

Additional Documents Provided per City Attorney's Office

Historic Preservation
Commission Meeting
May 18, 2022

- Staff Report
- Conceptual Sketches
- Minutes
- Verbatim

STAFF REPORT

Historic Preservation Commission

May 18, 2022

PROJECT NAME

1306 W. MOUNTAIN AVE, CONCEPT DESIGN REVIEW, REHABILITATION & ADDITION

STAFF

Jim Bertolini, Historic Preservation Planner

PROJECT INFORMATION

PROJECT DESCRIPTION: This item is a conceptual design review of the applicants' project, to assess how well it meets the *Secretary of the Interior's Standards for Rehabilitation*, and to provide feedback to the owner/applicant so they can apply for a Certificate of Appropriateness at a future date. The applicant is proposing an addition onto the rear elevation of the main building, with other modifications to the building to allow for adaptive reuse. A previous version of the application of the project included demolition of a non-historic accessory structure, and construction of a new garage building – that work is still proposed but based on approval from the HPC on February 17, 2022, is not included in this conceptual review.

APPLICANT/OWNER: Brian and Barbara Berkhausen (property owners)
Jeff Schneider, Armstead Construction (contractor)

RECOMMENDATION: This is a conceptual design review in which the applicant is seeking feedback from the Historic Preservation Commission (HPC). No decision is being requested, but feedback should direct the applicant regarding the *Standards for Rehabilitation* sufficiently so that the applicant can address any non-compliant work prior to requesting approval from the HPC via a Certificate of Appropriateness for the exterior project components. Approval is based on the City's requirements and standards for designated City Landmarks. Staff finds the current proposal generally meets the Standards. Staff would direct the HPC to the treatment of the northwest corner of the historic building and modification of the windows in that area.

COMMISSION'S ROLE:

Design review is governed by Municipal Code Chapter 14, Article IV, and is the process by which the Historic Preservation Commission (HPC) reviews proposed exterior alterations to a designated historic property for compliance with the *U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties* (the Standards). The HPC should discuss and consider the presented materials and staff analysis. For City Landmarks and properties in City Landmark Districts, the Commission is a decision-maker and can choose to issue, or not issue, a Certificate of Appropriateness (CoA). Issuing a CoA allows the proposed work to proceed and the City to issue other necessary permits to complete the project.

In this case, the applicant is requesting a conceptual design review of proposed plans to under Municipal Code 14-54(a) at this meeting. A decision is not requested, but feedback is needed on any corrections or modifications to the concept prior to submitting for final approval.

EXECUTIVE SUMMARY:

The William and Violet Jackson Property was designated as a City Landmark on December 2, 2014. That designation included the full property, and specified that the main 1922 residence and 1942 garage constructed by the Jacksons are historic features, while the 1968 two-car garage is not. The property was

designated under Standard 3 for Design/Construction, specifically as an “excellent example of the west-coast Craftsman architectural style, popular in the early twentieth century.”

The proposed project includes construction of an addition totaling 339 ft² (264 new ft², when the existing 75 ft² mudroom is subtracted). Although not covered in this conceptual review, the project also includes demolition of the non-historic 1968 garage and construction of a new, 630 ft² garage at the rear of the lot. The accessory structure treatment is not part of the conceptual review as that work was approved by the HPC at its February 17, 2022 meeting.

ARCHITECTURAL DESCRIPTION:

Character-defining features for this property discussed in the nomination form include:

- A low pitched, open, front-gabled roof including exposed rafter tails.
- Simple, rectangular massing under a single, front-gabled roof form, indicative of Craftsman Cottages of this style.
- Outer brick walls set in Flemish bond with shiners and rowlocks facing outward and two distinct bands of darker brick near the foundation.
- Craftsman-style front porch including two, open, low-pitched gables finished with shingles and supported by brick pillars
- Wood, one-over-one sash windows of varying sizes with matching wood storm windows.
- Two distinctive brick chimneys
- A c.1942 single-car garage at the northwest corner of the lot.

