & Tie Downs | ☐ Exterior Sheathing | ☐ Ledger Attachment | ☐ Skirting |
| ☐ Caissons | ☐ Floor Framing | ☐ Mechanical Rough | ☐ Site Drainage Certificate |
| ☐ Concrete Slab | ☐ Footing | ☐ Perimeter Drain | ☐ Steps & Landing |
| ☐ Copy of Open Hole Letter | ☐ Foundation Rebar | ☐ Permanent Meter Release | ☐ Temporary Construction Meter |
| ☐ Damp Proofing | ☐ Framing Rough | ☐ Plumbing Rough | ☐ Water Piping |
| ☐ Electrical Rough | ☐ Gas Piping | ☐ Plumbing Underground | ☐ Other(s) - listed in comments |

FINAL INSPECTIONS

- | | | | | |
|---|---|---|---|---|
| ☐ Final Building | ☐ Final Electrical | ☐ Final Grade & Debris | ☐ Final Mechanical | ☐ Final Plumbing |
| ☐ Certificate of Occupancy | | ☐ Temporary Certificate of Occupancy | | |

PUBLIC WORKS INSPECTIONS

- | | | |
|--|--------------------------------------|--|
| ☐ Sewer & Water Tap | ☐ Meter & Pit | ☐ Curb & Sidewalk |
|--|--------------------------------------|--|

COMMENTS

City Official: _____

Date: _____

Building Official: _____

Date: _____

Public Works Director: _____

Date: _____

Planning Director: _____

Date: _____

DESCRIPTION OF WORK

REVISED
10/19/20
SD

Es un Cuarto para guardar utensilios
fue comprado en Home depot y echo
Solo se hizo assembling

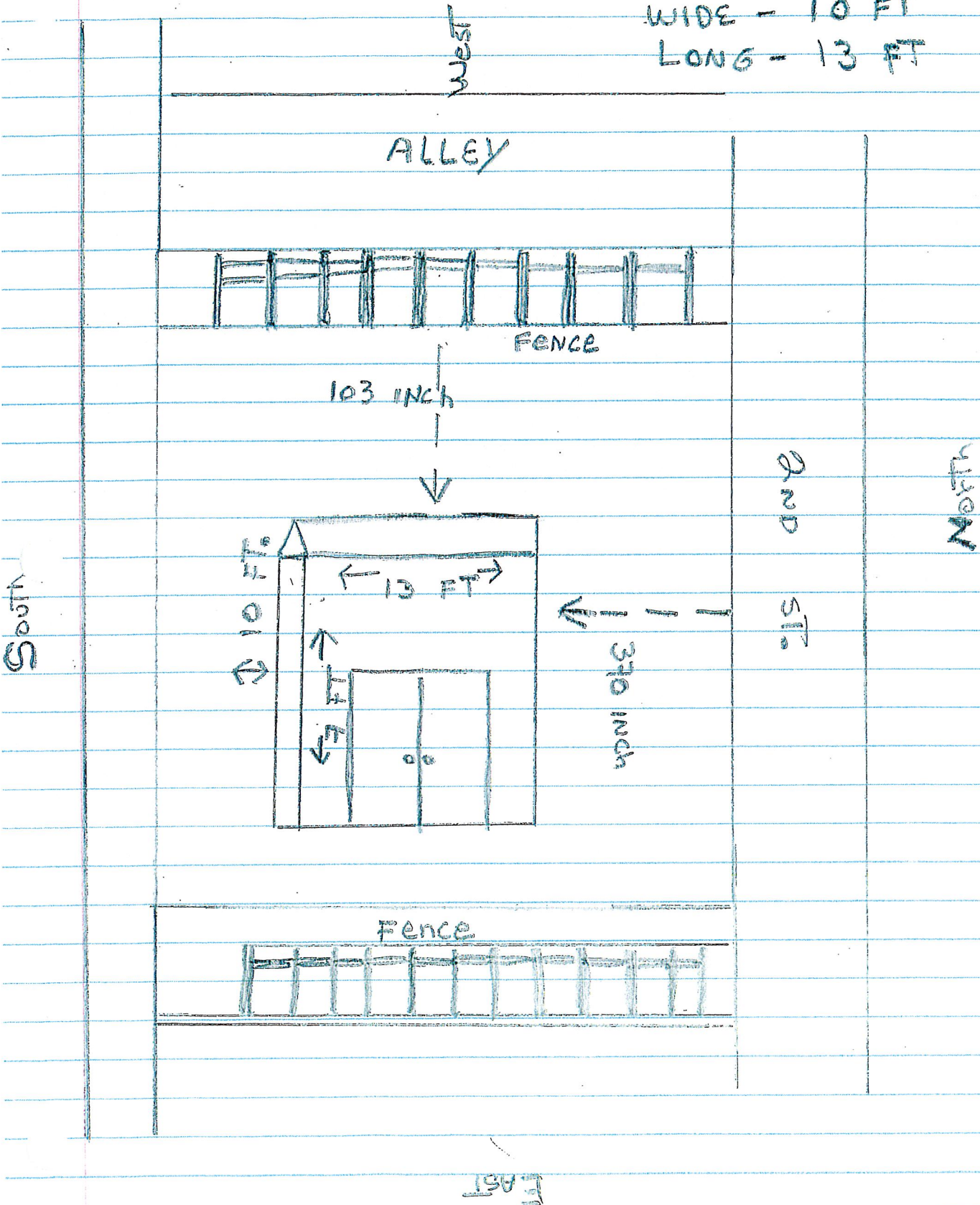
English Translation:

