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Historic Preservation Board

Donna Walker, Chairperson

Beth Block-Vice-Chairperson
Cristian Gonzalez-Torres
Kathy Kvasnicka

Al Mowrer
Penny Rankin
Marlene Stieber

Historic Preservation Board Agenda Regular Meeting October 3, 2019 6:15 P.M.

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

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 September 5, 2019 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

- b. None.

Discussion Items

- c. Historic Residential Survey – Phase II Updates
- d. Ewing Barn Roof
- e. St. Andrews Vicarage Plaque
- f. Monthly Historic Review Quiz

Future Business

- g. Next Board Meeting on November 7, 2019

Adjourn

**RECORD OF PROCEEDINGS
FORT LUPTON HISTORIC PRESERVATION BOARD
September 5, 2019**

The Historic Preservation Board of the City of Fort Lupton met at the City Complex, 130 South McKinley Avenue on Thursday, September 5, 2019. Member Cristian Gonzalez-Torres called the meeting to order at 6:18 p.m.

ROLL CALL

Those present were Members Christian Gonzalez-Torres, Kathy Kvasnicka, Al Mowrer, and Marlene Stieber. Also present was the City Planner II Alyssa Knutson and Planning Technician Stephanie Darnell.

APPROVAL OF THE AGENDA

Member Cristian Gonzalez-Torres requested an approval of the Agenda. Member Al Mowrer made a motion to approve the Agenda and Member Kathy Kvasnicka seconded the motion.

Motion passed unanimously.

APPROVAL OF THE CONSENT AGENDA

Member Cristian Gonzalez-Torres requested an approval of the consent agenda. Member Al Mowrer made a motion to approve the Agenda, and it was seconded by Member Marlene Stieber.

Motion passed unanimously.

PUBLIC AND VISITOR INPUT

Esmeralda Villela, 149 Denver Ave, Fort Lupton, CO 80621, told the Historic Preservation Board that she wanted to give a heads up that she and her husband wanted to do some house projects and renovations to their home; specifically, the bricks, the fence, and windows.

City Planner II Alyssa Knutson informed the board that the building department is waiting for an official submittal of a building permit for the fence, so the board would not be able to make a final determination on the projects.

Member Marlene Stieber asked Ms. Knutson about adding storm windows.

Ms. Knutson stated that she had brought up that possibility about storm windows to Ms. Villela.

Member Marlene Stieber asked Ms. Villela where the entrance for the beauty shop was.

Ms. Villela stated that the entrance was on Denver Avenue and there was parking on Denver Avenue and on 2nd Avenue.

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Ms. Knutson stated Ms. Villela will be back with more information, and informed Ms. Villela to have a request for report of acceptability submitted a week prior to the next meeting on October 3, 2019 at 6:15 p.m.

ACTION ITEM

HAM2019-0004: Request for a Report of Acceptability for Patio Lights on the North Elevation of the St. Andrews Church (204 Park Avenue)

Ms. Knutson gave a brief description of the Report of Acceptability in regards to the Patio Lights.

Pamela Miller-Chavez stated that the work was completed prior to receiving board approval in order to pass the final building inspection. She stated that lights needed to be installed per code. She stated that if the board did not like the lights then she would be willing to change them to whatever style the board wanted.

Ms. Knutson stated that staff didn't have a recommendation and thought the way they were added were with minimal damage. She stated that although she is not opposed to the work, she wanted to stress the point that even if work is needed per code, it needs to be brought before the board before the work is done. She stated that this provides the opportunity for the board to review work and possibly provide recommendations for less visible locations for the changes.

Member Kathy Kvasnicka stated that she sees the purpose of the sconces on each side of the door, but not the string of lights.

Ms. Miller-Chavez stated that the lights were requested by the tenant and she stated that there was permission for the party lights since they were not a permanent addition. She stated that they were attached to a tree by a cup hook.

Member Al Mowrer stated that he did not have an issue with the lights.

Member Marlene Stieber stated that they are on the side of the church, so it does not change the look of the front of the church. She stated that she also felt that they were necessary since it's dark on the north side of the church without them.

Ms. Knutson made the point that during future reviews, the board should take into consideration that approval of a change lead to additional changes. She stated that with future changes she wanted to get the Building Inspectors on board to discuss the outcomes from changes that the board cannot foresee. She stated that the code requires the board to determine if the project has a significant impact on the historic site. If it does, then today would be conceptual review, and if it does not then the conceptual review can be waived and

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the board can move to final review. She concluded by stating she did not see a problem moving to final review with the proposed project.

Member Cristian Gonzalez-Torres requested a motion to approve the patio lights on the north side of the St. Andrews Church (204 Park Ave). Member Kathy Kvasnicka made a motion to approve the patio lights, and it was seconded by Al Mowrer.

