

**RECORD OF PROCEEDINGS
FORT LUPTON HISTORIC PRESERVATION BOARD
June 3, 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, June 3, 2021. Chair Kathy Kvasnicka called the meeting to order at 6:17 pm.

ROLL CALL

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

APPROVAL OF THE AGENDA

Planner Knutson requested that the Monthly Historic Review Quiz be removed from the agenda.

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

APPROVAL OF THE CONSENT AGENDA

Vice-Chair Rankin pointed out a typo on page 3 of the May 6, 2021 minutes.

Al Mowrer made a motion to approve the consent agenda as amended and it was seconded by Penny Rankin. Motion passed unanimously.

PUBLIC AND VISITOR INPUT

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

ACTION ITEM

HAM2021-004: Request for Report of Acceptability for Seymour and Birdie Rhode House

Planner Knutson presented this item, she stated that this request was to make exterior changes at the property on 149 Denver Ave, historically known as the Seymour and Birdie Rhode House. Ms. Knutson stated that the applicant is requesting approval to fill an existing ADA concrete ramp and convert it to a concrete patio with an iron railing as well as repair existing brick on the building. Ms. Knutson stated that the applicant's wife, Esmeralda Flores, was present to provide further detail on the request and answer any questions.

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Mrs. Flores stated that the ramp was approved in 2012 for Mr. Flores' son, she stated that he has since moved out and there was no need for the ramp anymore so they would like to convert it to a patio. Mrs. Flores stated that the brick repair would just be a repair to the brick that is damaged on the wall and no major changes would be done.

Member Mowrer asked how they planned to repair the brick, he asked if the brick was cut at some point

Mrs. Flores stated that brick had been cut in 2012 when the garage was converted into a bedroom. She also stated that they would just be filling in the cracks of the brick.

Chair Kvasnicka asked if the ramp was just being filled in and leveled out

Mrs. Flores stated yes

Member Mowrer asked if the reparation of the brick would cover the stucco and if the ramp would have a railing as well.

Mrs. Flores stated that the stucco would be covered with the brick repairs and that the existing ramp was being entirely filled

Planner Knutson asked if the iron fence was being proposed as railing for the patio

Mrs. Flores stated yes

Member Mowrer stated that he saw no issues with the brick repair

Chair Kvasnicka stated that she thinks this will be a good improvement and that original material is being used which is good.

Member Mowrer stated that he saw no need for a second review as long as the brick matches the rest of the building.

Ms. Flores stated that it would match

Member Mowrer asked if the concrete patio would be leveled out to the house and if the space between the wall and the existing ramp would be filled in.

Mrs. Flores stated that it will be level to the house but that the space would not be filled in as they are planning to add landscaping in that area.

Planner Knutson asked if the board had any comments on the railing for the patio

Chair Kvasnicka stated that it matches the existing fencing on the property.

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There was discussion on conceptual vs final review for this item

Chair Kvasnicka called for a motion to waive conceptual review and move to final review. Al Mowrer motioned and Penny Rankin seconded. Motion passed on unanimous roll call.

Chair Kvasnicka called for a motion to approve HAM2021-004. It was moved by Al Mowrer and seconded by Penny Rankin.

HAM2021-005: Request for Report of Acceptability for Ottesen Grain Co.

Planner Knutson presented this item. Ms. Knutson stated that the applicant was not present due to a personal emergency. She stated that this request is for 815 7th St. historically known as the Ottesen Grain Co. approval of signage that has already been installed due to a new business moving into the building, this signage includes new face plates on existing signs as well as a new sign added to the front of the building. This request also includes approval for replacement of the deck on the northwest side of the building. Ms. Knutson stated that replacement of the deck is necessary due to a building code issue and presented safety concerns. She presented materials from building officials as well as an engineered drawing of the new deck proposed. Ms. Knutson stated that it will be replaced with a similar deck.

Member Mowrer asked if the board will approve the paint on the new deck

Ms. Knutson stated that the board is welcome to add approval of paint as a condition of approval.

Member Mowrer stated that he would like to review any paint that isn't a natural stain.

Discussion occurred on whether the new sign at the entrance is paint or is adhered lettering.

With no further questions from Board Members, Chair Kvasnicka called for a motion to waive conceptual review and move to final. It was moved by Penny Rankin and seconded by Ginny White. Motion passed on unanimous roll call.

Chair Kvasnicka called for a motion to approve HAM2021-005 with the condition to approve any paint other than a natural color. It was moved by AL Mowrer and seconded by Penny Rankin.

DISCUSSION ITEMS

There were no discussion items.

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FUTURE BUSINESS

Next Board meeting on July 1, 2021 at 6:15pm.

ADJOURN

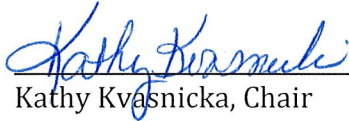
Chair Kathy Kvasnicka adjourned the meeting at 6:46 pm.

Submitted by



Magaly Morales-Tejada, Planning Assistant

Approved by Historic Preservation Board



Kathy Kvasnicka, Chair