



Historic Preservation Board

Amy Adkins
Al Mowrer

Kathy Kvasnicka, Chair

Penny Rankin, Vice-Chair
Ginny White
Vacancy

Historic Preservation Board Agenda

Regular Meeting

Fort Lupton City Hall – 130 S. McKinley Ave.

Thursday, May 12, 2022 – 6:00 P.M.

(Order & Contents Subject to Change by Action of the Historic Board)

****To attend this meeting virtually (optional), please refer to the last page of the Agenda for instructions.***

Call to Order – Roll Call

Approval of Agenda

Consent Agenda – Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of Discussion Items.

- a. Approval of the Minutes of the April 7, 2022 meeting.

Public and Visitor Input – This portion of the Agenda is provided to allow members of the audience to present comments to the Board. The Board may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up.

Action Items

- a. HAM2022-001 Request for Report of Acceptability for Seymour and Birdie Rhode House at 149 Denver Ave
- b. HAM2022-002 Request for Report of Acceptability for St. Andrews Episcopal Church and Parsonage at 204 and 206 Denver Ave

Discussion Items

- c. Repairs at Donelson Homestead House
- a. Historic Home Tour

Future Business

- a. Next Board Meeting on June 9, 2022

Adjourn

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<https://meet.goto.com/565540149>

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United States: [+1 \(646\) 749-3129](tel:+16467493129)

Access Code: 565-540-149

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Virtual Meeting Instructions

To participate remotely, we encourage you to test the phone number and links provided above prior to the start of the meeting, as each device requires initial adjustment. It is also recommended to log into the meeting early, and if you encounter any issues to call 720-466-6111 immediately.

When calling in, please be sure to mute your microphone on your computer, phone or tablet. Planning staff and/or the Chairperson of the Historic Preservation Board will provide instructions on when and how comments can be made by the public virtually.

HAM 2022-001

**APPROVE A REQUEST FOR REPORT OF ACCEPTABILITY FOR THE SEYMOUR AND BIRDIE RHODE HOUSE
(149 DENVER AVENUE) FOR A ROOF REPLACEMENT**

- I. **Agenda Date:** *Board Meeting – May 12, 2021*
- II. **Attachments:**
- a. *Request for Report of Acceptability & Attachments*
 - b. *Existing Roof Photos*
 - c. *Roof Area Analysis*
 - d. *Shingle Information*

III. **Issue/Request:**

On May 13, 2008, the Fort Lupton City Council approved the historical designation of the Seymore and Birdie Rhode House at 149 Denver Avenue. Exterior work to historically designated properties within the City requires prior approval from the Historic Preservation Board, as regulated by Article XVII of Chapter 18 to the Municipal Code.

Salvador Flores, the owner of this historic site has submitted a request to replace the roof of the residence along with the garage and shed on the property. The proposed work requires a building permit. Please see Section VI. Legal / Political Considerations of this document for further information on requirements prior to permitting exterior work to historic sites within the City of Fort Lupton.

Additional information on this proposed work is attached for your reference.

VI. **Legal / Political Considerations:**

Pursuant to Section 18-354 of the Municipal Code, a report of acceptability is required prior to work requiring a building permit for the alteration or reconstruction of or addition to the exterior of any improvement which constitutes all or part of a historic site.

The proposed work requires building permits and therefore qualifies for review under the following two phase review:

(1) Conceptual review. Conceptual review is an opportunity for applicants to discuss requirements, standards and policies that apply to historic sites...Problems can be identified and solved prior to final review of the application. After review of the application by the Historic Preservation Board, the Planning Commission shall furnish the applicant with written comments regarding the conceptual review. Conceptual approval of any proposed work may be limited to certain portions of the work as deemed appropriate by the Board. Conceptual approval does not guarantee final approval of proposed work. If upon review of proposed work, the Board determines that conceptual review is not necessary given the absence of a significant impact on the historic site...it may be waived by the Board and the Board may then proceed to consider the proposed work on final review at the same meeting.

If the Board chooses to waive conceptual review and go directly to final review, then:

(2) Final review. If an application or parts thereof are conceptually approved, it shall be finally reviewed by the Historic Preservation Board at a subsequent meeting of the Board. During final review, the Board shall consider the application or parts thereof that have received conceptual approval and any changes made by the applicant since conceptual review.

Pursuant to Section 18-354 of the Municipal Code that addresses work requiring a building permit on a historic site:

(a) Action on an application for a building permit, including any permit for demolition of a building, shall be deferred by the Building Inspector except as provided in Section 18-359 [relating to remedying of dangerous conditions], until the application is accompanied by a report of acceptability from the Historic Preservation Board for the proposed work when the proposed work involves the following:

(1) Alteration or reconstruction of or addition to the exterior of any improvement which constitutes all or part of a historic site;

(2) Demolition or relocation of any improvement or object which constitutes all or part of a historic site; or

(3) Construction or erection of or addition to any improvement upon any land included on a historic site.

VII. Alternatives/Options:

The Board has the following options:

- 1. Approve the request for report of acceptability, or approve with conditions;*
- 2. Do not approve the request for report of acceptability;*
- 3. Delay a decision in order to request additional information.*

VIII. Financial Considerations:

None.

IX. Staff Recommendation:

The Board must make a determination if this review requires conceptual and final review, or should go directly to final review. Staff recommends this moves directly to final review, however if there are concerns or questions by the Board, then conceptual review should first take place, with final review at the next meeting of the Board.

The proposed work is necessary in order to prevent further deterioration of the roof, which is a key architectural feature of this property, as well as preventing deterioration to other historic materials on the property. Due to the need for replacement of the roof on the home, staff recommends approval of the proposal to replace the roof on all three structures on the property.

Exhibit A

STANDARDS FOR REHABILITATION		
	STANDARD	STAFF COMMENT
1.	A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.	The property has historically been used as a residence and the proposed repair aligns with residential uses.
2.	The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.	Not applicable.
3.	Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Not applicable.
4.	Change to a property that have acquired historic significance in their own right will be retained and preserved.	Not applicable.
5.	Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	The roof is a key architectural feature of this property and shingle material and color should be taken into consideration for replacement.
6.	Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	The deterioration of the roof requires replacement. the provided materials match the existing in texture and color.
7.	Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Not applicable.
8.	Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	Not applicable.
9.	New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	The proposed materials, while differentiated with the old, are compatible with existing materials and should not alter the integrity of the property.
10.	New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	The selected contractor for this proposed project specializes in this type of work, however the Board may want to inquire on their experience working on historic properties.