Motion passed unanimously.

HAM2019-005: Request for a Report of Acceptability for Driveway Ribbons at the St. Andrews Church Site (204 Park Avenue)

Ms. Knutson gave a brief description of the Report of Acceptability in regards to the driveway ribbons stating that it would be on the north side of the church. She stated that staff does not recommend approval based on the Secretary of Interior Standards and it is not needed.

Ms. Miller-Chavez stated that the driveway is needed based on residential needs. She stated that other homes and apartments on the street have off-street parking available. She stated that having the ribbons would improve quality tenant retention; the applicant that is looking to be the tenant has a 2019 BMW that is concerned about street parking, vandalism, and drug activity in Fort Lupton. She stated that the ribbon would be the most consistent look for this period of building, also known as a Model-T driveway, which was common in the early 1900s to 1940s. She stated that it would consist of little strips and it would preserve the park-like look of the yard. She stated that she would reseed or re-sod the grass in-between and on the two sides depending on the October weather. She stated that if it was approved, it would be poured at the same time as the patio. She stated that it would not harm or touch the church structure and would be removable. She stated it would be roughly two feet wide and could be something that later can be removed.

Member Al Mowrer asked for clarification as to where the ribbons were being proposed.

Ms. Miller-Chavez indicated on a site plan where the ribbons were proposed. She stated that the board can come and look at the site before deciding. She stated there is a little fence structure on the north side between the fence and church and the driveway ribbons would go right up to the fence.

Ms. Miller-Chavez stated that in very early preliminary meeting with the City, she was informed that they could have a curb cut so her contractors can utilize it for materials. She stated that the driveway provides accessibility. She stated that she can do any other type of material, but felt the concrete would match the approved patio.

Ms. Knutson reiterated that if the project has a significant impact then it would need to be conceptual review today and then go through final review. She stated that the board would have to make this determination. She stated that she felt the project was a significant impact

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and recommended to the board to share their thoughts with Ms. Miller-Chavez if they decide to do conceptual review today. She restated her staff recommendation of denial and asked the board if they felt this was a significant impact that would justify conceptual review today.

Members Cristian Gonzalez-Torres and Kathy Kvasnicka stated that they did feel that the project would be a significant impact.

Member Marlene Stieber stated that if the board is supposed to save the outside of the church, then there would never have been a car parked right next to the front door. She stated that the ribbons are not affecting the building, but it's affecting the site. She concluded by stating she did not approve.

Member Al Mowrer stated that he did not have a big issue with the ribbons, but would have preferred to see the driveway in brick, however, he is still on the fence.

Ms. Knutson asked Mr. Mowrer asked if the change was significant enough to justify conceptual review.

Member Al Mowrer stated he would have to go out to the site to put eyes on it to determine how much of an impact the ribbons would make. He stated that there is plenty of street parking, the tenant just doesn't like it.

Member Kathy Kvasnicka indicated to the site plan and stated that it doesn't make a whole lot of difference where the car is parked. She stated that her big issue is that it's in the front yard of the church. She stated that it may not be so bad if they can bring it somewhere else, but not in the front door.

Member Al Mowrer stated that considering it was only going in eight (8) feet, if someone wanted to mess with the car, anyone can just as easily mess with it if it were on the street because it's not in a garage.

A brief discussion about the location of the ribbons and street versus garage parking took place.

Ms. Knutson asked Member Cristian Gonzalez-Torres if he had anything he wanted to add.

Member Cristian Gonzalez-Torres stated that when the church was built, there were not a lot of cars on the road, so the church was specifically created without. He said that he felt that adding the ribbons would be going against how it was made.

Ms. Miller-Chavez stated that her question is does what the code says about the current use as a home lend to the opportunity to have the off-street parking since other homes have it.

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Ms. Knutson stated that according to the standards “a property will be used as it was historically or be given a new use that requires minimal change to its distinctive features and special relationships”.

Ms. Knutson asked the board if they wanted to review conceptually and have Ms. Miller-Chavez come back for final review.

The board discussed that they were not in favor of the proposed driveway ribbons. A brief discussion about the board not being inclined to change their opinion of being against the driveway ribbons at a final review took place, and that they didn't see the need for final review because of this.

Ms. Knutson reiterated that Ms. Miller-Chavez has a right to come back for final review, however, Ms. Miller-Chavez will now know the board's thoughts before final review if she does.

DISCUSSION ITEMS

Ms. Knutson stated that since the other items on the Agenda are not urgent, she recommended that the board move to Future Business on the Agenda in order to get to the Open House for the Residential Survey.

There was a general consensus to move directly to Future Business.

Historic Residential Survey – Phase II Updates

There was no discussion on this item.

Ewing Barn New Roof

There was no discussion on this item.