'Its a room to put away tools, it was purchased at Home Depot and I assembled it by myself.'

ORIGINAL

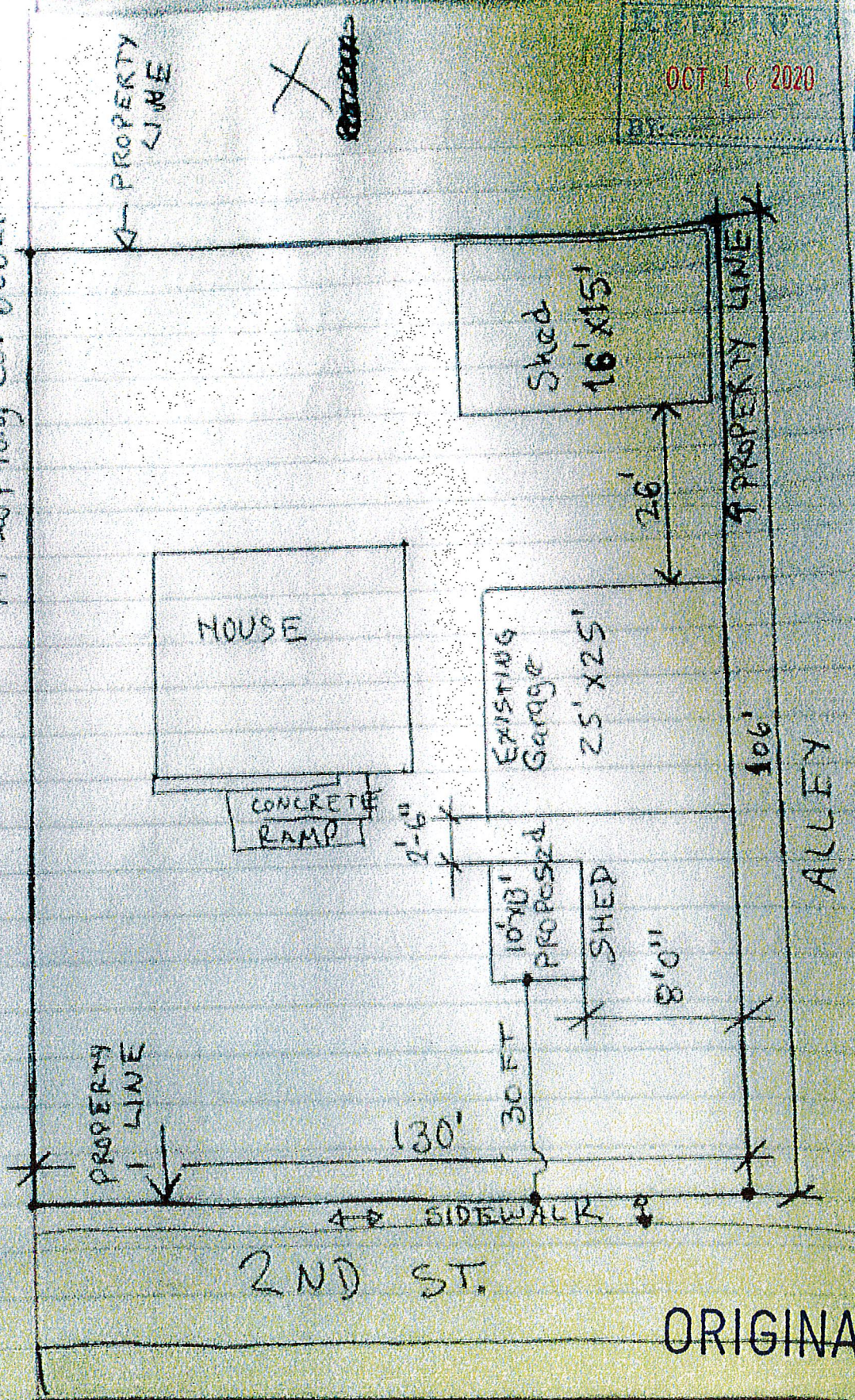
SALVADOR FLORES
149- N. Denver Ave
FT Lupton Co. 80621