Guidelines for Rehabilitation Relevant to the Project:

RECOMMENDED	NOT RECOMMENDED
Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.	Allowing flashing, caps, and exposed fasteners to corrode, which accelerates deterioration of the roof.
Protecting a leaking roof with a temporary waterproof membrane with a synthetic underlayment, roll roofing, plywood, or a tarpaulin until it can be repaired.	Leaving a leaking roof unprotected so that accelerated deterioration of historic building materials (such as masonry, wood, plaster, paint, and structural members) occurs.
Evaluating the overall condition of the roof and roof features to determine whether more than protection and maintenance, such as repairs to roof features, will be necessary.	Failing to undertake adequate measures to ensure the protection of roof features.
Repairing a roof by ensuring that the existing historic or compatible non-historic roof covering is sound and waterproof. Repair may include the limited replacement in kind or with a compatible substitute material of missing materials (such as wood shingles, slates, or tiles) on a main roof, as well as those extensively deteriorated or missing components of features when there are surviving prototypes, such as ridge tiles, dormer roofing, or roof monitors. Using corrosion-resistant roof fasteners (e.g., nails and clips) to repair a roof to help extend its longevity.	Replacing an entire roof feature when repair of the historic roofing materials and limited replacement of deteriorated or missing components are feasible.
Replacing only missing or damaged roofing tiles or slates rather than replacing the entire roof covering.	Failing to reuse intact slate or tile in good condition when only the roofing substrate or fasteners need replacement.
Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.	Allowing flashing, caps, and exposed fasteners to corrode, which accelerates deterioration of the roof.
Protecting a leaking roof with a temporary waterproof membrane with a synthetic underlayment, roll roofing, plywood, or a tarpaulin until it can be repaired.	Leaving a leaking roof unprotected so that accelerated deterioration of historic building materials (such as masonry, wood, plaster, paint, and structural members) occurs.



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

Request for Report of Acceptability for a Historically Designated Property

The City of Fort Lupton is proud of its unique history and its historically designated properties. Therefore, the Municipal Code requires review by the Historic Preservation Board prior to any exterior alterations or demolitions to historically designated properties, and approval of a Report of Acceptability. To find out if your property is historically designated, visit bit.ly/FLDesignation or call 720.466.6128 for the register of designations within the City.

To obtain a Report of Acceptability, submit this fully completed form and any required attachments to the Planning Department at planningdept@fortluptonco.gov or delivering it to City Hall at 130 S. McKinley Avenue, Fort Lupton, Colorado 80621. More information on the process is included in the attached Instructions for Submitting a Request for Report of Acceptability.

A. CONTACT INFORMATION

- 1) Property Owner: Salvador Flores
- Company: _____
- Phone: 720-472-8795 Email: salvadorflores999@gmail.com
- Address: _____
- Preferred method of contact? Email: ☒ Phone: ☒ Mail: ☐

B. SITE DESCRIPTION

- 1) Site Address: Commitment # S0055 AME # 1 LOTS 1-2-3-4 BLOCK 21
- 2) Parcel Number: 147106132013
- 3) Historic Building Name: TWOMBLY'S SUBDIVISION TOWN OF FORT LUPTON WELD COUNTY CO

C. PROJECT DESCRIPTION

- 1) Please provide a short description of the proposed project in the space provided below:
- As you know, this home was built in 1902 and the roof is pretty old and damaged
- I need to have it replaced, the home, garage & shed to make the one more secured and make it look a lot nicer

- 2) Is a building permit required? (Contact the Building Department at 303.857.6694 with questions.)
Yes ☒ No ☐
- 4) If the project does require a building permit, have you submitted a completed building permit application to the Building Department? This is required prior to submitting a Request for Report of Acceptability.
Yes ☐ No ☒
- 5) Is the project requesting to demolish a historically designated structure?
Yes ☐ No ☒

F. CERTIFICATIONS

Applicant Certification

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have the full intention and ability to complete the improvements described in this application if a Building Renovation Grant is awarded. I understand that I am required to enter into a Building Renovation Grant Agreement within 30 days of approval of a Grant award. If an Agreement is not finalized by that time, then the Grant award will be null and void. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Applicant: Salvador Flores Date: 4-27-2022

Owner Certification

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I hereby authorize the applicant to apply for this Building Renovation Grant and to perform the improvements described in this application if a Building Renovation Grant is awarded.

Owner: Salvador Flores Date: 4-27-2022

For Office Use Only

Received Date: _____

If the application is not complete, state reasons why it is incomplete:

Deemed Complete Date: 5-1-2022

D. SUBMITTAL CHECKLIST

The following documents be submitted with a fully completed Request:

- ☐ If the work requires a building permit, or is a request to demolish a building, the building permit and/or demolition permit and all attachments to the permit(s) must be included;
- ☐ Sketches, plans and any other documents required by the Historic Preservation Board, including paint color samples, and photos of all sides of the building that changes are being made; and
- ☐ A narrative that describes the project. It is recommended that the narrative address the following items that the Historic Preservation Board must consider when making its final determination on whether to approve the Request:
 1. whether the work will erode the authenticity or destroy any distinctive exterior feature of the building;
 2. whether the work is compatible with the distinctive characteristics of the historic site; and
 3. whether the work is in the spirit of the Article XVII, Chapter 18 of the Fort Lupton Municipal Code.

E. PROPERTY OWNER CERTIFICATION(S)

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Owner: Salvador Flores Date: 4-27-2022

For Office Use Only

Received Date: _____

If the application is not complete, state reasons why it is incomplete:

Conceptual Review ☐

Final Review ☐

Conceptual Review Waived ☐

Scheduled Meeting Date: _____









SMILE
YOU'RE ON
MERA













A & H ROOFING, LLC

12988 C.R. 4

Brighton, CO 80603

Office: (303) 659-8088 Fax: (303) 659-1254

www.ahroofing.com



Customer:	<u>Salvador , Flores</u>			Date:	<u>04-22-2022</u>		
Address:	<u>149 Denver Ave</u>	City:	<u>Ft. Lupton.</u>	State:	<u>CO</u>	Zip:	<u>80621</u>
Phone:	<u>720-333-0144</u>	E-Mail	<u>Salvadorflores999@gmail.com</u>				
Job Location:	<u>Same, House , garage, and shed</u>						
1. Remove the existing roof system complete.				9. Install 6 nails per shingle for added high wind protection.			
2. Install felt paper moisture barrier on the entire roof area complete.				10. Paint & detail all penetrations to match the shingle color complete.			
3. Replace all flashings complete. This is a complete roof system.				11. Install high quality polyurethane sealant as needed complete.			
4. Install new attic vents.				14. 5 Year Workmanship Guarantee.			
5. Install pre-finished metal roof to gutter flashing complete.				15. Building Permit fees are not included.			
6. Install pre-finished metal drip edging on the gabled ends complete.				16. Clean gutters & magnet roll work area complete.			
7. Install new 36" valley underlayment flashings in all valleys complete.				17. Clean, haul & properly dispose all trash & debris.			
8. Owens Corning Dimensional shingles to be installed.				18. Install Modified bitimine roof on low-slope areas. 12-yr mfg warranty.			
REMARKS: <u>To accept, please sign and send one copy back to A & H Roofing, LLC.</u> <u>All woodwork is an extra charge (\$55.00/sheet) unless otherwise stated in the proposal above.</u>							
Option #1 Owens Corning Duration roof system complete: House = \$ 15,285.00 Garage = \$ 3,850.00 Shed = \$ 1,385.00 Option #2 Owens Corning Storm (Class 4 Impact resistant) House = \$ 16,100.00 Garage = \$ 4,365.00 Shed = \$ 1,685.00 Option #3 Modified flat roof over salon = \$ 5,450.00							
THANK YOU FOR THE OPPORTUNITY TO BID ON YOUR ROOF REPLACEMENT PROJECT.							
NEW ROOF COLOR: _____							
<u>Rich Aberle (303) 547-5706-rich@ahroofing.com, or www.ahroofing.com</u>							
<u>Most insurance companies offer up to 28% off of homeowners premiums for an impact resistant roof system.</u>							
<u>A & H Roofing, LLC. carries General Liability Insurance on all projects</u>							
We hereby propose to furnish materials and labor, complete, And in accordance with the above specifications, for the sum of \$ See options above. There is a 3% charge on all Credit Card Transactions.							
PAYMENT IN FULL DUE UPON COMPLETION OF JOB							
Unless otherwise specified in this proposal. 2% interest charge (24% annual) will be added daily if not paid within seven (7) days from completion of job.							
Proposal made by:	<u>Rich Aberle</u>			Date:	<u>4/22/2022</u>		
	<u>303-547-5706</u>						
Proposal accepted by:	_____			Date:	_____		
This is a contract subject to the specifications above, and the terms on both pages (1 & 2). Estimated start date not to exceed 90 days from the time A & H Roofing, LLC. Receives the signed contract (Start date includes Ordering materials and/ or pulling permit). Owner/ Agent has 72 hour right of rescission. Contract price is good for 30 days.							