St. Andrews Vicarage Plaque

There was no discussion on this item.

FUTURE BUSINESS

Next board meeting on Thursday October 3, 2019 at 6:15 p.m.

ADJOURNMENT

Member Marlene Stieber made a motion to adjourn the September 5, 2019 meeting at 6:46 p.m. and Member Al Mowrer seconded the motion.

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FORT LUPTON HISTORIC PRESERVATION BOARD
September 5, 2019

Submitted by:

Stephanie Darnell, Planning Technician

Approved by Historic Preservation Board

Donna Walker, Chairperson

VICARAGE PLAQUE



Estimate

EST-029789

Citizen Bronze

14261 SW 120th St
Suite #103-282
Miami Florida 33186
U.S.A

Bill To
City of Fort Lupton

Estimate Date : 08.13.19

Sales person : Miguelangelo Montemurro

#	Item & Description	Qty	Rate	Amount
1	<p>Standard Bronze Plaque - 12"W x 12"H</p> <p>+ Project Number: CB-XXXX-PXXX</p> <p>+ This bronze plaque includes raised text, line art and border and is custom made for you using the attached design proof.</p> <p>+ All of our bronze plaque products include:</p> <ul style="list-style-type: none">- 100% Solid Bronze: <p>All of our bronze plaques are made with 100% solid architectural grade bronze alloy, made in the United States.</p> <ul style="list-style-type: none">- Lifetime Warranty: <p>Our bronze plaque products carry a lifetime guarantee against any defects of workmanship or from the elements. This does not include acts of vandalism or acts of God.</p> <ul style="list-style-type: none">- Free Basic Mounting Hardware & Pattern <p>Included with your order is the selected basic mounting hardware such as blind studs and mounting pattern. Premium mounting hardware such as garden stake mounts and post mounts are available at additional cost.</p> <ul style="list-style-type: none">- Free Shipping <p>All orders include free shipping to the US & Canada via FedEx / UPS / USPS ground service. Expedited shipping options may be available at an extra cost. Please consider this if you have a rush order that needs to be delivered by a certain date.</p> <ul style="list-style-type: none">- Estimated 15 business day production after artwork approval: <p>All of our standard bronze plaques ship in an estimated 15 business days after payment and artwork approval. Other special orders such as bas relief sculptures, PhotoCast plaques, etc., may have longer lead times.</p>	1.00	470.29	470.29

Sub Total 470.29

Total \$470.29

Notes

Thank you for the opportunity to work with you on this project!

Terms & Conditions

By approving this estimate you agree to the following terms:

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1) All orders require 100% upfront payment via credit, debit, check or bank transfer. We do not accept purchase orders without full prepayment.

We do not offer credit terms or partial payments. These are 100% custom products and require full payment. For your security, we welcome credit and debit card payments which are 100% secure and guaranteed by your bank to your complete satisfaction.

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2) All sales are final. These are 100% custom products. No refunds.

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3) You are responsible for checking all details and spelling of your project design. Once approved in our online "proofing" system, the following guidelines apply:

- 3a) Any changes or corrections after approval may incur additional charges.

- 3b) If the project has not entered production, there will be a \$50 charge for each change. (Within 24 hours after payment)

- 3c) If the project has entered production, there will be a charge of 100% of the original project cost including shipping. (24 hours after payment)

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4) If the project arrives damaged, warped or any other imperfection due to the delivery company or our factory, you agree to not install the project. You agree to keep original packaging in order to send it back to our factory. We will schedule a pickup by our courier in order to expedite your repair at our foundry. You agree to inform us within 48 hours of any claims. Any claim made after 48 hours will not be honored.

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5) All of our products (except image and simulated lacquer plaques) carry a lifetime guarantee against workmanship defects and weather. This does not include Acts of God or vandalism. You are responsible for shipping costs for any repair outside of product defect or weather.

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6) You own and or have permission to use all trademarks and copyrights of any protected intellectual property to be featured in your project. You agree to authorize Citizen Bronze and any of it's affiliates to use this intellectual property in the manufacturing and display of the final product both privately and publicly.