SHAD
↓
HEIGHT - 7 FT
WIDE - 10 FT
LONG - 13 FT



149 N. DENVER AVE
FT WORTH, CO. 80621

DENVER AVE



2ND ST.

ORIGINAL

Network: Aug 5, 2020 11:20:06 AM MDT
Local: Aug 5, 2020 11:20:05 AM MDT









City of Fort Lupton Building and Planning Department

Permit Workflow Sheet

Planning Technician: Shannon De Vries Date: Revised 11/19/2020

Address: 149 N Denver Ave Permit Type: Shed

Review Notes

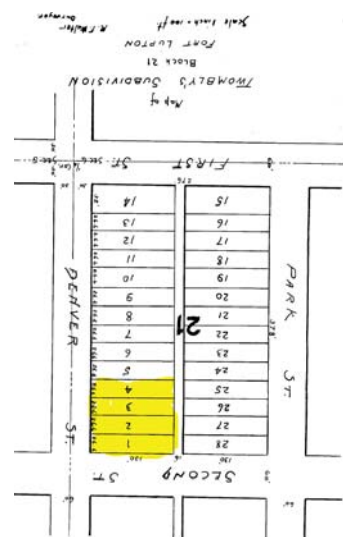
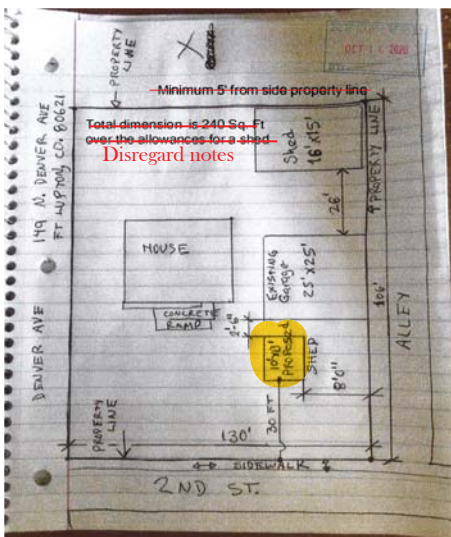
Proposing a 10X13 shed meets zoning requirements

Missing Documents/Items/information

☐	_____
☐	_____
☐	_____
☐	_____
☐	_____

☐	_____
☐	_____
☐	_____
☐	_____
☐	_____

Digital Documentation (aerial, plats, plot plan etc..)



Permit Status: SD
Approved Denied



Fort Lupton Historic Preservation Board



APPLICATION FOR LOCAL DESIGNATION

PROPERTY UNDER CONSIDERATION FOR LOCAL
DESIGNATION:

149 DENVER AVENUE, FORT LUPTON, CO 80621

OWNER: MARIA FLORES



Performance, Integrity, Teamwork,
Accountability and Service

City of Fort Lupton Planning and Building Department

Tom Parko, Planning Director
130 S. McKinley Avenue
Fort Lupton, Colorado 80621

(303) 857-6694 x 125
Fax (303) 857-0351
Email: tparko@fortlupton.org
<http://www.fortlupton.org>

March 14, 2008

Maria Flores
149 Denver Avenue
Fort Lupton, Colorado 80621

Dear Mrs. Flores:

Thank you for taking the time to meet with me on Monday March 10th to review the primary application for local historic designation on your property. The application has been finalized and I am preparing a report to the Fort Lupton Historic Preservation Board at this time.

My staff report and the designation application for 149 Denver Avenue will go before the HPB on April 3rd at 6:30 P.M. Please make an effort to attend this meeting. I discussed with you on March 10th the designation process. Once the HPB accepts the application it must go before the Planning and Zoning Commission. If approved by the Planning Commission it will go back before the HPB for a public hearing. If the HPB finds that the property is eligible for designation they will forward a formal recommendation of approval to the Fort Lupton City Council. The City Council has the final authority on this matter.