149 N Denver Ave, Fort Lupton, CO 80621

Project Totals

Total Roof Area - **40.86 SQ** *Actual*

Standard Slope (4:12-6:12) - 14.57 SQ
 Flat Slope (0:12-1:12) - 2.26 SQ
 Low Slope (2:12-3:12) - 1.41 SQ
 Steep Slope (7:12 or greater) - 22.62 SQ
 High Roof (over 1 story) - 21.87 SQ
 IWB (Ice & Water Barrier) - 1419.2 SF

Roof Planes - 51

Structures - 3

Home st
 Structure 1 - **30.05 SQ** *(X)*

Eave - 259.1 LF
 Rake - 102.5 LF
 Flat Drip Edge - 40.0 LF
 Total Perimeter - 401.6 LF

Ridge - 79.6 LF
 Hip - 206.5 LF
 Valley - 98.5 LF
 Slope Change - 61.1 LF
 Step Flashing - 119.8 LF
 Headwall Flashing - 71.1 LF

Auxiliary Structure(s) - 10.8 SQ

Eave - 121.0 LF
 Rake - 56.9 LF
 Total Perimeter - 177.9 LF

Ridge - 30.8 LF
 Hip - 45.7 LF



Waste Factor (Total Roof Area)

4%	-	42.50 SQ	7%	-	43.72 SQ	10%	-	44.95 SQ	13%	-	46.17 SQ
5%	-	42.90 SQ	8%	-	44.13 SQ	11%	-	45.36 SQ	14%	-	46.58 SQ
6%	-	43.31 SQ	9%	-	44.54 SQ	12%	-	45.76 SQ	15%	-	46.99 SQ

Waste

THIS REPORT IS FOR ESTIMATION PURPOSES ONLY. VERIFY ALL DIMENSIONS AND TOTALS BEFORE PURCHASING MATERIALS.
 THIS REPORT IS THE PROPERTY OF SCOPE TECHNOLOGIES, INC. AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

TBTAC
 ScopeTechnologies

- House -

Roof Area Analysis - Structure 1

149 N Denver Ave, Fort Lupton, CO 80621

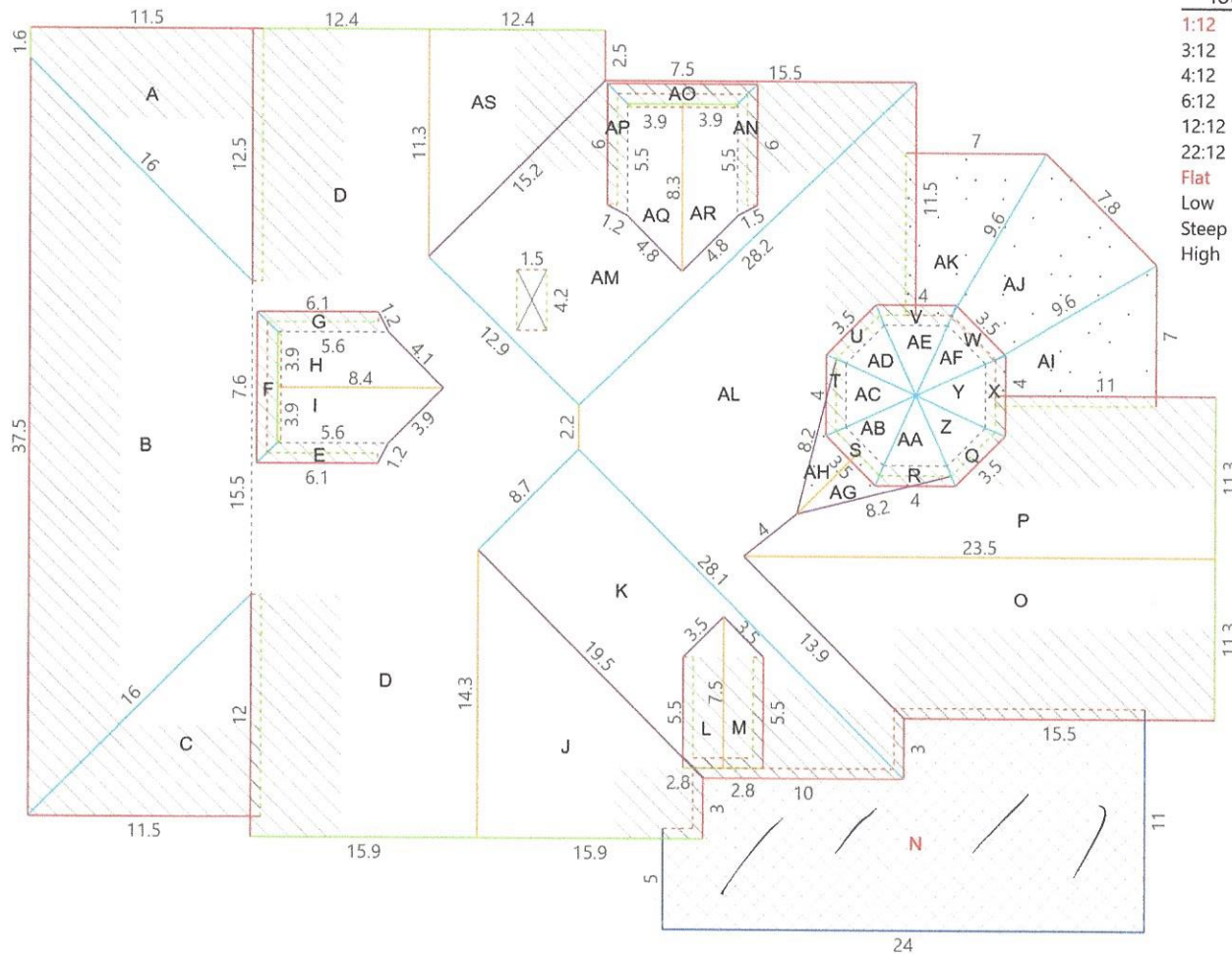
Plane	Area(sf)	Pitch	Slope	High	IWB(sf)
A	87.75	4:12			66
B	307.27	4:12			225
C	69.57	4:12			69
D	576.70	12:12	S	H	147
E	6.44	6:12		H	36

