

**RECORD OF PROCEEDINGS
FORT LUPTON HISTORIC PRESERVATION BOARD
April 1, 2021**

The Historic Preservation Board of the City of Fort Lupton met in session virtually via GoToMeeting, on Thursday, April 1, 2021. Vice-Chair Penny Rankin called the meeting to order at 6:22 pm.

ROLL CALL

Those present were Vice-Chair Penny Rankin and Members Amy Adkins, Kathy Kvasnicka, Al Mowrer, and Ginny White. Also present was Planning Director Todd Hodges, City Planner II Alyssa Knutson and Administrative Assistant Magaly Morales-Tejada.

APPROVAL OF THE AGENDA

Kathy Kvasnicka made a motion to approve the agenda and Al Mowrer seconded. Motion passed unanimously.

APPROVAL OF THE CONSENT AGENDA

Kathy Kvasnicka made a motion to approve the February 4, 2021 and the March 4, 2021 minutes. Ginny White seconded. Motion passed unanimously.

PUBLIC AND VISITOR INPUT

It was noted that there were no members of the public on the online platform present to make comments not otherwise related to the agenda; the public comment portion was closed.

ACTION ITEM

Election of Chairperson

Planner Alyssa Knutson stated that Cristian Gonzales-Torres resigned from the board, therefore a new Chair needed to be elected.

Member Al Mowrer nominated Vice-Chair Penny Rankin, Ms. Rankin refused the nomination.

Vice-Chair Rankin nominated Kathy Kvasnicka, Al Mowrer seconded. Motion passed unanimously.

HAM2021-001 (Public Hearing): Application for Rescission of Local Historic Designation of the Seymour and Birdie Rhode House Located at 149 Denver Avenue to the Fort Lupton City Council.

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Planner Alyssa Knutson on behalf of the Historic Preservation Board gave the following advisement:

Tonight's meeting shall be held virtually so as to ensure the health and safety of the general public and the City of Fort Lupton Historic Preservation Board and staff.

The intent and purpose of the virtual appearance option is to allow the City to be innovative in providing the general public the most meaningful access possible in light of the current challenges present as a result of the Covid-19 pandemic. Therefore, subject to social distancing and public health orders, members of the general public will be offered the opportunity to be electronically present for meetings at the City, subject to existing health conditions.

An electronic link has been made available for tonight's meeting on the City's website and social media platforms and as posted at City Hall, so that the general public, Historic Preservation Board and staff may participate electronically via the internet or on the phone.

Prior to discussion of HAM2021-001, Chair Kathy Kvasnicka recused herself due to her participation in the Planning Commission discussion of this item on March 11, 2021.

Planner Alyssa Knutson presented the item. She stated that this application is to rescind historic designation of the property at 149 Denver Ave. and remove it from the local historic registrar. She stated that the property was historically designated in 2008 and is historically known as the Seymour and Birdie Rhode house. Ms. Knutson stated that this property was found to have significance at the local and national level based on 2 criteria – that it embodies the distinctive features of the Queen Anne style of architecture and that Seymour and Birdie Rhode founded the first bank in Fort Lupton where Birdie's role as a female bank president was unusual at the time. She stated that the application to rescind was submitted by the property Owner, Salvador Flores, who was present at the hearing. She stated that all notification requirements had been met. Ms. Knutson stated that the process for removing a designation from the local registrar is the same as adding the property – it is a 3 step process, the first being a meeting before the Planning Commission to provide a recommendation to the Historic Preservation Board. She stated that the Planning Commission meeting was held on March 11, 2021 and it was voted unanimously to deny recommending approval of de-designation. Ms. Knutson stated that the next step in this process is tonight's public hearing, where the board shall provide a reasonable opportunity to all interested parties to voice their opinions regarding this matter. After this hearing the board shall transmit its recommendation to City Council for final consideration. Ms. Knutson stated that the applicant was present and may wish to provide a presentation on behalf of his application.

Ms. Knutson addressed the applicant, Salvador Flores, and asked if he had a statement on behalf of his proposal for rescission of designation.

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Mr. Flores stated no.