I will prepare a detailed schedule with dates and times before the formal process begins. Please note that according to **Municipal Code Section 18-346** you cannot apply for or be issued a building permit for alteration, construction, relocation, or demolition of the site, structure or object at 149 Denver Avenue while the property is being considered for local designation.

As always, if you have any questions please do not hesitate to contact me at the number listed above. I can also be reached by email at tparko@fortlupton.org.

Sincerely,

Tom Parko, CFM
Planning Director



Digitally signed by Tom Parko
DN: cn=Tom Parko, o=City of
Fort Lupton, ou=Planning and
Building Department,
email=tparko@fortlupton.org,
c=US
Date: 2008.03.19 13:37:06 -06'00'

FORT LUPTON HISTORIC DESIGNATION
Primary Application

1. Name of Property

- a. Historic Name: Seymour & Birdie Rhode House
b. Other Names: Flores House / Maria's Beauty Salon
c. Please write and attach a historical narrative of the property (Attachment 1).
d. Please include, if available, historic and current photographs of the property.

2. Location of Property

Address: 149 Denver Avenue
City: Fort Lupton
State: Colorado
Zip Code: 80621

3. Classification of Property

- a. Property Ownership:
() Public (☒) Private () Other _____
b. Category of Property:
(☒) Structure () Site () District () Object

4. Function or Use of Property

- a. Please write and attach a narrative of the historic and current functions of the property (Attachment 2).

5. Description of Property

- a. Please write and attach a description of the property, delineating any significant alterations to the property and, if known, indicate plans for future additions, changes or alterations to the property (Attachment 3).

6. Statement of Significance

- a. Areas of Significance:
Historical & Architectural Importance.
Please see Attachment 4.

b. Period of Significance:

Between 1902 and 1952.

c. Significant Dates:

Constructed in 1902.

d. Significant Persons:

Seymour and Birdie Rhode. The couple founded and successfully operated Fort Lupton's first bank. Birdie was the bank's first president, which was unusual for women during this time period.

7. Bibliographical References

a. Please list below any attached bibliographical references.

Colorado Cultural Resource Survey & Architectural Inventory Form.

8. Geographical Data

a. Boundary Description:

Please see Attachment B.

b. Boundary Justification:

" "

9. Property Owner(s)

a. Name(s) and Address(es):

FLORES, MARIA

149 DENVER AVENUE
FORT LUTHER, CO 80621

b. Legal Description:

FTL 15140 L1 thru 4 BLK 21 Township Sub.

Township 01N, Range 66W, 6 PM

Please sign your name and the date below.

Maria Flores
Name

03-10-08
Date

Thank you for taking the time to thoroughly fill out this primary application.

DRAFT

ATTACHMENT Nos. 1, 2, 3, 4

Colorado Cultural Resource Survey

Architectural Inventory Form

(Page 1 of 8)

Official Eligibility Determination (OAHP use only)

Date _____ Initials _____
☐ Determined Eligible- NR
☐ Determined Not Eligible- NR
☐ Determined Eligible- SR
☐ Determined Not Eligible- SR
☐ Need Data
☐ Contributes to eligible NR District
☐ Noncontributing to eligible NR District



I. Identification

1. Resource Number: **5WL5646**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Seymour & Birdie Rhode House**
6. Current Building Name: **Flores House / Maria's Beauty Salon**
7. Building Address: **149 Denver Ave.
Fort Lupton, CO 80621**
8. Owner Name & Address: **Salvadore Flores
149 Denver Ave.
Fort Lupton, CO 80621**

Resource Number: 5WL5646

Address: 149 Denver Ave.

Architectural Inventory Form

(Page 2 of 8)

II. Geographic Information

9. P.M. 6th Township 1N Range 66W
 NE 1/4 of the SE 1/4 of the SE 1/4 of the NE 1/4 of Section 6
10. UTM Reference Zone: 13 Easting: 516180 Northing: 4436590
11. USGS Quad Name: Fort Lupton, Colorado
 Year: 1994 Map scale: 7.5'
12. Legal Description: Lots 1 to 4, Block 21
 Addition: Twombly's Addition Year of Addition: 1902
13. Boundary Description and Justification: The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.