[nomination form is Attachment 2 to this packet]

ALTERATION HISTORY:

Known alterations of the property to date include:

- 1922 – construction of the original house
- 1942 – construction of the single-car garage
- 1947 – reshingling of the house
- 1968 – addition of two-car garage at northeast corner of the lot
- 2000s – minor restoration of exterior, including removal of aluminum storm windows with current wood
- 2007 – reroof of buildings on the property

HISTORY OF DESIGN REVIEW:

Since designation in 2014, this property does not appear to have undergone significant Design Review until the current project. Below is an administrative history of this application:

- January 12, 2021 – demolition permits for both accessory structures (one historic, one not) received.
- January 19, 2021 – building permit requested for main house with addition
- February 4, 2021 – video conference with owner and contractor to discuss City Landmark requirements and where project did not meet Standards.
- February 25, 2021 – video conference with owner and contractor about review process
- March 17, 2021 – project scheduled for conceptual review but rescheduled due to late hour at request of owner
- May 11, 2021 – follow-up meeting with applicant’s contractor to further explain how project did not meet Standards.
- June 28, 2021 – follow-up meeting with applicant and contractor to explain how project did not meet Standards.
- October 27, 2021 – follow-up meeting with applicant and contractor to remind on project review process and Standards.
- November 19, 2021 – Conceptual Review (Round 1) with Historic Preservation Commission (HPC)

- January 22, 2022 – Conceptual Review (Round 2) with HPC
- February 17, 2022 – Final Design Review; addition on main house denied; modifications to basement windows on main house, demolition of 1968 garage and new 630 square foot new garage approved.

HISTORY OF FUNDED WORK/USE OF INCENTIVES:

N/A - Unknown

DESCRIPTION OF PROPOSED WORK: The applicant is seeking a final design review decision for the following items:

1. Construction of an addition totaling 339 ft² (264 new ft²) onto the existing 1,097 ft² home (*Note: 1,097 includes the approximately 75 ft² rear mud porch slated for demolition*).
2. Modification of windows on west wall of northwest bedroom on historic house.

Note: The following work has already been approved by the HPC but remains part of the project scope:

1. Replacement of all historic basement windows with egress-compliant window units.
2. Demolition of non-historic garage, and construction of a new 630-ft² garage at the rear of the lot.

REQUESTS FOR ADDITIONAL INFORMATION:

Staff has been in consultation with the applicant since January, 2021 with a previous iteration of the project. Consultation has included six meetings with the applicant to explain the design review process, the *Secretary of the Interior's Standards for Rehabilitation*, and the requirements for design review for projects on City Landmarks. Five of those meetings were related to previous designs of the project shown in the attachments that did not meet the Standards. The most recent meeting between staff and the applicant was on April 27, 2022 to go over the current design. Staff indicated the design should meet the Standards, with the main concern to address in conceptual review being the treatment of the northwest bedroom windows.

To provide some context on project improvements, the February 2022 iteration of the project drawings is included as an attachment. Previous iterations of the project that have since been discarded are on file and available if they are of interest to the HPC.

At a previous meeting, the HPC submitted requests for additional information regarding how projects such as this (additions on residential City Landmarks) had been reviewed in the past, with specific interest in feedback from the State of Colorado (via the State Historic Preservation Office). That information remains a part of the record for the February 17 HPC meeting but has not been included here. However, it can be re-added to the packet for this conceptual review, or a final design review, if that is of interest to the HPC.

PUBLIC COMMENTS SUMMARY

No public comments have been received so far on this iteration of the project. Previous public comments that pertain to the iteration of the project denied by the Commission on February 17, 2022 are available but have not been included in this packet. Staff will report information about public comments received and update this staff report as necessary.

STAFF EVALUATION OF APPLICABLE REVIEW CRITERIA:

As provided for in City Code Section 14-53, qualified historic preservation staff meeting the professional standards contained in Title 36, Part 61 of the Code of Federal Regulations has reviewed the project for compliance with the *Secretary of the Interior's Standards for Rehabilitation*. Staff finds that the most relevant review criteria under the *Standards for Rehabilitation* are Standards 2, 5, 9, and 10.

The City of Fort Collins adopted the federal *U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties* both as a requirement to maintain a federal certification for the City's historic preservation program, and as a way to establish a consistent and predictable methodology for how exterior projects can be approved on City Landmarks. With adaptive reuse being the most common treatment of historic buildings in

Fort Collins, almost all projects, including this one, are reviewed under the *Standards for Rehabilitation*. Those Standards, and their accompanying, recently updated guidelines (2017) from the National Park Service, provide a framework for decision-making that recommends certain types of actions, and recommends against certain types of actions, based on the historic significance of a property, and the needs arising from the modern use of that property. The Standards are intentionally not prescriptive in approach due to the diversity of historical significance, diversity of historic features, and broad range of potential project types that may come forward for review. The Standards instead create consistency and predictability through a standardized decision-making process that preserves the essential historic characteristics and features of a property while accommodating changes both minor and major on an historic property.

