



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, September 1, 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 August 4, 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. HAM2022-004 Report of Acceptability for the Seymour and Birdie Rhode House (149 Denver Ave)

Discussion Items

- a. Historic Home Tour

Staff Reports

Board Reports

Future Business

- a. Next Board Meeting on October 2, 2022 at 6:00 PM

Adjourn

VIRTUAL MEETING LOG-IN INSTRUCTIONS

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

You can also dial in using your phone.

United States (Toll Free): [1 877 309 2073](tel:18773092073)

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

Access Code: 565-540-149

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

If you have issues getting into the virtual meeting, please call (303) 304-4498 for assistance.

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 303-304-4498 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.

RECORD OF PROCEEDINGS
FORT LUPTON HISTORIC PRESERVATION BOARD
August 4, 2022

The Historic Preservation Board of the City of Fort Lupton did not hold a meeting on August 4, 2022 due to a lack of quorum. However, 3 members of the board, Chair Kathy Kvasnicka, Members Al Mowrer and Ginny White provided a member of the public with interest in the upcoming Historic Home Tour with information on the event.

Submitted by

Magaly Morales-Tejada, Planning Technician

Approved by Historic Preservation Board

Kathy Kvasnicka, Chair

HAM 2022-004

APPROVE A REQUEST FOR REPORT OF ACCEPTABILITY FOR THE SEYMOUR AND BIRDIE RHODE HOUSE (149 DENVER AVENUE) FOR A CHANGE TO PREVIOUSLY APPROVED MATERIALS FOR A ROOF REPLACEMENT

- I. **Agenda Date:** Board Meeting – September 1, 2022
- II. **Attachments:**
- a. Request for Report of Acceptability & Attachments
 - b. Letter to the Board
 - c. Existing Roof Photos
 - d. Proposed Material Photos
 - e. Previous Approval Letter (For Reference Only)

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.

On May 12, 2022 the Fort Lupton Historic Preservation Board granted approval for a roof replacement of the residence along with the garage and shed on the property.

Salvador Flores, the owner of this historic site has submitted a request to change the previously approved roofing material. Mr. Flores has submitted a letter addressing the change in color, however it is noted that the previously approved materials are still an option and have the same specs as the newly proposed material. 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.

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

VIII. Financial Considerations:

None.

IX. Staff Recommendation:

The Board must decide if this review requires conceptual and final review, or should go directly to final review. Staff believes the proposal could 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 was previously approved with material that matches the existing color of the roof and the change in material is not justified by the applicant or the contractor, therefore staff does not recommend approval of this change.

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.	Replacement of the existing roof color with a different color will alter the distinctive color of the prominent roof.
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 previously approved materials are still available and a change in color will not match the old.
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 material color is not compatible with existing materials and will 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.

To whom it may concern,

I am writing this to inform FLURA that Colorado Roofing Inc will be completing the roof on my house, garage, shed and gutters. There is hail damage on the roof of the house, shed and garage. The total amount the job is going to cost is \$27,600. My insurance has already approved for the roof to be done and has provided the amount of loss of \$12,130.02. This amount does not cover the total cost of the roof and that is why I am requesting for the grant amount of \$13,800. I am aware that the \$12,130.02 from the insurance company and the grant amount of \$13,800 that is being requested will not cover the full amount of the roof. I will cover the remainder balance out of pocket. I previously was working with A & H Roofing LLC. When we were going to finalize the contract, A&H Roofing LLC wanted an additional \$2,000 dollars upfront and they said "there might be other charges that come up during the install" I did not feel comfortable with that situation, due to the fact that I'm on a fixed monthly income due to my heart health issues, I hope the board understands my concern with that situation. In addition to the request of the grant amount, I would also like to request that the type of shingle be from Owens Corning Duration Designer Colors Collection in the color of Summer Harvest. The color of the shingle is appealing to the eye and still maintains the original look of the house. The shingle does meet building code specs (ASTM D228) with wind rating of 130 mph with 6 nails (ASTM D3018 Class F Wind Rating) a manufacture lifetime warranty and Colorado Roofing Inc. is providing a 5-year labor warranty. If the color isn't something that is approved, we would like to go with the Owens Corning Duration Chateau Green, it has the same specs as Option 1. (Owens Corning shingle brochures will be provided). I appreciate the board and looking forward to hearing from the board.