III. Architectural Description

14. Building Plan (footprint, shape): Irregular Plan
15. Dimensions in Feet (approximate): 34' x 54'
16. Number of Stories: 1-1/2
17. Primary External Wall Material(s) (enter no more than two): Brick, Shingle
18. Roof Configuration: (enter no more than one): Cross Gabled Roof
19. Primary External Roof Material (enter no more than one): Composition Roof
20. Special Features (enter all that apply): Porch, Dormer, Decorative Shingles, Chimney, Fence, Tower, Attached Garage
21. General Architectural Description: This corner lot contains a two-story masonry residence that faces toward the east. Centered on the property, the home rests upon what appears to be a concrete foundation with stone facing above grade. The building's exterior walls are constructed of brickwork laid in common bond coursing on the first floor, and the second story is clad in fishscale shingles. The home's front entrance, with a wood panel door and metal storm door, is found on its northeast cutaway corner. An open, three-sided porch projects from the home at this location. This porch, three steps up from the front sidewalk, consists of a masonry floor, open metal rail, and a three-sided hipped roof supported by three wood columns. Rising above the entrance and porch is

Architectural Inventory Form

(Page 3 of 8)

a short wood frame octagonal tower. This tower has walls covered with fishscale shingles, three 3-over-1 double hung sash windows with wood frames, and a bell-cast octagonal roof with asphalt shingles and a tin cap.

The building's southeast corner holds the entrance to a hair salon, reached by way of a small wood deck and handicap ramp. This entry has a wood panel door and storm door. Secondary entrances are found on the west and north elevations. The west elevation has a panel door and storm door that enter the rear enclosed porch. The northwest corner of the home has an overhead garage door (wood panel, 6 lights) providing access to a single-car attached garage.

Fenestration on the home consists primarily of 1-over-1 double hung sash windows with wood frames and surrounds. On the front of the house is a three-sided bay containing these original windows. The southeast one-story room has a band of multi-light windows along its south elevation that each holds a central casement surrounded by multiple fixed lights. One set of these same windows is found on the east elevation next to the hair salon door. The rear of the house has two pairs of 2-light sliding windows on the garage and bands of 1-over-1 windows flanking the rear entrance.

Typical of Queen Anne style homes, the roof on this residence is complex. Its central portion is pyramidal, and is surrounded by intersecting gables to the north, south and east. The entire roof is finished with asphalt shingles and boxed eaves. Dormers project from the roof to the north, south and west. The single dormers on the north and south slopes of the pyramidal roof are each wood-framed with fishscale shingles, a pair of 1-over-1 double hung sash windows, and a gabled roof. The single dormer on the west slope of the rear gabled roof is similar to the others but has a single small fixed horizontal window. A tall narrow brick chimney with a pair of horizontal brick bands near the top projects upward from the north slope of the pyramidal roof.

22. Architectural Style/Building Type: Queen Anne
23. Landscaping or Special Setting Features: Surrounding the home are grassed and landscaped yard areas, although the rear yard has been partially paved. The front yard is bisected by a concrete walk that runs diagonally from the street sidewalk at the corner to the front porch. A modern metal fence borders the south and west yard areas.

24. Associated Buildings, Features or Objects:

Old Garage - The old garage is located in the southwest corner of the property along the rear alley. This 14' x 16' wood frame building rests upon a concrete foundation and its exterior walls are finished with horizontal siding. It also has a hipped roof with asphalt shingles and a panel door and sliding wood garage door on the north elevation. The building was constructed sometime after 1936 to hold both a single auto and an adjoining shop or storage space.

Resource Number: 5WL5646

Address: 149 Denver Ave.

Architectural Inventory Form

(Page 4 of 8)

New Garage - The new garage is located in the northwest quadrant of the property along the rear alley. This 24' x 24' wood frame building rests upon a concrete foundation and has walls finished with horizontal siding. It also has a gabled roof with asphalt shingles, a two-light sliding window on the north, and an overhead garage door on the south. The building was constructed in 1992 to serve as a two-car garage.

IV. Architectural History

25. Date of Construction: Estimate: Actual: 1902
 Source of Information: Weld County Assessor, Property Profile (parcel #147106132013)
26. Architect: Unknown
 Source of Information: Not Applicable
27. Builder/Contractor: Unknown
 Source of Information: Not Applicable
28. Original Owner: Seymour & Birdie Rhode
 Source of Information: Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007; Cleon Roberts. *Fort Lupton, Colorado: The First Hundred and Forty Years*. Fort Lupton Museum, 1976
29. Construction History (include description and dates of major additions, alterations, or demolitions):
 The home on this property was constructed in 1902 with open porches on the front and rear, and over the next two decades remained unchanged. By 1930, it had been expanded toward the west with the construction of an enclosed porch and an attached garage. A small shed, now gone, was located off the southwest corner of the house, although this might have been the old garage now found in the southwest corner of the property. The old garage was certainly not present in its current location prior to 1936. The one-story addition to the southeast corner of the residence was constructed sometime in the years after World War II, possibly in conjunction with the 1975 remodeling of the interior for use as offices. In the past two decades, several alterations have been made to the property. First, in 1992 the detached modern garage was constructed and the surrounding yard area paved with concrete. Then in 1996 the home received attention to its siding, soffits and fascia. Finally, in 2006 the wood ramp, deck and door for the hair salon were installed, along with the wrought iron fence that encloses portions of the rear yard.
30. Original Location: Yes