Applicable Code Standard	Secretary of the Interior's Standards for Rehabilitation: Summary of Code Requirement and Analysis	Standard Met (Y/N)
SOI #1	<p><i>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;</i></p> <p>The property will remain in residential use.</p>	Y
SOI #2	<p><i>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 a property will be avoided.</i></p> <p>Designated as a significant example of a Craftsman Cottage, the building is characterized by its small size and compact massing compared to larger Victorian and modern homes. Its simple rectangular form under the front-gabled roof, and other Craftsman-style features including exposed rafter tails, the styled brick exterior, wood sash windows, and prominent brick chimneys together characterize the property.</p> <p>Overall, the addition appears to meet this Standard. The overall compact massing of the property remains intact, and the addition retains the overall massing, scale, and spatial relationships of the primary residence. The main question of concern staff would highlight is the treatment of the windows at the northwest bedroom's west wall, which will result in the removal of a visible historic window, and the creation of two new window openings. To meet current egress requirements, the two new windows will likely be casements with a faux meeting rail to replicate the historic design. Questions for the HPC to consider include:</p> <ul style="list-style-type: none"> - Does the modification of the window pattern on this secondary elevation significantly disrupt the historic window pattern of the historic building? - If this is an acceptable treatment, are there any conditions that should be placed on the design of the new windows in order to meet this Standard and Standard 9? 	TBD
SOI #3	<p><i>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.</i></p>	N/A

SOI #4	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p>The primary historic feature proposed for removal is the rear porch. While this feature appears to date from the property's historic period and represents a common adaptation to historic residences in Fort Collins, staff does not believe the porch is a character-defining feature based on the significance of the property for Design/Construction as a significant example of a Craftsman Cottage. While staff generally encourages retention of rear porches whenever possible, in this case retaining it is not required in order to meet this Standard.</p>	Y
SOI #5	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p>The project as proposed in the current (May 2022) version, meets this Standard. The plan has been modified from previous iterations to avoid demolition of the primary exterior wall of the house at its northeast corner.</p> <p>Staff encourages the HPC to consider whether the window treatment for the northwest bedroom, involving the removal of one window opening, and addition of two new window openings, meets this Standard.</p>	TBD
SOI #6	<p><i>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.</i></p> <p>Staff has discussed with the applicant the requirements for rehabilitation of the existing windows. That is likely, and may include addition of piggy-back or other integrated storm windows that do not require seasonal removal/reinstallation.</p>	Y
SOI #7	<p><i>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.</i></p>	N/A
SOI #8	<p><i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i></p> <p>The proposal includes excavation for the foundation and finished basement under the addition. Based on the construction date of the property, the disturbed nature of the soil, and distance away from natural waterways (beyond 200 ft), it is unlikely that excavation would uncover significant archaeological materials from the pre-contact or Euro-American settlement periods.</p>	Y

<p>SOI #9</p>	<p><i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i></p> <p>Generally, this Standard calls for additions to meet three main requirements: to be <i>compatible</i>, <i>distinguishable</i>, and <i>subordinate</i>. The project appears to meet these requirements.</p> <p>The addition is comparatively small in footprint, adding approximately 264 ft² of new space to the building, making it compatible in size and scale. The massing of the addition will be retained behind the historic building, being flush on the east elevation, and setback slightly on the west elevation. The addition also incorporates the roof forms of the historic building into it, including the hipped roof of the mudroom addition that will be demolished over the new bathroom, and a gabled-end over the new kitchen. Exposed rafter tails, one-over-one windows, and a thin brick foundation for the addition also allude to the features of the historic building.</p> <p>The primary question for the HPC to consider related to this factor is whether the window treatment at the northwest bedroom's west wall is "destroying historic materials that characterize the property" or if this is an acceptable modification to a secondary elevation. <i>Interpreting the Standards Bulletin 14, New Openings in Secondary Elevations or Introducing New Windows in Blank Walls</i> may be helpful in making this determination.</p> <p>The addition will be distinguishable, primarily by being clad in lapboard above the foundation, a common treatment for additions during the historic period as well, and having the foundation clad in, or constituted by, thin brick (less common for additions like this but compatible with the brick cladding of the main building).</p> <p>The addition will be subordinate to the main property. It is flush with the east elevation side wall on the main house, and set in from the west elevation side wall. The roof of the addition will be below that of the historic. The addition is also only adding 264 new ft² to the property (total square footage is 339 ft², minus the 75 ft² mud porch proposed for demolition). This is within the realm of normal additions added onto historic properties under this Standard.</p>	<p>TBD</p>
---------------	---	------------