Slope: (S)teep - (L)ow - (F)lat

Totals (SQ)		
1:12	-	2.3
3:12	-	1.4
4:12	-	4.6
6:12	-	0.4
12:12	-	20.5
22:12	-	0.9
Flat	-	2.3
Low	-	1.4
Steep	-	21.3
High	-	21.9

Plane	Area(sf)	Pitch	Slope	High	IWB(sf)
F	8.21	6:12		H	45
G	6.44	6:12		H	36
H	26.82	12:12	S	H	
I	26.82	12:12	S	H	
J	137.22	12:12	S	H	18
K	167.58	12:12	S	H	60
L	18.38	12:12	S	H	33
M	18.38	12:12	S	H	33
N	225.78	1:12	F		
O	220.62	12:12	S	H	93
P	177.47	12:12	S	H	66
Q	4.36	12:12	S	H	21
R	5.07	12:12	S	H	24
S	4.36	12:12	S	H	21
T	5.07	12:12	S	H	24
U	4.36	12:12	S	H	21
V	5.07	12:12	S	H	24
W	4.36	12:12	S	H	21
X	5.07	12:12	S	H	24
Y	11.51	22:12	S	H	
Z	9.98	22:12	S	H	
AA	11.51	22:12	S	H	
AB	9.98	22:12	S	H	
AC	11.51	22:12	S	H	
AD	9.98	22:12	S	H	
AE	11.51	22:12	S	H	
AF	9.98	22:12	S	H	
AG	6.94	3:12	L	H	
AH	6.94	3:12	L	H	
AI	38.32	3:12	L		
AJ	50.31	3:12	L		
AK	38.54	3:12	L		
AL	303.76	12:12	S	H	87
AM	195.10	12:12	S	H	93
AN	6.44	6:12		H	36
AO	8.22	6:12		H	45
AP	6.44	6:12		H	36
AQ	26.82	12:12	S	H	
AR	26.82	12:12	S	H	
AS	85.07	12:12	S	H	15

Slope: (S)teep - (L)ow - (F)lat



Drawing Key

Eave	Hip	Ridge	Parapet	Clerestory	Headwall Flashing	Ice & Water Areas
Rake Edge	Valley	Flat Drip Edge	Coping	Slope Change	Step Flashing	Flat Slope Area



Garage

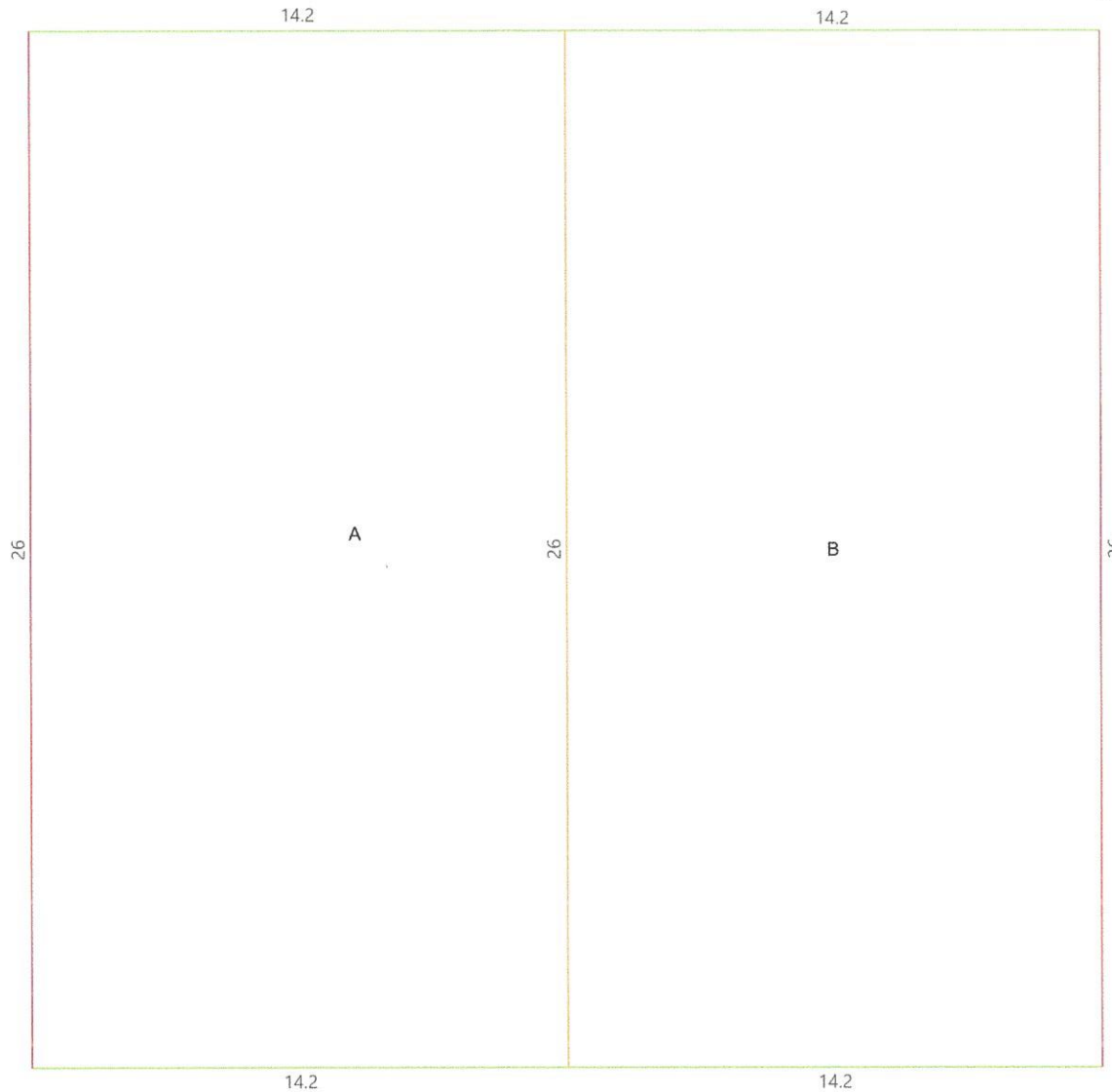
Roof Area Analysis - Structure 2 149 N Denver Ave, Fort Lupton, CO 80621

Plane	Area(sf)	Pitch
A	369.99	4:12
B	369.99	4:12

Slope: (S)teep - (L)ow - (F)lat

Totals (SQ)
4:12 = 7.4

7.4 sq



Drawing Key

- Eave
- Hip
- Ridge
- Parapet
- Clerestory
- Headwall Flashing
- Ice & Water Areas
- Rake Edge
- Valley
- Flat Drip Edge
- Coping
- Slope Change
- Step Flashing
- Flat Slope Area