Ms. Knutson asked Planning Director Todd Hodges if he felt anything should be added.

Mr. Hodges stated possibly background on the Planning Commission meeting.

Ms. Knutson stated that the minutes from the Planning Commission meeting were included in the packet that was sent to Board members and the applicant and was available to the public online.

Ms. Knutson asked Mr. Flores if he was sure there was nothing he would like to add on behalf of his application.

Mr. Flores stated that he sees no benefit to his property being historically designated.

Administrative Assistant Magaly Morales-Tejada addressed the applicant and asked the following questions in Spanish (the applicant's best understood language):

She asked if he understood that the Members of the Historic Preservation Board are appearing tonight via virtual connection and will not be appearing in person.

Mr. Flores stated yes.

Ms. Morales-Tejada asked if he consented to the applicable members voting on his submittal, even though said members are not present in person.

Mr. Flores stated no.

Ms. Morales-Tejada addressed Planner Knutson and stated that the applicant denied consent of the applicable members voting on his submittal virtually.

Ms. Knutson addressed the applicant and stated that if he does not consent then the hearing would need to be continued to an in-person meeting. She asked Planning Director Todd Hodges if he agreed with this statement.

Mr. Hodges agreed and stated that there was no way to continue with tonight's hearing if the applicant does not consent to the virtual meeting.

Ms. Knutson asked the applicant if he would like to continue this hearing to such a date at which it can be held in person.

Mr. Flores stated yes.

Ms. Knutson asked Planning Director Todd Hodges on his recommendation for a future date.

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Mr. Hodges stated that May 6, 2021 would be the next available date for this hearing, if for some reason the hearing cannot be held in person at such date, it will be continued.

Ms. Morales-Tejada addressed the applicant and stated that that the hearing would be continued to May 6, 2021 at 6:15pm

Mr. Flores acknowledged this continuance.

Ms. Knutson addressed the applicant and stated that the Planning Department would be following up with him prior to the next hearing date.

HAM2021-002 Request for Report of Acceptability for St. John Building (nka Wholly Stromboli) (410 Denver Ave./701 4th St.)

Planner Alyssa Knutson presented this item. She stated that this report of acceptability for exterior work was submitted by Melissa Rickman, the owner of the building at 410 Denver Ave/ 701 4th St. She stated that this building is historically designated and historically known as the St. John building. Ms. Knutson stated that the Fort Lupton Municipal Code requires a report of acceptability for exterior improvements of historically designated properties. She added that for work requiring building permits there is generally a two-step review process, conceptual and final review, however the board may choose to waive conceptual review for work determined to not have significant impact on the site and staff recommends that the board considers each project separately to determine the need for conceptual and/or final review. Ms. Knutson stated that the applicant had a presentation for the board.

The applicant, Melissa Rickman, addressed the board and read a personal statement on the need for these improvements to the building. Ms. Rickman stated that the project presented before the board tonight would be completed in stages and would take about 12-18 months to complete. She stated that these improvements include: replacement of all windows, restoration and refinishing of the brick and faux flagstone, addition of a covered patio, reestablishing the South entrance as the main entrance, replacing the metal storefront door with an antique wood door, and repair, replace and paint the corbels, cornice and top section of brick. Ms. Rickman stated that the windows needed to be replaced due to a number of issues including ice buildup and moisture causing issues to the framing as well as safety concerns with the current single pane glass panel.

Member Al Mowrer asked if they would be using a double pane, tempered glass of the same size.

Ms. Rickman stated yes. Ms. Rickman's contractor, Jessica Marble, stated that the single pane glass windows of that size cause a safety concern and therefore need to be double pane, tempered glass.

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Ms. Rickman continued her presentation and stated that on the North side of the building they are proposing to close the transom on top and replace the window and the door.

Ms. Knutson asked about the original wood framing on the south side of the building and if they would be trying to save that wood framing.

Ms. Rickman stated that there is no wood framing on the south side of the building and is actually aluminum framing.

