

**RECORD OF PROCEEDINGS
FORT LUPTON HISTORIC PRESERVATION BOARD
November 4, 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 November 4, 2021. Chair Kathy Kvasnicka called the meeting to order at 6:00 pm.

ROLL CALL

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

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 Penny Rankin 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.

Planner Alyssa Knutson presented this item. She stated that at the October 21, 2021 meeting the board had requested additional information for the patio cover proposal at 149 Denver Ave. Esmeralda Flores provided an email stating that they are proposing a sheet roof with 4 6x6 poles by the fence with a clear gloss on the wood. A staff report was provided and it was noted that the patio cover would be highly visible to the public from 2nd street and staff has concerns that continued alterations to the property that are not consistent with the period of construction from 1902 and/or the architectural style will affect the historic integrity of the property. Staff also notes under standard two of the Standards for Rehabilitation that the metal roof will likely affect the historic character of the property. Ms. Flores was present to provide further information and answer any questions.

Ms. Flores stated that she submitted all of the requested information and that they would like to move forward with the project.

RECORD OF PROCEEDINGS
FORT LUPTON HISTORIC PRESERVATION BOARD
November 4, 2021

Chair Kvasnicka asked for clarification on whether this was for a patio cover or a carport as the application materials reference both.

Ms. Flores clarified that this was only for a patio cover.

Chair Kvasnicka asked if it would be attached to the house and if so, how.

Mr. Flores stated that it would not be attached to the house due to the location of the water meter.

Member Mowrer asked if the roof would be attached to the house or if it would self-supported with the four posts.

Ms. Flores stated that the roof would not be attached and it would be self-supported.

Member White stated she does not like the metal roofing and does not believe it matches the house.

Members Rankin and Adkins agreed with this.

Chair Kvasnicka asked if it would be possible for the applicant to provide other options for the roofing material.

Member Mowrer pointed out that there are not many roofing materials available that would completely keep out the rain/sun.

Chair Kvasnicka stated that the structure itself does not conform to the historic appearance of the home and due to the visibility to the public; she does not feel that it meets the standards for rehabilitation.

Member Mowrer and White agreed with this.

With no further discussion, Chair Kvasnicka called for a motion to approve the structure.

Motion was denied unanimously.

HAM2021-009: Section 106 Review on Brantner Ditch Project

Planner Knutson presented this item; she explained that when a federal agency is doing something that affects an eligible historic property the local historic board is contacted for comments on the project. This project is a CDOT project on the Brantner Ditch, which is eligible to be designated, at this time city limits do not currently extend out to this ditch and staff does not have any comments.

There was discussion amongst the board regarding the specifics of Section 106; however, there were no comments on this particular project.

**RECORD OF PROCEEDINGS
FORT LUPTON HISTORIC PRESERVATION BOARD
November 4, 2021**

DISCUSSION ITEMS

Historic Home Tour

Chair Kvasnicka explained that the board had expressed interest in a Historic Home Tour for 2022. The board discussed doing a historic home tour during the holidays and sending out a pre-planning survey to see if homeowners would be interested in participating in the tour and how open they would be to touring the inside versus just the outside.

Ginny White mentioned she would be visiting the Longmont Historic House Tour and that she could bring some ideas from that.

The board would like to talk about the possibility of sending out mailings versus marketing materials including word of mouth, website postings and flyers starting in early 2022.

Planner Knutson mentioned the possibility of a self-guided walking tour.

FUTURE BUSINESS

Next Board meeting on December 2, 2021 at 6:00 pm.

ADJOURN

Chair Kathy Kvasnicka adjourned the meeting at 6:34 pm.

Submitted by



Magaly Morales-Tejada, Planning Assistant

Approved by Historic Preservation Board



Kathy Kvasnicka, Chair