SHED

Roof Area Analysis - Structure 3

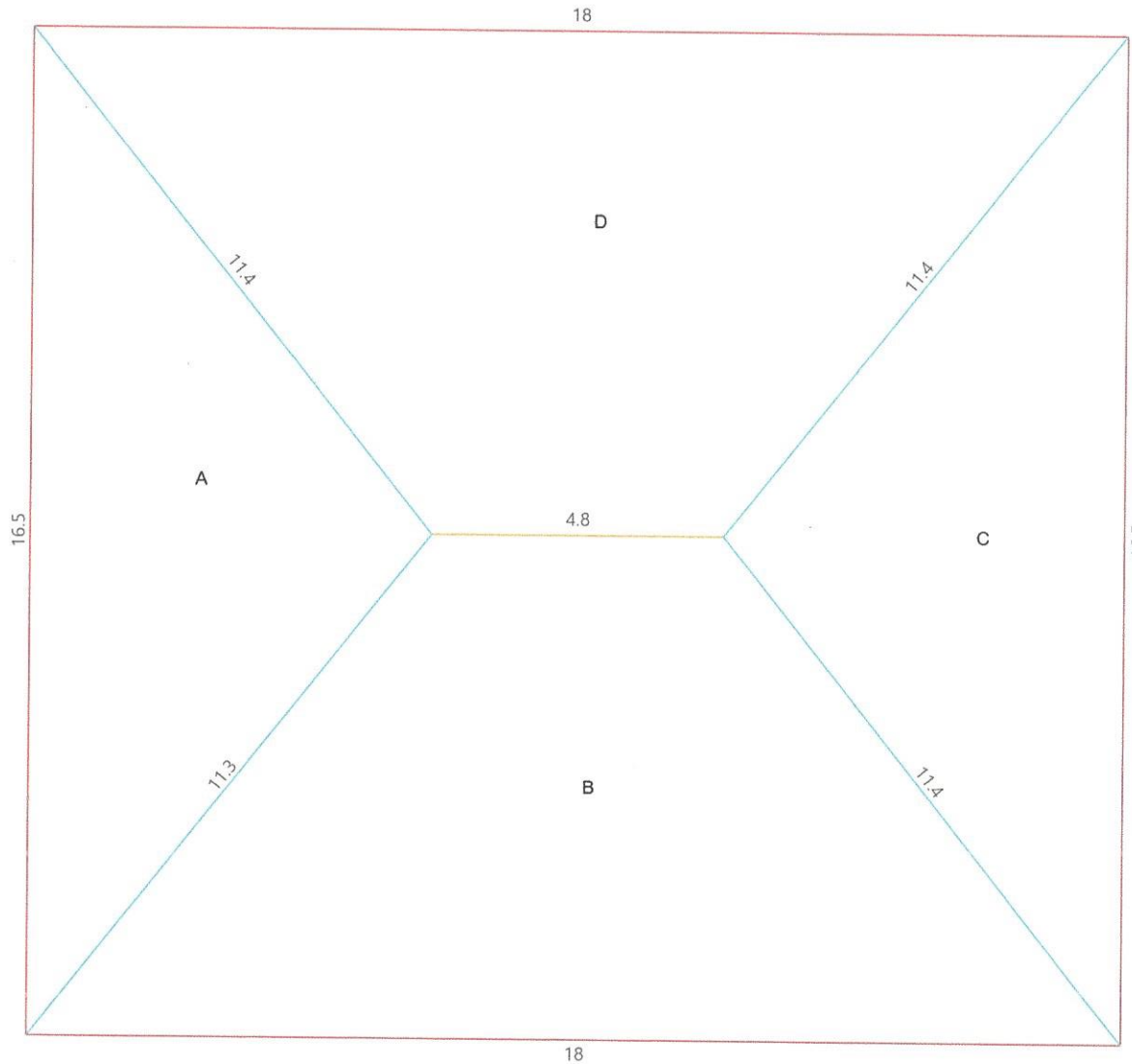
149 N Denver Ave, Fort Lupton, CO 80621

Plane	Area(sf)	Pitch	Slope
A	65.44	8:12	S
B	105.15	6:12	
C	65.44	8:12	S
D	105.15	6:12	

Slope: (S)teep - (L)ow - (F)lat

Totals (SQ)		
6:12	-	2.1
8:12	-	1.3
Steep	-	1.3

3 1/2 sq



Drawing Key

Eave	Hip	Ridge	Parapet	Clerestory	Headwall Flashing	Ice & Water Areas
Rake Edge	Valley	Flat Drip Edge	Coping	Slope Change	Step Flashing	Flat Slope Area



TruDefinition® DURATION®

Shingles with Patented SureNail® Technology

Bold contrast. Deep dimension. TruDefinition®.

TruDefinition® Duration® Shingles are specially formulated to provide great contrast and dimension to any roof. Through the use of multiple granule colors and shadowing, TruDefinition® Duration® Shingles offer a truly unique and dramatic effect. This exclusive combination of color and depth is what makes TruDefinition® Duration® Shingles like no other.

TruDefinition® Duration® Shingles are available in popular colors with bold, lively contrast and complementing shadow lines for greater dimension. They feature a Limited Lifetime WarrantyTM (for as long as you own your home) and a 130-MPH Wind Resistance Limited Warranty*. TruDefinition® Duration® Shingles are produced with StreakGuard® Protection to inhibit the growth of airborne blue-green algae* that can cause unsightly dark streaks on your roof. Owens Corning provides a 10-year Algae Resistance Limited Warranty*. Beyond the outstanding curb appeal and impressive warranty coverage, they also come with the advanced performance of patented SureNail® Technology.



The SureNail® Difference—
A technological breakthrough in roofing. The innovative features of

Owens Corning® TruDefinition® Duration® Shingles with patented SureNail® Technology offer the following:

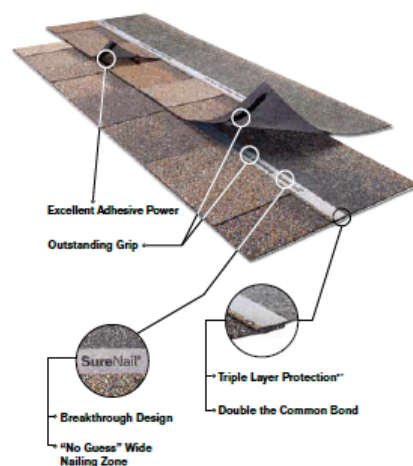
Breakthrough Design. Featuring a tough, woven engineered reinforcing fabric to deliver consistent fastening during installation.

Triple Layer Protection.* A unique "triple layer" of reinforcement occurs when the fabric overlays the common bond of the shingle laminate layers that offers excellent fastener holding power.

Outstanding Grip. Our enhanced Tru-Bond® sealant grips tightly to the engineered fabric nailing strip on the shingle below.

Excellent Adhesive Power. Specially formulated, wide adhesive bands help keep shingle layers laminated together.

Exceptional Wind Resistance. Engineered to deliver 130-MPH* wind warranty performance with only 4 nails. Fewer nails required can mean fewer deck penetrations.



