



Historic Preservation Board

Kathy Kvasnicka, Chair

Amy Adkins
Al Mowrer

Penny Rankin, Vice-Chair
Ginny White
Vacancy

Historic Preservation Board Agenda

Regular Meeting

Fort Lupton City Hall – 130 S. McKinley Ave.

Thursday, June 2, 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 May 19, 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

Discussion Items

- a. Historic Home Tour

Staff Reports

Board Reports

Future Business

- a. Next Board Meeting on July 7, 2022

Adjourn

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**RECORD OF PROCEEDINGS
FORT LUPTON HISTORIC PRESERVATION BOARD
May 12, 2022**

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 on May 12, 2022. 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 and Ginny White. Also present was City Planner Maria Lancto and Planning Technician Magaly Morales-Tejada

APPROVAL OF THE AGENDA

Ginny White made a motion to approve the agenda and Amy Adkins seconded.

APPROVAL OF THE CONSENT AGENDA

Penny Rankin motioned to approve the consent agenda and Ginny White seconded.

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

HAM2022-001 Request for Report of Acceptability for Seymour and Birdie Rhode House at 149 Denver Ave

Planning Technician Magaly Morales-Tejada presented this item. She stated that this application is for a roof replacement of the home, garage and shed at 149 Denver Ave, historically known as the Seymour and Birdie Rhode House. The proposed roofing material matches the existing material. This work requires a building permit and therefore qualifies for a two-phase review. Staff did not note any concerns in relation to the standards of rehabilitation and recommends moving to final review, however the board may choose to conceptually review if there is any further deliberation needed. The applicant is present to provide an overview and answer any questions the board may have.

Applicant, Esmeralda Flores, stated that the roof is needing to be replaced due to its poor condition. The roof has begun to deteriorate and is causing leaks.

Member White asked if the new color will match the existing roof.

Ms. Flore stated yes.

Kathy Kvasnicka motioned to move to final review and approve HAM2022-001. It was seconded by Penny Rankin. Motion passed unanimously.

RECORD OF PROCEEDINGS
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HAM2022-002 Request for Report of Acceptability for St. Andrews Episcopal Church and Parsonage at 204 and 206 Denver Ave.

Planning Technician Magaly Morales-Tejada presented this item. She stated that the applicant has submitted a request for a pergola at 204 Park Ave, historically known as the St. Andrews Church. This property has been converted into a residence through several approved changes. The applicant is requesting to add a pergola over the a previously approved patio on the north side of the property and this proposed structure aligns with residential uses. This requires a building permit and is eligible for a two-phase review, staff recommends moving to final review. Staff notes that spatial relationships may be affected by the addition of this structure, however the structure is not permanent. The applicant is present online to answer any questions.

Applicant, Pamela Miller-Chavez, stated that her tenants would like to add this structure to the home to provide more seating shade in the yard.

Member White asked if the structure will go over top of the existing patio.

Ms. Miller-Chavez stated yes.

Member Adkins stated that she feels that the structure is ok since it will not be permanent.

Member Rankin stated that this application meets all the Standards of Rehabilitation.

Chair Kvasnicka asked if all of the building requirements have been met.

Planning Technician Morales-Tejada stated that they had been.

With no further questions, Ginny White motioned to move to final review and approve HAM2022-002, Penny Rankin seconded. Motion passed unanimously.

DISCUSSION ITEMS

Repairs at Donelson Homestead House

Sue Keller, with the South Platte Valley Historical Society, stated that there are a few repairs that are needed on the Donelson Homestead House that she would like the boards input on. The first being the railing on the front stoop of the building, this stoop is not historic, the railing has rusted and is becoming loose causing a safety concern. The house also needs paint touched up throughout.

Chair Kvasnicka stated that she thinks repair of the railing is the best option, she provided a few examples of how she fixed a similar issue on her home. She noted no concerns on touching up the paint.

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Member Rankin clarified that the paint would just be touched up and not changed.

Ms. Keller said they do not plan on changing the color.

Discussion among board members occurred on which if any of these repairs needs to come back for further review, it was decided that, as listed, these are not significant changes to the historic structure and will not require a report of acceptability.

Historic Home Tour

Board members discussed the upcoming historic home tour and decided that it will be held on December 3, 2022 from 2pm – 5pm. Staff will draft an invitation letter that will be personally delivered by members of the board.

FUTURE BUSINESS

Next Board meeting on June 2, 2022 at 6:00 pm.

ADJOURN

Chair Kathy Kvasnicka adjourned the meeting at 6:42 pm.

Submitted by

Magaly Morales-Tejada, Planning Technician

Approved by Historic Preservation Board

Kathy Kvasnicka, Chair



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Ginny White

June xx, 2022

Dear (Homeowner),

The Fort Lupton Historic Preservation Board is excited to announce that it is in the process of planning a Historic Home Tour in Fort Lupton on Saturday, December 3, 2022. This will be the first of what we hope to be an annual event that will showcase the beautiful historic homes in our community.

Your home was identified as a home with historic significance in one of the surveys conducted by the city throughout the years and we would love to invite you and your home to participate in this event.

Participation can be done in one of two ways:

1. You can add your home to the tour list as a stop for visitors to admire the exterior.
2. You can open your home to visitors to tour the interior of the home – you can choose which areas of your home you open to visitors.

Either form of participation is greatly appreciated.

We invite you to learn more at the August 4, 2022 Historic Preservation Board meeting at 6:00 PM at City Hall.

If you have any questions or are ready to sign up to be a stop on the tour, please fill out the information at bit.ly/hpb-hht or contact Magaly Morales-Tejada at mmtejada@fortluptonco.gov or 720-466-6111.