Architectural Inventory Form

(Page 5 of 8)

V. Historical Associations

31. Original Use(s): Domestic / Single Dwelling
32. Intermediate Use(s): Not Applicable
33. Current Use(s): Domestic / Single Dwelling
Commerce & Trade / Specialty Store
34. Site Type(s): Single Family Residence / Hair Salon
35. Historical background: Between 1902 and the 1950s, this home was occupied by the family of Seymour and Birdie Rhode. The couple is well-known locally for founding the first bank in Fort Lupton. Established in 1900, the Fort Lupton State Bank was initially housed on the main floor of the Winbourn Hotel on the northwest corner of 4th St. and Main Ave. Seymour served as the institution's cashier and Birdie held the title of president, a remarkable position for a woman to hold in any bank, large or small, at that time. The bank was launched with total assets of \$25,000 and on its first day of business received deposits in excess of \$3,500. In addition to banking, the couple was involved in the sale of fire and life insurance policies.

With their bank thriving, Seymour and Birdie had a Queen Anne style home constructed for themselves in 1902 at 149 Denver Ave. Eight years later, they erected their own bank building on the northwest corner of 4th St. and Denver Ave. Seymour and Birdie continued to operate their bank through at least the 1940s and were involved in the Fort Lupton community into the post-WWII period. During the 1950s, the home finally passed out of family ownership. While it continued to be occupied as a residence, in 1975 the building was remodeled for office use. This work appears to have primarily involved the interior, but may also have involved construction of the one-story addition to the southeast corner of the building. In recent years, this portion of the building has been converted into a hair salon.

36. Sources of information: Fort Lupton City Directories (1933, 1942)
Colorado State Business Directories (1900-1950)
Weld County, Assessor's Records (parcel #147106132013)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts. *Fort Lupton, Colorado: The First Hundred and Forty Years*. Fort Lupton Museum, 1976
Adam Thomas. *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. Historical Context Report prepared for the City of Fort Lupton, 2003.

Resource Number: 5WL5646

Address: 149 Denver Ave.

Architectural Inventory Form
(Page 6 of 8)**VI. Significance**37. Local landmark designation: **None**

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history
- X B. Associated with the lives of persons significant in our past
- X C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

- A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation
- Historical Importance 2: Is the site of an historic event with an effect upon society
- X Historical Importance 3: Is identified with a person or group of persons who had some influence on society
- Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community
- B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style
- X Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen
- Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Inventory Form

(Page 7 of 8)

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Commerce / Architecture / Social History**

40. Period of significance: **1902-1957**

41. Level of significance: National No State Yes Local Yes

42. Statement of significance: This historic property is eligible for individual designation to the National Register of Historic Places on the local (and possibly state) level of significance in relation to two criteria. First, it is eligible under Criterion C for embodying the distinctive features of the Queen Anne style of architecture. Numerous elements of this building are characteristic of this style. Regarding historic significance, the property served as the home of Seymour and Birdie Rhode from 1902 into the 1950s. Together the couple founded and successfully ran Fort Lupton's first bank. In addition, Birdie's role as the bank's president was an unusual one for a woman of the time period and may be significant on a state level in the area of social history. The bank has been demolished and this home is now the only building associated with these prominent local business leaders. For these reasons, the house is individually eligible for National Register listing under Criterion B.

In light of the criteria for local designation, the property appears to be eligible for individual listing in Fort Lupton because of its association with prominent banking couple Seymour and Birdie Rhode (Criterion A-3). In addition, the home is likely to be locally eligible for its excellent embodiment of characteristics of the Queen Anne style of architecture (Criterion B-2).

43. Assessment of historic physical integrity related to significance: While this home and its grounds have experienced some changes since the residence was constructed in 1902, its Queen Anne detailing and overall integrity remain largely intact. Many of the changes have taken place behind the house, involving early additions to the rear of the home and the construction of two garages in the rear yard. The relatively small addition to the front southeast corner is one-story in height, compatible in design and materials, and does not diminish from the overall

Resource Number: 5WL5646

Address: 149 Denver Ave.

