

**RECORD OF PROCEEDINGS
FORT LUPTON HISTORIC PRESERVATION BOARD
October 21, 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 October 21, 2021. Chair Kathy Kvasnicka called the meeting to order at 6:12 pm.

ROLL CALL

Those present were Chair Kathy Kvasnicka, Vice-Chair Penny Rankin, Members Amy Adkins, Al Mowrer and Ginny White. Also present were Planning Director Todd Hodges, City Planner Maria Lancto 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 motioned to approve the consent agenda and Al Mowrer seconded.
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

HAM2021-007 Request for Report of Acceptability for Seymour and Birdie Rhode House at 149 Denver Ave.

Director Hodges presented this item. He stated that this report of acceptability was for the addition of a patio cover to the previously approved patio on the north side of the building. Staff has concerns on the lack of materials provided for review; additional materials were provided a few hours prior to the meeting and are included in the Board's packets. Hodges read staff comments on Secretary of Interior Standard No. 9 of the Standards for Rehabilitation, which stated that "Spatial relationships will be affected by the addition of the patio cover. The work will be differentiated from the original structure. Nothing submitted to describe materials the applicant will be using, as well as size, scale and proportion, massing. The Board should clarify this information with the applicant." The board has two options - to do a conceptual review with the provided application and request additional information or move to final review and either approve or deny the request as presented. This project will require building permits, which will not be released until the Board makes a decision. The applicant is present to answer any questions.

Chair Kvasnicka asked the applicant, Salvador Flores, if he would like to present anything to the Board on behalf of his application.

Mr. Flores stated no. He stated that he would just like to know what else needs to be done in order to receive approval. He also mentioned other projects that he wants to do in the home, including window replacements.

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Member Mowrer asked for clarification on the roof and whether it would be open like a pergola or a covered roof.

Mr. Flores stated that it would be covered. He was unsure what the material that he would be using is called.

Member Mowrer asked if he had information on the snow load of the proposed roof material.

Mr. Flores stated no.

Member Mowrer asked for clarification on the location of the posts as it was unclear in the site plan. He asked if the posts would be on the outside of the brick.

Mr. Flores stated yes, he then showed a relative location on the pictures provided to the Board.

Member Mowrer asked Director Hodges what additional requirements were needed for the building department and if the submitted drawings are clear enough for the building department to issue a permit.

Director Hodges stated that the building department would need more information on the proposed roof and clearer drawings depicting the location of the posts.

After Board discussion, Chair Kvasnicka proposed that this be a conceptual review and that the applicant provide more information on the materials, color and any additional information that may be required by the building department.

Mr. Flores added that they would be using cedar but did not clarify what stain color would be used.

Member Mowrer requested that the applicant provide a sample or pictures of the roofing materials for the Board to review.

With no further discussion, Al Mowrer moved to conceptually review the application as presented and request that the applicant submit additional information on color, material, snow load and any additional materials required by the building department for a final review. Ginny White seconded and the motion passed unanimously.

DISCUSSION ITEMS

Budget Discussion

Staff presented the 2022 overall Board budget and discussion occurred on the budget for Board training and special events.

PUBLIC AND VISITOR INPUT

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It was noted that there was now a member of the public with comments not related to agenda items and Chair Kvasnicka requested to allow for public comment before moving forward with the remaining discussion items.

Melissa Rickman, owner of the St. John Building, stated that she would like to explain to the Board the change in exterior color from what was approved – this was a last minute decision due to the approved color highlighting many imperfections on the building. Ms. Rickman also provided the Board with a brief update on the progress being made throughout the rest of the building and invited the Board to stop by and provide input on the restoration of the original St. John's sign.

DISCUSSION ITEMS

Change of Meeting Discussion

After brief discussion, Al Mowrer made a motion to change the meeting time from 6:15 PM to 6:00 PM. Ginny White seconded. Motion passed unanimously.

Cemetery Walk Recap

Staff gave a recap of the 2021 Cemetery Walk. The walk was held during Trapper Days and was a self-guided event with 3 re-enactors and about 40 participants.

Member Ginny White stated that she was happy with the event but that she would've liked to see more re-enactors.

Chair Kvasnicka stated she liked the self-guided aspect and thinks it should be used for future walks. Having the event during Trapper Days provided the shuttle for people to visit the walk but many of the board members had other commitments during Trapper Days. There were about the same amount of visitors as past years.

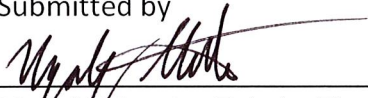
FUTURE BUSINESS

Next Board meeting on November 4, 2021 at 6:00 pm.

ADJOURN

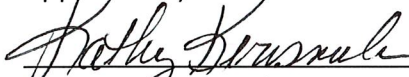
Chair Kathy Kvasnicka adjourned the meeting at 6:49 pm.

Submitted by



Magaly Morales-Tejada, Planning Assistant

Approved by Historic Preservation Board



Kathy Kvasnicka, Chair