Ms. Rickman discussed the brick and flagstone, she stated that there are multiple issues with the brick and flagstone throughout the exterior of the building including unsightly paint splatters, holes and discoloration that she proposes to address with a staining and restoration process, which would maintain the grout lines of the original brick.

Member Mowrer stated that he was aware that there is a problem with the brick which is why the current brick is painted, he stated they would come across this issue when removing the brick.

Ms. Rickman clarified that she would not be removing the brick, simply staining it. Ms. Rickman continued and addressed the corbels, cornice and color scheme. She stated that she is proposing a tan, grey and bronze color palate for the building. She stated that that she was proposing grey stained flagstone, stained blonde brick, bronze painted corbels, cornice and storefront window frames and grey paint in the area above the cornice. Ms. Rickman stated that she is also proposing an outdoor covered patio at the north façade of the building facing downtown. She stated that the patio would consist of a new ornate fence, a roll up garage door, stamped concrete designed to match the hardwood flooring of the inside of the building and barn lighting that would match the exterior of the rest of the building.

Member Mowrer asked how far out the patio would be.

Ms. Rickman stated that it would be 10ft, within about 2 feet of the sides of the building.

Member Mowrer asked if the east side dining would still be used.

Ms. Rickman stated that it would be returned to parking.

Mr. Mowrer asked if there are any safety concerns with the patio facing the Pizza Hut parking lot next door.

Jason Fast, on behalf of Ms. Rickman, answered that they would re-grade the north side in order to build the patio which would cause a natural barrier between Pizza Hut's parking lot and the patio.

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Ms. Rickman ended her presentation with a proposal to add a small bistro patio to the south entrance of the building and replace the existing door with an Edwardian style door.

Vice-Chair Rankin asked what the current entrance would become.

Ms. Rickman stated that per city/fire codes it would need to become an emergency exit.

Discussion on the determination of conceptual and final review occurred.

Chair Kvasnicka stated that a lot of this had been previously brought before the board and asked for opinions from the board.

Member Mower stated he believes Ms. Rickman would preserve the historical integrity of the building.

Chair Kvasnicka stated that she likes the proposal and feels as though giving the building new life is important.

Chair Kvasnicka called for a motion to waive conceptual review and move to final review. It was moved by Al Mowrer and seconded by Ginny White. Motion passed unanimously.

Chair Kvasnicka called for a motion to approve the presented project. It was moved by Ginny White and seconded by Al Mowrer. Motion passed unanimously.

DISCUSSION ITEMS

Discussion with Christy Romano, Events Coordinator.

Ms. Knutson stated that she had previously mentioned that the City now has an event planner who would take on the main role of conducting city events.

Christy Romano, Events Coordinator, stated that they have been working on identifying what events could be bolstered, complemented and emphasized. She stated that she loves the cemetery walk idea and proposes incorporating it with the tours given during Trapper Days to attract more people as well as make it easier to find volunteers.

Mr. Mowrer stated they wanted to do that in 2020 but was affected by COVID.

Chair Kvasnicka reiterated that they had previously talked about doing this and she liked the idea.

Ms. Romano stated that they are also working on incentives for more people to take the tour.

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Discussion on these incentives occurred.

Planner Knutson stated she would continue working closely with Ms. Romano on city events.

SHF Grant Opportunity

Planner Knutson stated that she wanted to remind the board of the SHF grant opportunity and that she would be coordinating with Chair Kvasnicka on it.

Saving Places Conference Recap

Due to technical difficulties with Chair Kvasnicka, Ms. Knutson recommended that this item be discussed at the next meeting due to Chair Kvasnicka's integral involvement on this item.

FUTURE BUSINESS

Next board meeting on May 6, 2021 at 6:15 p.m.

ADJOURNMENT

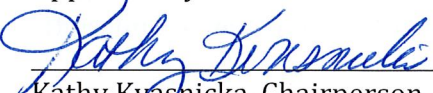
Vice-Chair called for a motion to adjourn at 7:35 p.m. It was moved by Al Mowrer and seconded by Ginny White.

Submitted by:



Magaly Morales-Tejada, Administrative Assistant

Approved by Historic Preservation Board



Kathy Kvasnicka, Chairperson