Architectural Inventory Form
(Page 8 of 8)

historic character of the home. None of these changes have significantly diminished its architectural significance as what appears to be the most important example of the Queen Anne style in Fort Lupton. This property clearly retains and exhibits an adequate degree of architectural integrity to be considered architecturally significant in relation to National Register standards. In addition, its good integrity makes it eligible for local designation, as discussed above.

VII. National Register Eligibility Assessment44. National Register eligibility field assessment: **Eligible**45. Is there National Register district potential? **Yes**

Discuss: This property is associated with what appears to be an adequate concentration of historically intact properties in downtown Fort Lupton that share a common historic context. Historic district potential is found to include the properties fronting onto Denver Ave. and Main Ave., and those located between 1st St. and 9th St. The property at 149 Denver Ave. is likely to be considered contributing to any future historic district in this area.

If there is National Register district potential, is this building contributing: **Yes**46. If located in an existing National Register district, is it contributing: **Not Applicable****VIII. Recording Information**47. Photograph numbers: **149 Denver Ave.**Negatives filed at: **Tatanka Historical Associates, Inc.**48. Report title: **Intensive-Level Survey of Historic Buildings
Downtown Fort Lupton, Colorado**49. Date(s): **30 October 2007**50. Recorder(s): **Ron Sladek, President**51. Organization: **Tatanka Historical Associates, Inc.**52. Address: **P.O. Box 1909, Fort Collins, CO 80522**53. Phone number(s): **970 / 221-1095**

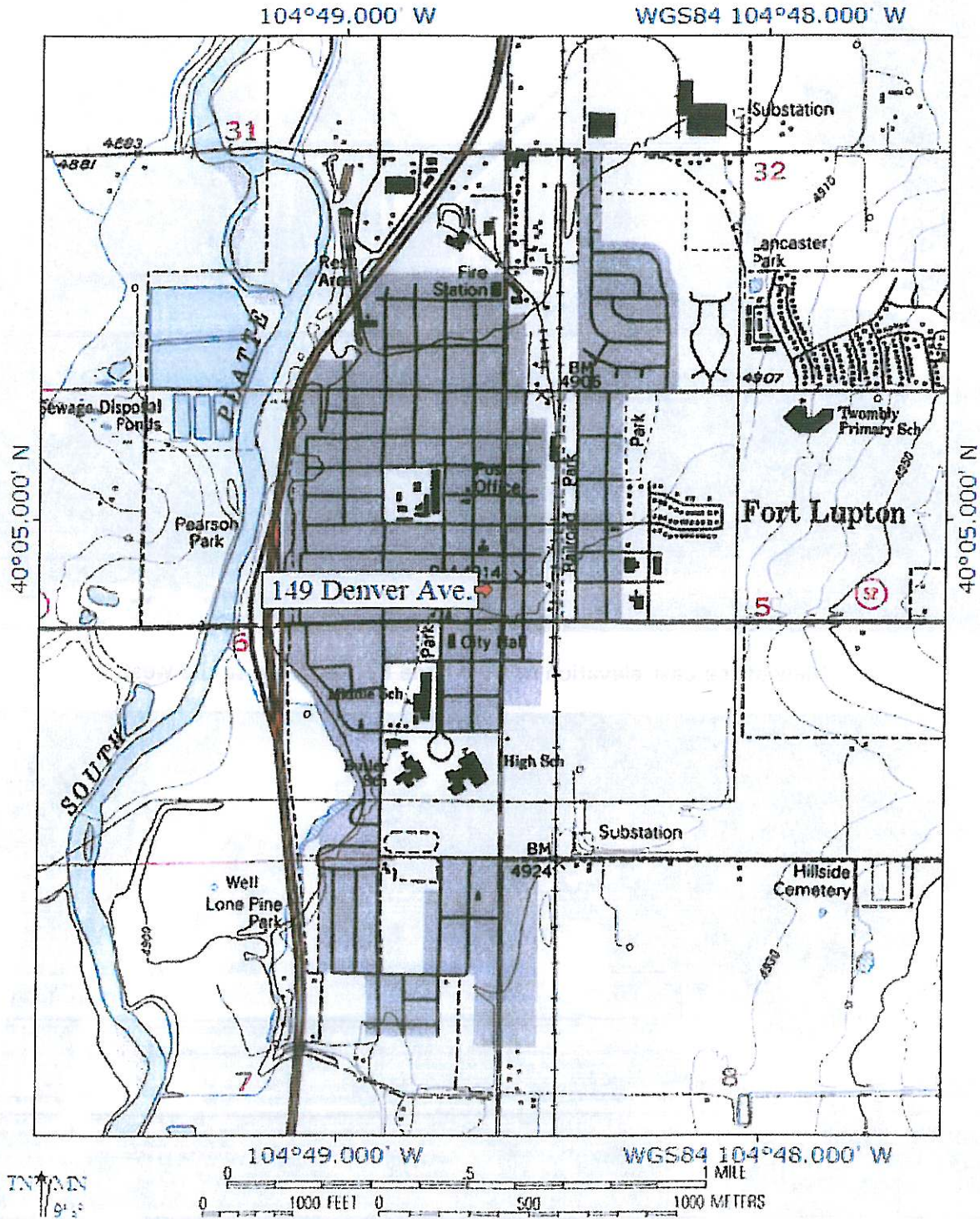
NOTE: Please attach a sketch map, a photocopy of the USGS quadrangle map indicating resource location, and photographs.