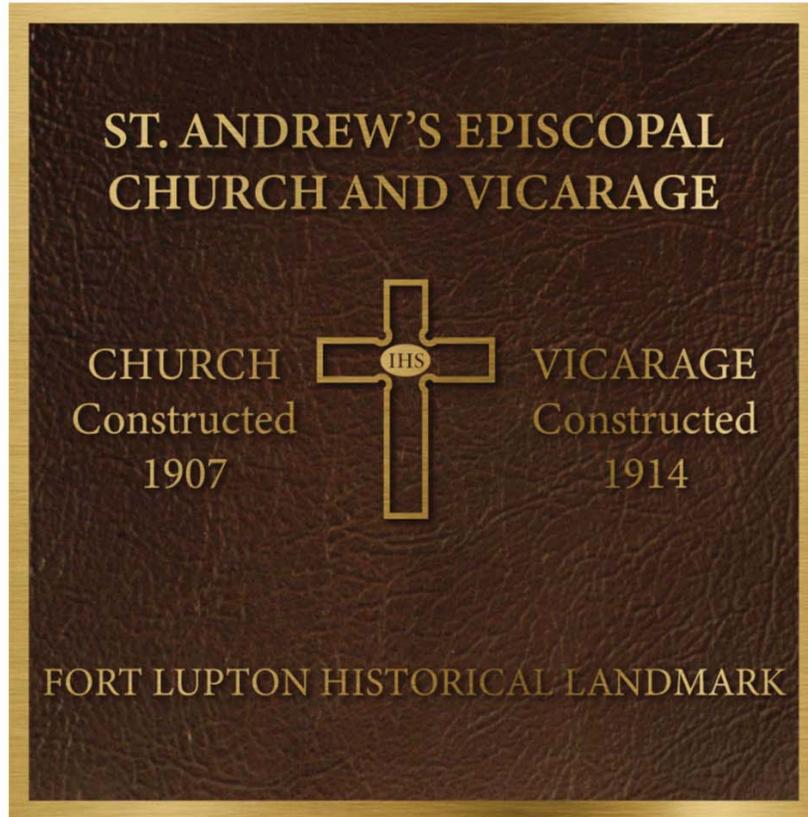
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7) All plaques featuring a photo require you to provide a high-resolution original image. If you provide a lower quality image, the final products finish, quality and image resemblance may be impacted. We cannot be held responsible for low-image quality provided to us and how that affects the final product.

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8) All of the given production times are estimated business days. This is not a guaranteed production or delivery date unless otherwise explicitly noted. In the case of a missed "guaranteed" date, we shall issue a credit or refund equal to the extra amount paid for guaranteed delivery.

CAST BRONZE PLAQUE



(See next page for details)

<p>SIZE : (left to right) 12" W (top to bottom) 12" H</p> <p>SMALLEST FONT SIZE ON THIS PROJECT: 0.30"</p> <p>MATERIAL : Bronze THICKNESS : 1/2"</p> <p>BORDER STYLE : Single Line Border (A)</p> <p>RAISED SURFACE FINISH : Horizontal Brushed Surface Finish</p> <p>BACKGROUND TEXTURE : Leatherette</p> <p>BACKGROUND FINISH : Dark Oxide 1315</p> <p>MOUNTING SURFACE : None</p> <p>MOUNTING METHOD : Blind Mount</p> <p>CLEAR COATING : Diamond Shield</p> <p>SPECIAL DECOR (emblem, logos, bas relief): None</p> <p>SPECIAL INSTRUCTIONS: None</p> <p>INSTALLATION PATTERN - Yes</p>	<h2>FABRICATION DETAILS</h2>						
	<table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"> BORDER STYLE </td> <td style="text-align: center;"> RAISED SURFACE FINISH </td> <td style="text-align: center;"> MOUNTING METHOD </td> </tr> <tr> <td style="text-align: center;"> BACKGROUND TEXTURE </td> <td style="text-align: center;"> BACKGROUND FINISH (COLOR) </td> <td style="text-align: center;"> </td> </tr> </table>	BORDER STYLE 	RAISED SURFACE FINISH 	MOUNTING METHOD 	BACKGROUND TEXTURE 	BACKGROUND FINISH (COLOR) 	
BORDER STYLE 	RAISED SURFACE FINISH 	MOUNTING METHOD 					
BACKGROUND TEXTURE 	BACKGROUND FINISH (COLOR) 						

YOU ARE RESPONSIBLE FOR VERIFYING ALL PROJECT DETAILS BEFORE APPROVAL.

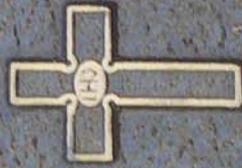
Any changes after your final approval regarding spelling or fabrication details may subject you to a charge of up to 100% the original price, with a minimum charge of \$100. NO EXCEPTIONS. These products are 100% custom made. Any changes after approval may cause a delay in your project which may lead to not meeting the original delivery date. We are not responsible for any problems this may cause and it is not grounds for a full or partial refund or credit. NO EXCEPTIONS. Colors on the screen may look different than the actual final product. This is due to differences in color from screen. Every effort is made to match the final products color to the one you see here. However, please keep in mind this is not guaranteed.

ST. ANDREW'S EPISCOPAL
CHURCH AND VICARAGE

CHURCH

Constructed

1907



VICARAGE

Constructed

1914

FORT LUPTON HISTORICAL LANDMARK