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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 May 2, 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 April 9, 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. CLG Grant Update
- d. Heritage Fair Discussion
- e. Monthly Historic Review Quiz

Future Business

- f. Next Board Meeting June 6, 2019

Adjourn

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FORT LUPTON HISTORIC PRESERVATION BOARD
April 9, 2019

The Historic Preservation Board of the City of Fort Lupton met at the City Complex, 130 South McKinley Avenue on Tuesday, April 9, 2019. Member Al Mowrer called the meeting to order at 6:27 p.m.

ROLL CALL

Those present were Members Al Mowrer, Cristian Gonzalez-Torres, Kathy Kvasnicka, and Penny Rankin. Also present was the City Planner Alyssa Knutson and Planning Technician Shannon DeVries.

APPROVAL OF THE AGENDA

Planner Alyssa Knutson stated that she had updated the agenda under action items on item “B” to state “HAM2019-002” rather than “HAM2019-XXX”.

Member Al Mowrer requested an approval of the agenda as amended. Member Kathy Kvasnicka made a motion to approve the Agenda, and Member Penny Rankin seconded the motion.

Motion passed unanimously.

APPROVAL OF THE CONSENT AGENDA

Member Al Mowrer requested an approval of the consent agenda. Member Kathy Kvasnicka made a motion to approve the Agenda, and Member Penny Rankin seconded the motion.

Motion passed unanimously.

PUBLIC AND VISITOR INPUT

There was no public present to address the Board.

ACTION ITEM

HAM 2019-002 Request for Report of Acceptability for a Storage Shed at the St. Andrews Church (204 Park Avenue) and Vicarage (617 Second Street)

Ms. Knutson gave a brief description about the shed proposed by the property owner, Pamela Miller-Chavez. She stated that the location of the shed would be generally located northeast of the church. She stated that the Board should decide if the shed requires conceptual and final review, or can go directly to final review. Ms. Knutson read the definition of conceptual review. She stated that it is her recommendation to wait to make that determination until the Board hears the presentation on the proposed project. She then went on to review Subsection IV of the Historic

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Action Memorandum that lists alternatives/options of the Board, and recommendations from the Standards for Rehabilitation. She also went over staff recommendations.

Member Al Mowrer made a comment that it would be nice if the shed would match the church.

Pamela Miller-Chavez arrived at 6:34 p.m.

Member Cristian Gonzalez-Torres made a comment that he felt the shed would enhance the use of the Church.

Member Kathy Kvasnicka made the comment that she thought it would be good to match the architectural design of the Church. She stated that the Church is so plain, that any alterations change the look. She also made the comment that she felt the shed was not a bad idea, but it does need to be plain like the Church.

Member Al Mowrer made the comment that if the issue is people being able to see the shed, perhaps a row of trees could be planted so it would be less visible.

Ms. Miller-Chavez stated that she also hoped to get a set of brick pavers for a patio outside the patio doors but in front of the shed, which would be a separate review for the Board at a different meeting. She said she would be applying for a curb cut later on.

Ms. Knutson asked if there was anything Ms. Miller-Chavez would like to add to the discussion.

Ms. Miller-Chavez stated that she was interested in adding lighting to the shed or outside of the patio doors, and if that would require another meeting since it would be nice to have lighting outside the doors.

Ms. Knutson stated that if there is an exterior change and requires building permits, especially for the original church, then additional meetings would occur.

Ms. Miller-Chavez offered to have the lighting just on the shed to alleviate the process.

Member Penny Rankin asked what color Ms. Miller-Chavez was planning on painting the shed.

Ms. Miller-Chavez stated that she was open to whatever the Board would like, but she felt it would be best to match the green color of the door, or the color of the Church. She offered to have the shed stuccoed to match the Church.

Member Al Mowrer and Kathy Kvasnicka agreed that matching would be the best way to go to blend in and be less intrusive.

Ms. Miller-Chavez stated that if she went that route, she might do the parsonage shed the same since it is a blue color.

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Ms. Knutson asked if there were any other questions the Board had.

No other questions were asked by the Board.

Ms. Knutson stated that the Board would need to make the decision on whether the proposal requires conceptual and final review decision or can go directly to final review.

Member Penny Rankin stated that she felt just a final review decision was necessary.

Ms. Knutson stated that since there are no other questions, that it would be appropriate to ask for a motion on the decision.

Member Al Mowrer asked for a motion to approve the shed. Member Kathy Kvasnicka made a motion for approval, and it was seconded by Member Penny Rankin.

Discussion about how to word the approval of the shed and if landscaping should be included was discussed.

Ms. Knutson stated that if the Board wanted to consider the alternative options, then conceptual and final review would be the best option; especially if there are concerns. She stated that without the information for landscaping and how the shed would fit on the site, it would be difficult for the Board to make the decision.

Member Al Mowrer asked if the Board could approve painting the shed at this point.

Member Cristian Gonzalez-Torres stated that if they approved the painting, then it would be approving the whole shed, which would be difficult for the Board to make decisions if Ms. Miller-Chavez wanted to add more landscaping.

Ms. Knutson stated that she could not think of a way for the Board to have jurisdiction to go back and require landscaping if they approved the shed now without requiring landscaping.

Ms. Miller-Chavez asked if there was a way to request "if it seems conspicuous or detracts, then it may be requested to have landscaping or fencing."

Member Cristian Gonzalez-Torres made the comment that he was interested in seeing a proposal for landscape if Ms. Miller-Chavez was planning to do landscaping.

Ms. Miller-Chavez stated that what she envisioned was the Church and parsonage having their own private spaces. She mentioned having party lights, a driveway, planter boxes, and historic pavers to utilize the space between the property line and side patio doors.

Ms. Knutson reiterated that if the Board has concerns with the shed, she recommended approving the proposal conceptually and coming back at a later time to do a final approval.

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Member Al Mowrer asked for a motion to second the shed. Member Kathy Kvasnicka seconded the motion.

Motion passed unanimously.

Ms. Knutson confirmed that the shed would be painted to match the Church.

The Board confirmed and discussed with Ms. Miller-Chavez that the shed would be the light pink with white trim to match the church.

DISCUSSION ITEMS

CLG Grant Update

Ms. Knutson stated that she had not yet released the request for proposals (RFP) for the historic residential survey, but she hopes to get it out soon.

Discussion about the previous consultant and process took place.

Heritage Fair Discussion

Ms. Knutson reiterated that the decision made at the last meeting was that Member Penny Rankin would be disseminating information, and that the Board would not necessarily be working the Fair.

Discussion about set up and passing out cards and fliers took place.

Review of Municipal Code on Historic Preservation & Secretary of Interior's Standards

Ms. Knutson stated that this was covered under Ms. Miller-Chavez's proposal, and reiterated that this will be covered at future meetings.

FUTURE BUSINESS

Next Board meeting May 2, 2019

ADJOURNMENT

Member Penny Rankin made a motion to adjourn the April 9, 2019 meeting at 7:03 p.m. and Member Cristian Gonzalez-Torres seconded the motion.

Submitted by:

Stephanie Darnell, Planning Technician

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Approved by Historic Preservation Board

Donna Walker, Chairperson