DRAFT

Resource Number: 5WL5646

Address: 149 Denver Ave.

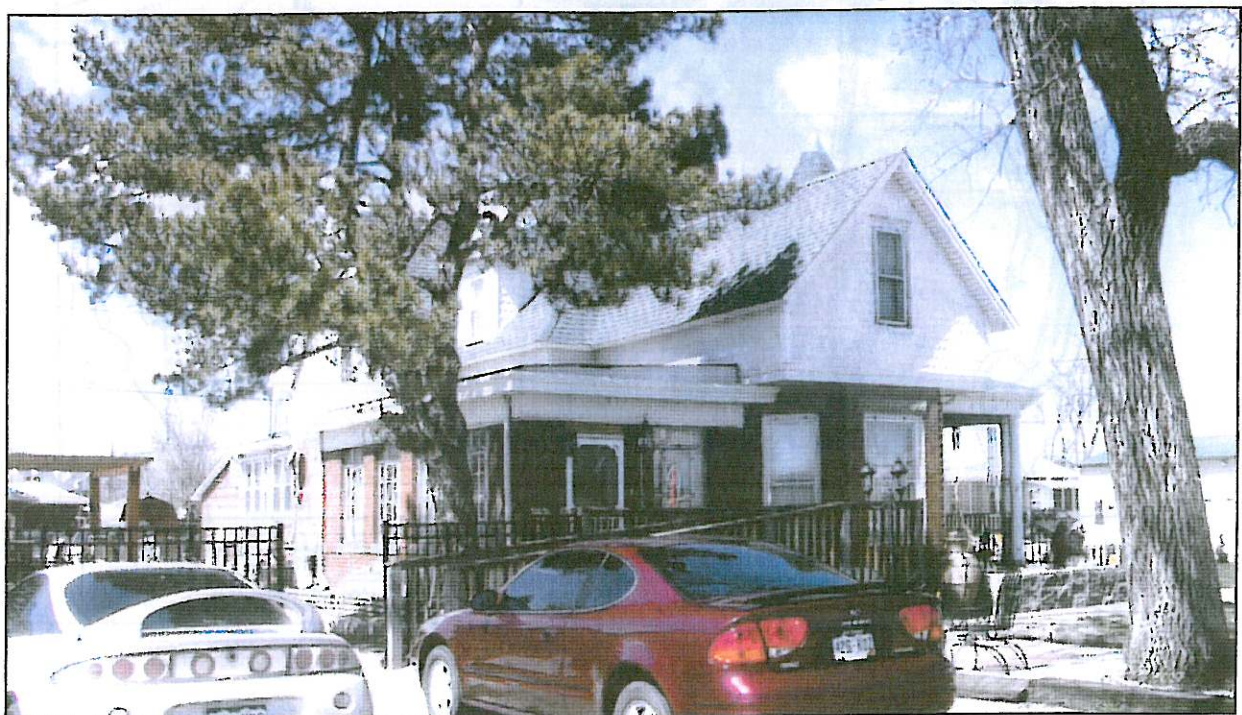
USGS 7.5' Topographic Map
Fort Lupton, 1994



Additional Photographs



View of the east elevation of the Rhode House. View to the west.



View of the south and east elevations. View to the northwest.

Additional Photographs



View of the north and west elevations. View to the southeast.



View of the southwest corner of the house and the new garage. View to the east.

Additional Photographs



View of the old garage along the rear alley. View to the southeast



View of the new garage along the rear alley. View to the southeast.

1419 DENVER AVENUE



Attachment No. 5