Chateau Green†

HAM 2022-002

***APPROVE A REQUEST FOR REPORT OF ACCEPTABILITY FOR A PERGOLA AT THE ST. ANDREWS CHURCH
(204 PARK AVENUE) AND VICARAGE (617 SECOND STREET) SITE***

I. Agenda Date: Board Meeting – May 12, 2022

II. Attachments:

- a. Request for Report of Acceptability for a pergola at the St. Andrews Church and Vicarage
- b. Photos of Existing Patio
- c. Photos and Details of Pergola
- d. Site Plan

III. Issue/Request:

On October 28, 1998, the Fort Lupton City Council approved the historical designation of the St. Andrews Episcopal Church at 204 Park Avenue and the Church Vicarage at 617 Second Street. The site has since been converted into a residential home through several approved changes. Exterior work to historically designated properties within the City requires prior approval from the Historic Preservation Board, as regulated by Article XVII of Chapter 18 to the Municipal Code.

Pamela Miller Chavez, the owner of this historic site has submitted a report of acceptability request for a 12' x 10' pergola on the northern side of the property over a patio that was approved on July 18, 2019. Please see Section VI. Legal / Political Considerations of this document for further information on requirements prior to permitting exterior work to historic sites within the City of Fort Lupton.

Additional information on this proposed work is attached for your reference.

IV. Legal / Political Considerations:

Pursuant to Section 18-354 of the Municipal Code, a report of acceptability is required prior to work requiring a building permit for the alteration or reconstruction of or addition to the exterior of any improvement which constitutes all or part of a historic site.

The proposed work requires building permits and therefore qualifies for review under the following two phase review:

(1) Conceptual review. Conceptual review is an opportunity for applicants to discuss requirements, standards and policies that apply to historic sites...Problems can be identified and solved prior to final review of the application. After review of the application by the Historic Preservation Board, the Planning and Zoning Commission shall furnish the applicant with written comments regarding the conceptual review. Conceptual approval of any proposed work may be limited to certain portions of the work as deemed appropriate by the Board. Conceptual approval does not guarantee final approval of proposed work. If upon review of proposed work, the Board determines that conceptual review is not necessary given the absence of a significant impact on the historic site...it may be waived by the Board and the Board may then proceed to consider the proposed work on final review at the same meeting.

If the Board chooses to waive conceptual review and go directly to final review, then:

(2) Final review. If an application or parts thereof are conceptually approved, it shall be finally reviewed by the Historic Preservation Board at a subsequent meeting of the Board. During final review, the Board shall consider the application or parts thereof that have received conceptual approval and any changes made by the applicant since conceptual review.

Pursuant to Section 18-354 of the Municipal Code that addresses work requiring a building permit on a historic site:

(a) Action on an application for a building permit, including any permit for demolition of a building, shall be deferred by the Building Inspector except as provided in Section 18-359 [relating to remedying of dangerous conditions], until the application is accompanied by a report of acceptability from the Historic Preservation Board for the proposed work when the proposed work involves the following:

(1) Alteration or reconstruction of or addition to the exterior of any improvement which constitutes all or part of a historic site;

(2) Demolition or relocation of any improvement or object which constitutes all or part of a historic site; or

(3) Construction or erection of or addition to any improvement upon any land included on a historic site.

Pursuant to Section 18-356 of the Municipal Code, in order to approve the proposed work, the Board must determine if the proposed work is of a nature that will not erode the authenticity or destroy any distinctive exterior feature of the improvements and is compatible with the distinctive characteristics of the historic site.

V. Alternatives/Options:

The Board has the following options:

- 1. Approve the request for report of acceptability, or approve with conditions;*
- 2. Do not approve the request for report of acceptability;*
- 3. Delay a decision in order to request additional information.*

VI. Financial Considerations:

None.

VII. Staff Recommendation:

The Board must make a determination if this review requires conceptual and final review, or should go directly to final review. Staff recommends this review move directly to final review, however if there are concerns or questions by the Board, then conceptual review should first take place, with final review at the next meeting of the Board.

The proposed work will have an effect on the overall spatial relationships of the landmark and is visible from Park Ave. However, this is not a permanent structure, and therefore can be removed.

Because the pergola will not impact the Church's architectural integrity and can be removed from the premises, staff recommends approval of the proposed pergola.

STANDARDS FOR REHABILITATION		
	STANDARD	STAFF COMMENT
1.	A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.	This property has been converted into a residence through several approved changes. This use aligns with residential uses.
2.	The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.	Not applicable.
3.	Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Not applicable.
4.	Change to a property that have acquired historic significance in their own right will be retained and preserved.	Not applicable.
5.	Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	The pergola will not be installed in such a way that affect the materials, features or finishes of the property
6.	Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Not applicable.
7.	Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Not applicable.
8.	Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	Not applicable.
9.	New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	Spatial relationships will be affected, but not destroyed, by the addition of the pergola. The new work will be differentiated from the original structure in materials but is of appropriate scale and proportion to the building.
10.	New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	The proposed structure is not permanent and if removed in the future, the essential form and integrity of the property will be unimpaired.

Guidelines for Rehabilitation Relevant to the Project:

RECOMMENDED	NOT RECOMMENDED
Adding a new building to a historic site or property only if requirements for a new or continuing use cannot be accommodated within the existing structure or structures.	Adding a new building or property when the project requirements could be accommodated within the existing structure or structures.
Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.	Placing new construction too close to the historic building so that it negatively impacts the building's character, the site, or setting.
Using the same forms, materials, and color range of the historic building in a manner that does not duplicate it, but distinguishes the addition from the original building.	Duplicating the exact form, material, style, and detailing of the historic building in a new addition so that the new work appears to be historic.
Distinguishing the addition from the original building by setting it back from the wall plane of the historic building.	
Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.	
Ensuring the new construction is secondary to the historic building and does not detract from its significance.	Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting. Constructing a new building on a historic property or on an adjacent site that is much larger than the historic building. Designing new buildings or groups of buildings to meet a new use that are not compatible in scale or design with the character of the historic building and the site, such as apartments on a historic school property that are too residential in appearance.
Using site features or land formations, such as trees or sloping terrain, to help minimize the new construction and its impact on the historic building and property.	



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

Request for Report of Acceptability for a Historically Designated Property

The City of Fort Lupton is proud of its unique history and its historically designated properties. Therefore, the Municipal Code requires review by the Historic Preservation Board prior to any exterior alterations or demolitions to historically designated properties, and approval of a Report of Acceptability. To find out if your property is historically designated, visit bit.ly/FLDesignation or call 720.466.6128 for the register of designations within the City.

To obtain a Report of Acceptability, submit this fully completed form and any required attachments to the Planning Department at planningdept@fortluptonco.gov or delivering it to City Hall at 130 S. McKinley Avenue, Fort Lupton, Colorado 80621. More information on the process is included in the attached Instructions for Submitting a Request for Report of Acceptability.