Sincerely

Salvador J. Flores

X Salvador Flores

08 / 15 / 2022









SMILE
YOU'RE ON
MERA

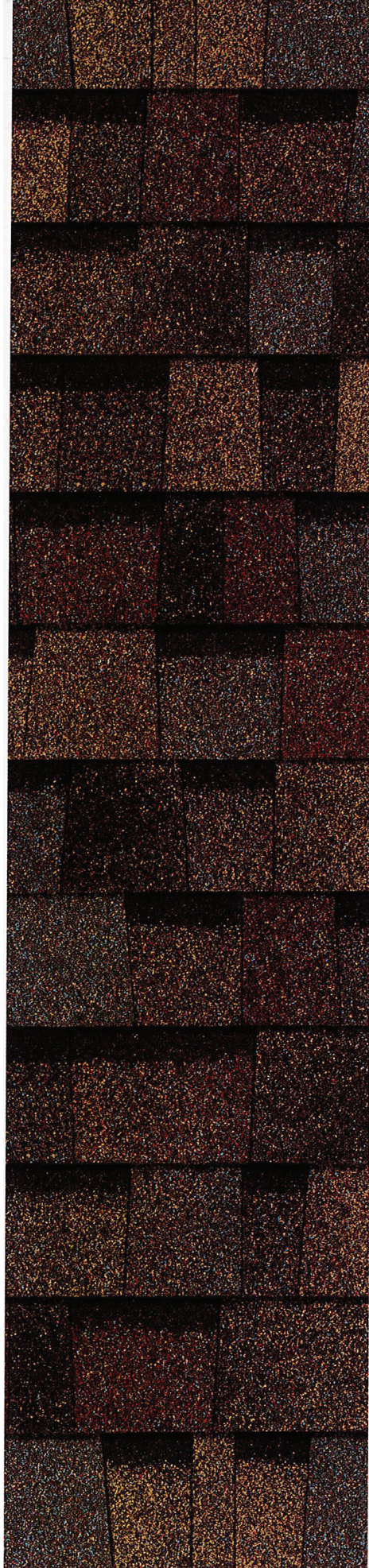












Wind Resistance Limited Warranty*

130 MPH

Algae Resistance Limited Warranty*

10 Years

Tru PROtection® Non-Prorated Limited Warranty* Period

10 Years


Algae resistance available
in areas shown in white.

TruDefinition® Duration® Shingles Product Specifications

Nominal Size	13 1/4" x 39 3/8"
Exposure	5 5/8"
Shingles per Square	64
Bundles per Square	3
Coverage per Square	98.4 sq. ft.

Applicable Standards and Codes

ASTM D228
ASTM D3018 (Type 1)
ASTM D3161 (Class F Wind Resistance)
ASTM D3462
ASTM D7158 (Class H Wind Resistance)
ASTM E108/UL 790 (Class A Fire Resistance)
Florida Product Approval
ICC-ES AC438#
Miami-Dade County Product Approval§
UL ER2453-01##
UL ER2453-02##

Owens Corning® Hip & Ridge Shingles

Owens Corning® Hip & Ridge shingles are uniquely color matched to the *TruDefinition Duration Designer Colors Collection* Shingles. The multiple color blends are only available from Owens Corning® Roofing and offer a finished look for the roof.



Blended



Traditional

* See actual warranty for complete details, limitations and requirements.

** *Tru-Bond* is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning.

† Owens Corning strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.

†† *The amount of Triple Layer Protection® may vary on shingle-to-shingle basis.*

‡ 40-Year Limited Warranty on commercial projects.

