

**RECORD OF PROCEEDINGS
FORT LUPTON HISTORIC PRESERVATION BOARD
May 6, 2021**

The Historic Preservation Board of the City of Fort Lupton met in session at the City Hall, 130 South McKinley Ave., the regular meeting place of the Historic Preservation Board and virtually via GoToMeeting, on Thursday, May 6, 2021. Chair Kathy Kvasnicka called the meeting to order at 6:15 pm.

ROLL CALL

Those present were Chair Kathy Kvasnicka, Vice Chair Penny Rankin and Members Amy Adkins, 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

Al Mowrer made a motion to approve the agenda and Penny Rankin seconded. Motion passed unanimously.

APPROVAL OF THE CONSENT AGENDA

Ginny White made a motion to approve the consent agenda and it was seconded by Al Mowrer. Motion passed unanimously.

PUBLIC AND VISITOR INPUT

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

ACTION ITEM

HAM2021-003 (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.

Prior to discussion of HAM2021-003, Chair Kathy Kvasnicka recused herself due to her participation in the Planning Commission discussion of this item on March 11, 2021.

Vice-Chair Penny Rankin gave a brief explanation of the procedure of a public hearing. She then asked staff if they had a presentation for the Board.

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

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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's wife was present and may wish to provide a presentation on behalf of the application.

Esmeralda Flores, 149 Denver Ave, Salvador Flores' wife provided a brief presentation to the Board. She stated that the property had originally been designated by Mr. Flores' ex-wife and provided additional background to the original designation. She stated that Mr. Flores was told by his ex-wife that they would be able to receive financial help to make repairs to the house. Ms. Flores stated that since she has lived at property, since March 2016, they have made several repairs to the exterior of the home, citing repairs done to the water fountain, synthetic grass, and overall upkeep on the three yards of the home. Ms. Flores stated that her husband is frustrated with the City as he has received no financial support and feels as though they have to report all changes done to their property to the City. Ms. Flores stated their intention is to improve the home's appearance, but that they don't want to have to receive Board approval before every minor project. Ms. Flores stated that they don't believe it is fair that the City has a say in what repairs get done in the home if the City is not helping fund said repairs.

Member Al Mowrer stated that there is funding available to assist with home repairs, but proper paperwork needs to be provided and it does take time to receive funding.

Ms. Flores stated that they were told that there is no funding available. She stated that Mr. Flores' ex-wife had applied for these benefits but they never received anything.

Planner Alyssa Knutson stated that there is no funding from the City for historically designated properties, but there is funding from the State. Ms. Knutson added that there is funding from the Fort Lupton Urban Renewal Authority, which provides up to a 50% match for exterior improvements. She stated that information for this funding has been directly provided to Mr. Flores and there have been yearly postcards sent to their home every time the grant is open for applications. Ms. Knutson stated that they have not applied for this grant.

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Ms. Flores stated that they are under the impression that they would have to pay this money back based on comments from the Planning Commission meeting and therefore did not want to apply if they would be liable to pay this money back in the future.

Planning Assistant Magaly Morales-Tejada explained that the comment made at the Planning Commission was actually a clarifying question on whether the applicant is liable for any funds that have been awarded for repairs to the property, and the answer was no. She stated that this can be referenced back to in the minutes from said Planning Commission meeting.

Member Mowrer reiterated that it is a long process to apply and receive funding, but that it is available. He stated that this had been previously been explained to the applicants.

Planner Knutson stated that the process to receive funding from the State may be a long process, however receiving funding from the Urban Renewal Authority is a fairly simple process, but it does require that the applicant follow through with submitting the paperwork. Ms. Knutson added that a lot of the issues for the property owners have come from failure to receive building permits from the building department, not just the Historic Preservation Board.

Ms. Flores stated that they are up to date with all of their permits with the building department.

Ms. Knutson stated that in most of those cases, work was done prior to applying for any building permits.

Planning Director Todd Hodges stated that he appreciates the work that has been done on the home and that while the permits are now up to date, much of the work was started before obtaining proper permits and that is why their projects have been stopped by the City. Mr. Hodges stated that while there is an additional step for properties that are historically designated, the Board is always willing to work with applicants.

Vice- Chair Penny Rankin asked if the Board members had any comments and questions.

Member Ginny White stated that she understands property rights and understands that it's hard feeling as though it's not your home, however there is a process that needs to be followed by everybody.

Member Amy Adkins agreed with Member White, she stated that while she understands the frustration, proper permits will still be needed through the City whether or not the building is historically designated.

Member Al Mowrer stated that he agrees with what has been said by the other members and stated that he himself has often been stopped by the City for starting a project without

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the proper permits, so he understands that it can be frustrating however he also understands that there is process to doing things properly.

Vice-Chair Rankin stated that she agrees with the Board but would like to point out Article XVII of the Preservation Plan where it is stated that the Board would not designate a property without owner consent.

Planning Director Todd Hodges stated that from a staff perspective that is written in the Code due to the fact that properties can be designated without owner approval.

Planner Alyssa Knutson reiterated that a property can be historically designated without owner consent and believes that that statement was added in order to clarify that it is not the Board's intention to initially designate a property without owner consent. She added that the wording is subject to interpretation of the Board.

Member Al Mowrer asked if all changes to the home needed to come to the Board for approval.

Ms. Flores stated that she wanted to reiterate that they do not intend on making any big changes to the exterior of the home.

Planning Director Hodges stated that all work on the exterior of the home needs to come to the Board for approval, however work on the interior only requires permits from the building department.

Member Mowrer stated that the Board is willing to work with applicants and asked if the applicants are willing to follow through with the application process and work with the board.

Ms. Flores stated that her husband has several health issues and due to that he does not want to go through long processes to acquire permits and continue work on his home.

Seeing no more questions or comments from the Board, Vice-Chair Penny Rankin called for a motion to approve HAM2021-003. Al Mowrer motioned to approve, Penny Rankin seconded. Motion to recommend approval of the rescission of designation to City Council was denied unanimously by a roll call vote.

DISCUSSION ITEMS

Saving Places Conference Recap

Member Ginny White stated that she really enjoyed the conference and specifically enjoyed being able to see what other communities are doing with their historic main streets.

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Chair Kvasnicka agreed with Member White and added that she enjoyed the presentation on the Secretary of Interior's Standards for Rehabilitation and always learns a lot watching the debates take place.

Planner Knutson stated that she enjoyed Joe Minicozzi's presentation and the visuals that show the high property value of downtowns and the influence that downtown revitalization has on the rest of the community.

Chair Kvasnicka stated that his presentation would be a good thing to bring up to the Fort Lupton Urban Renewal Authority.

Monthly Historic Review Quiz

There was no historic review quiz this month.

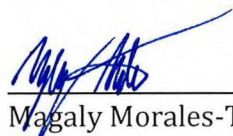
FUTURE BUSINESS

Next Board meeting on June 3, 2021 at 6:15pm.

ADJOURN

Chair Kathy Kvasnicka adjourned the meeting at 6:52pm.

Submitted by



Magaly Morales-Tejada, Planning Assistant

Approved by Historic Preservation Board



Kathy Kvasnicka, Chair