A. CONTACT INFORMATION

- 1) Property Owner: Pamela Miller Chavez on behalf of Tenants Jena and Dino Hickman
 Company: Quicksilverplaces LLL
 Phone: 3037261555 Email: pamela.chavez@bvsd.org
 Address: 3315 Chapin PI
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐

B. SITE DESCRIPTION

- 1) Site Address: 204 Park Ave, Fort Lupton, Co
 2) Parcel Number: 11 and 12
 3) Historic Building Name: Saint Andrews Espiscopal Church

C. PROJECT DESCRIPTION

- 1) Please provide a short description of the proposed project in the space provided below:
Jena and Dino would like to install a pergola over their covered patio area

- 2) Is a building permit required? (Contact the Building Department at 303.857.6694 with questions.)
 Yes ☐ No ☒
- 4) If the project does require a building permit, have you submitted a completed building permit application to the Building Department? This is required prior to submitting a Request for Report of Acceptability.
 Yes ☐ No ☒
- 5) Is the project requesting to demolish a historically designated structure?
 Yes ☐ No ☒

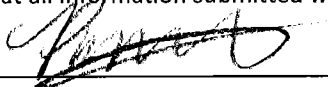
D. SUBMITTAL CHECKLIST

The following documents be submitted with a fully completed Request:

- ☐ If the work requires a building permit, or is a request to demolish a building, the building permit and/or demolition permit and all attachments to the permit(s) must be included;
- ☒ Sketches, plans and any other documents required by the Historic Preservation Board, including paint color samples, and photos of all sides of the building that changes are being made; and
- ☒ A narrative that describes the project. It is recommended that the narrative address the following items that the Historic Preservation Board must consider when making its final determination on whether to approve the Request:
 1. whether the work will erode the authenticity or destroy any distinctive exterior feature of the building;
 2. whether the work is compatible with the distinctive characteristics of the historic site; and
 3. whether the work is in the spirit of the Article XVII, Chapter 18 of the Fort Lupton Municipal Code.

E. PROPERTY OWNER CERTIFICATION(S)

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Owner:  Date: 4/05/2022

For Office Use Only

Received Date: 4/8/22

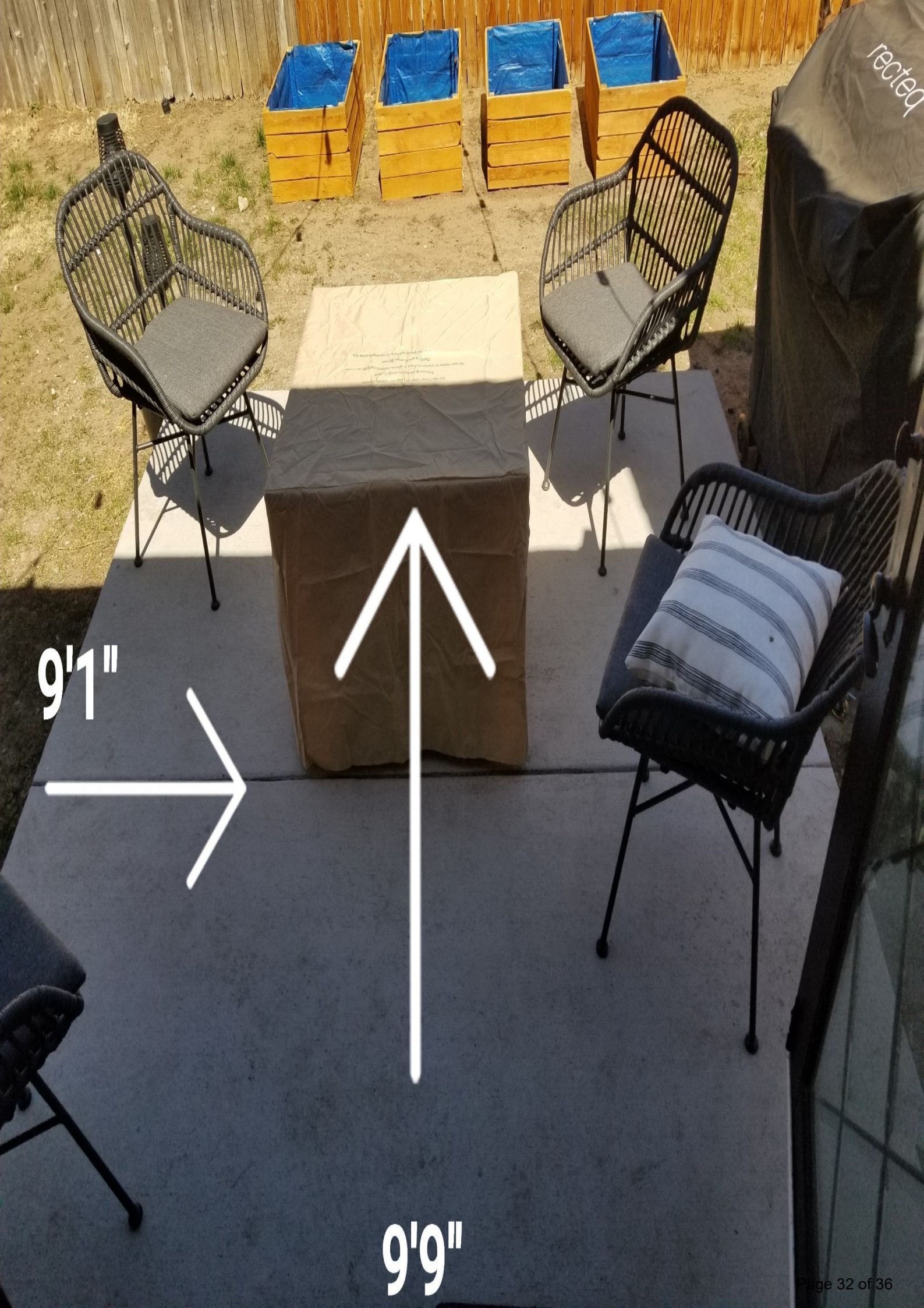
If the application is not complete, state reasons why it is incomplete:

Conceptual Review ☐

Final Review ☐

Conceptual Review Waived ☐

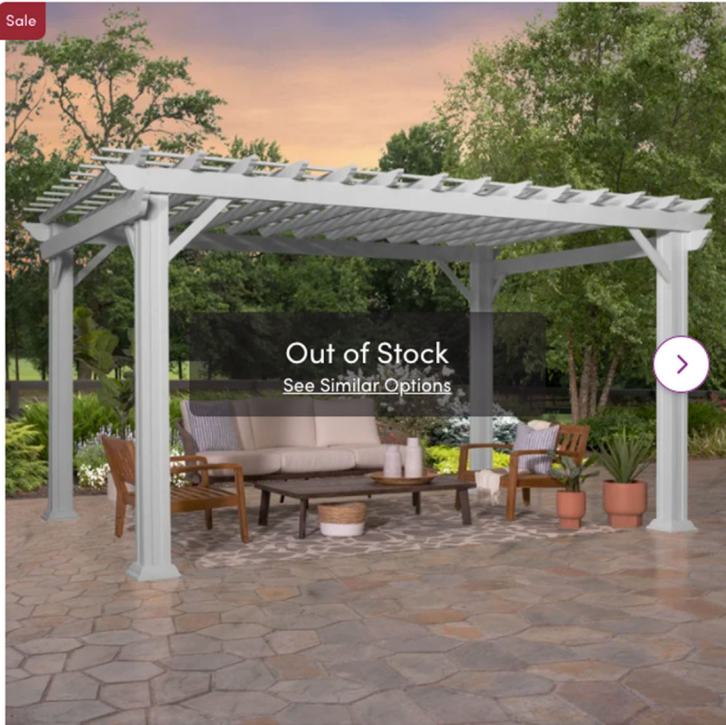
Scheduled Meeting Date: 5/12/22



9'1"

9'9"

Sale



Traditional 12 Ft. W x 10 Ft. D Steel Pergola

See More by [Backyard Discovery](#)

★★★★★ 4.9 [118 Reviews](#)

\$2,106.88
On Sale

\$118/mo. for 18 mos - Total \$2,106.88¹ [with a Wayfair credit card](#) ⓘ

Select Finish: White



White



Black



Brown

Back in Stock May 4, 2022.