§ Applies for all areas that recognize Miami-Dade Product Control Section.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

Underwriters Laboratories Evaluation Service Evaluation Report.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners and wood decking.

1 StreakGuard™ Algae Resistance Technology is not available in the Compton and Denver service area.

SureNail® Technology U.S. Patent 6,471,812; 7,836,654; 8,156,704; 8,181,413; 8,240,102; 8,430,983; 8,607,521; 8,623,164; 8,752,351; 8,991,130; 9,121,178; and other patents pending.

SureNail® Technology is not a guarantee of performance in all weather conditions.

SureNail® Technology is available only on Owens Corning® Duration® Series Shingles.

Shingles are algae resistant to help control the growth of algae and discoloration.



← OPTION #2

Chateau Green^{†/S}



Historic Preservation Board

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

May 13, 2022

Via E- Mail

Salvador Flores
149 Denver Ave
Fort Lupton, CO 80621
e-mail: salvadorflores999@gmail.com

Re: Report of Acceptability for 149 Denver Ave; Historically known as the Seymour and Birdie Rhode House

Dear Mr. Flores,

On May 12, 2022, the Fort Lupton Historic Preservation Board reviewed your Request for Report of Acceptability for work to the exterior of your building located at 149 Denver Avenue, and historically known as the Seymour and Birdie Rhode House.

In accordance with Section 18-354 of the Fort Lupton Municipal Code (FLMC), all proposed work that requires a building permit on local historically designated properties is required to undergo a conceptual and final review by the Fort Lupton Historic Preservation Board (the "Board"). The City's Building Inspector cannot review an application for a building permit until a final review has been conducted and a report of acceptability issued by the Board. In addition, Section 18-355 requires that exterior work not requiring a building permit, including alteration of color, also receive prior written approval from the Board.

As you are aware, this building is a locally designated landmark and therefore exterior changes to the site require the prior approval of the Historic Preservation Board. Pursuant to the FLMC, this proposed work requires a building permit prior to installation, and therefore a report of acceptability as discussed above is required.

On May 12, 2022, the Board waived the conceptual review and conducted a final review of your proposal for:

- Re-roof of the home, garage and shed.

The Historic Preservation Board reviewed your proposed alterations in accordance with Municipal Code Section 18-356, which states that proposed work to a historically designated site shall be:

- (1) Of a nature that will not erode the authenticity or destroy any distractive exterior feature of the improvements;
- (2) Compatible with the distinctive characteristics of the historic site or historic district; and
- (3) Within the spirit of purposed of Article XVII of Chapter 16 of the Fort Lupton Municipal Code.

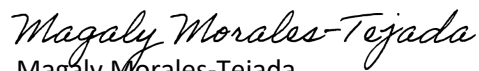
Determination: The Board found that the proposed changes meet the intent of Municipal Code Section 18-356, and the Board voted to approve the work identified on the attached Report of Acceptability Request Form and attachments, and as presented at the May 12, 2022 meeting.

Any deviation from the proposed changes identified in this letter, and the attached Request for Report of Acceptability, or as presented to the Board on May 12 2022, is not approved by the Board. Please note that future proposed work other than what has been specifically approved by this letter must be submitted as a separate application and undergo the conceptual and final review process by the Board. Any proposed changes to the request you submitted must be approved by the Historic Preservation Board prior to the start of work.

Note that this approval is separate from any requirements of the Building Department and you must contact them separately to ensure compliance, and that all permits have been obtained prior to the start of the project. If any changes are required based on the Building Inspector's review, or amendments to the approvals listed in the letter, then a separate review and approval by the Board for that work will be required. Please see the attached letter from the Building Department.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Magaly Morales-Tejada". The signature is written in a cursive, flowing style.

Magaly Morales-Tejada

Staff Liaison

Historic Preservation Board



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 ☒

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: 4/28/2022

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

Conceptual Review ☐

Final Review ☐

Conceptual Review Waived ☐

Scheduled Meeting Date: 5/12/2022