Enter Your Email Address

Notify Me

☒ Send me exclusive sales

- Frame Material: Steel
- Installation Type: Anchored; Freestanding
- Weather Resistant: Yes
- Rust Resistant: Yes
- Compatible Installation Surfaces: Concrete/Pavement/Cement; Wood (Patio/Deck)
- Level of Assembly: Full Assembly Needed

[See Less](#)



Year-Round Use



UV Resistant



Water Resistant



Rust Resistant



High Wind Resistance

Description

This newest state-of-the-art addition to our patio collection, in a Classic Brown Finish. Our powder-coated, galvanized steel construction makes the Ashford pergola maintenance-free and rust-resistant while offering protection against chipping, scratching, corrosion, and UV harm. This preserves the classically inspired appearance of a traditional outdoor structure design with modern, durable steel composition. Backed by a 5-year limited warranty, our high-quality steel pergolas provide market-leading strength and durability in comparison to aluminum or vinyl outdoor shade products. Offered in 3 sizes, the Ashford steel pergola provides up to 120 sq. ft. of shade and plenty of room for furniture, fire pits, and entertaining. The exclusive Power. Port has 3 USB ports and 3 electrical outlets to use for powering outdoor lights and electronics as well as charging your devices. If you have been searching for a strong weather-resistant, traditional-styled pergola, look no further.

Weights & Dimensions

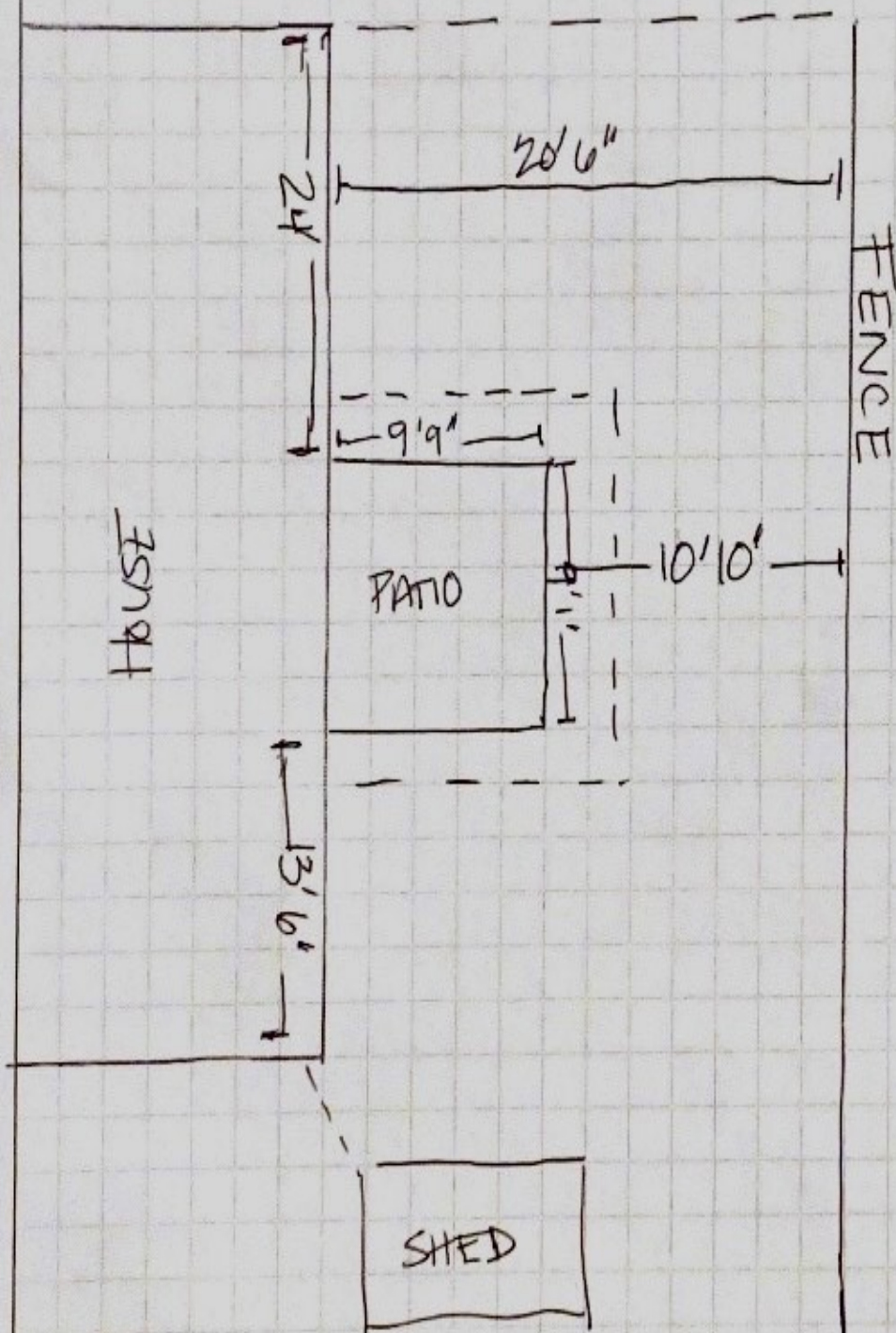
Overall	7' 8 9/16" H x 12' W x 10' D
Interior Space	6' 11" H x 10' 11" x 7' 8" D
Posts	7' 4" H x 6" W x 6" D
Overall Product Weight	599.77 lb.
Post inside dimension (hollow)	1.25"

Client: _____ Date: 4/19/22

Project: 204 Park Ave, Fort Lupton

Patio size
9'9" x 9'1"

Pagola size
12x10





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A. CONTACT INFORMATION

- 1) Property Owner: Contact: Sue Zeller
 Company: South Platte Valley Historical Society
 Phone: 720-261-1960 Email: sjz59@msn.com
 Address: _____
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐

B. SITE DESCRIPTION

- 1) Site Address: _____
 2) Parcel Number: _____
 3) Historic Building Name: Donelson House

C. PROJECT DESCRIPTION

- 1) Please provide a short description of the proposed project in the space provided below:
Fix or repair front steps - - need guidance on repair vs replace
If build need to review how building codes may apply
Current stairs are detached concrete trailer steps, 48" wide, 54" deep, 14" high (2 steps)
Pictures in attachement

- 2) Is a building permit required? (*Contact the Building Department at 303.857.6694 with questions.*)
 Yes ☐ No ☐
- 4) If the project does require a building permit, have you submitted a completed building permit application to the Building Department? This is required prior to submitting a Request for Report of Acceptability.
 Yes ☐ No ☐
- 5) Is the project requesting to demolish a historically designated structure?
 Yes ☐ No ☒