SOI #10	<p><i>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.</i></p> <p>In these revised plans, this Standard appears to be generally met. The mud room addition is not considered a character-defining feature, and the main brick wall that was formerly along this wall section has already been removed. The modification of the north-facing window at the northwest corner of the house into a passageway into the new bathroom is a common modification to provide passage in between existing and new additions and meets this Standard.</p> <p>The main question to consider under this Standard is whether the modification of the windows on the west elevation of the northwest bedroom meets this Standard, or constitutes a disruption of “the essential form and integrity of the historic property” that would impair the overall historic character of the property. <i>Interpreting the Standards Bulletin 14, New Openings in Secondary Elevations or Introducing New Windows in Blank Walls may be helpful in making this determination.</i></p>	TBD
---------	---	-----

INDEPENDENT EVALUATION SUMMARY

N/A

FINDINGS OF FACT:

In evaluating the request for the alterations, addition, and new construction at 1306 W. Mountain Avenue, staff makes the following findings of fact:

- **The property at 1306 W. Mountain Avenue was designated as a City Landmark by City Council ordinance on December 2, 2014 based on its architectural significance under Standard 3 (Design/Construction).**

RECOMMENDATION:

N/A – Staff typically does not make recommendations for conceptual reviews. The project appears to generally meet the *Standards for Rehabilitation* but the treatment of the northwest bedroom’s west windows should be discussed under Standards 2, 5, and 9.

SAMPLE MOTIONS

This is being presented to the Commission as a Conceptual Design Review, so no decision is required. The Commission may adopt a motion to approve, approve with conditions, or deny.

SAMPLE MOTION TO PROCEED TO FINAL REVIEW: I move that the Historic Preservation Commission move to Final Review of the proposed work at the Jackson Property at 1306 W. Mountain Avenue.

SAMPLE MOTION FOR APPROVAL: I move that the Historic Preservation Commission approve the plans and specifications for the alterations and addition to, the Jackson Property at 1306 W. Mountain Avenue as presented, finding that the proposed work meets the *Secretary of the Interior’s Standards for Rehabilitation*.

This decision is based upon the agenda materials, the information and materials presented at this hearing and from the preceding conceptual review and work session, and the Commission discussion on this item.

SAMPLE MOTION FOR APPROVAL OF SPECIFIC ITEMS AND DENIAL OF OTHERS: I move that the Historic Preservation Commission approve the plans and specifications for proposed items [list items for

approval with brief description of proposed work] at the Jackson Property at 1306 W. Mountain Avenue as presented, finding that these items meet the *Secretary of the Interior's Standards for Rehabilitation*, and that the Commission deny approval for items [list items for approval with brief description of proposed work] because they do not meet the following *Secretary of the Interior's Standards for Rehabilitation*:

[Describe the standards(s) not met and why.]

The Commission further finds that other than the stated standard(s) not met, the denied alteration(s) meet all other applicable *Secretary of the Interior's Standards for Rehabilitation*.

This decision is based upon the agenda materials, the information and materials presented at this hearing and from the preceding conceptual review and work session, and the Commission discussion on this item.

SAMPLE MOTION FOR APPROVAL WITH CONDITIONS: I move that the Historic Preservation Commission approve the plans and specifications for the alterations and addition to the Jackson Property at 1306 W. Mountain Avenue as presented, finding that the proposed work meets the *Secretary of the Interior's Standards for Rehabilitation*, provided the following conditions are met:

[list condition(s) in detail and how satisfaction of each condition contributes towards meeting particular *Secretary of the Interior's Standards for Rehabilitation*]

This decision is based upon the agenda materials, the information and materials presented at this hearing and from the preceding conceptual review and work session, and the Commission discussion on this item.

SAMPLE MOTION FOR DENIAL: I move that the Historic Preservation Commission deny the request for approval for the plans and specifications for the alterations and addition to the Jackson Property at 1306 W. Mountain Avenue as presented, finding that the proposed work does not meet the following *Secretary of the Interior's Standards for Rehabilitation*:

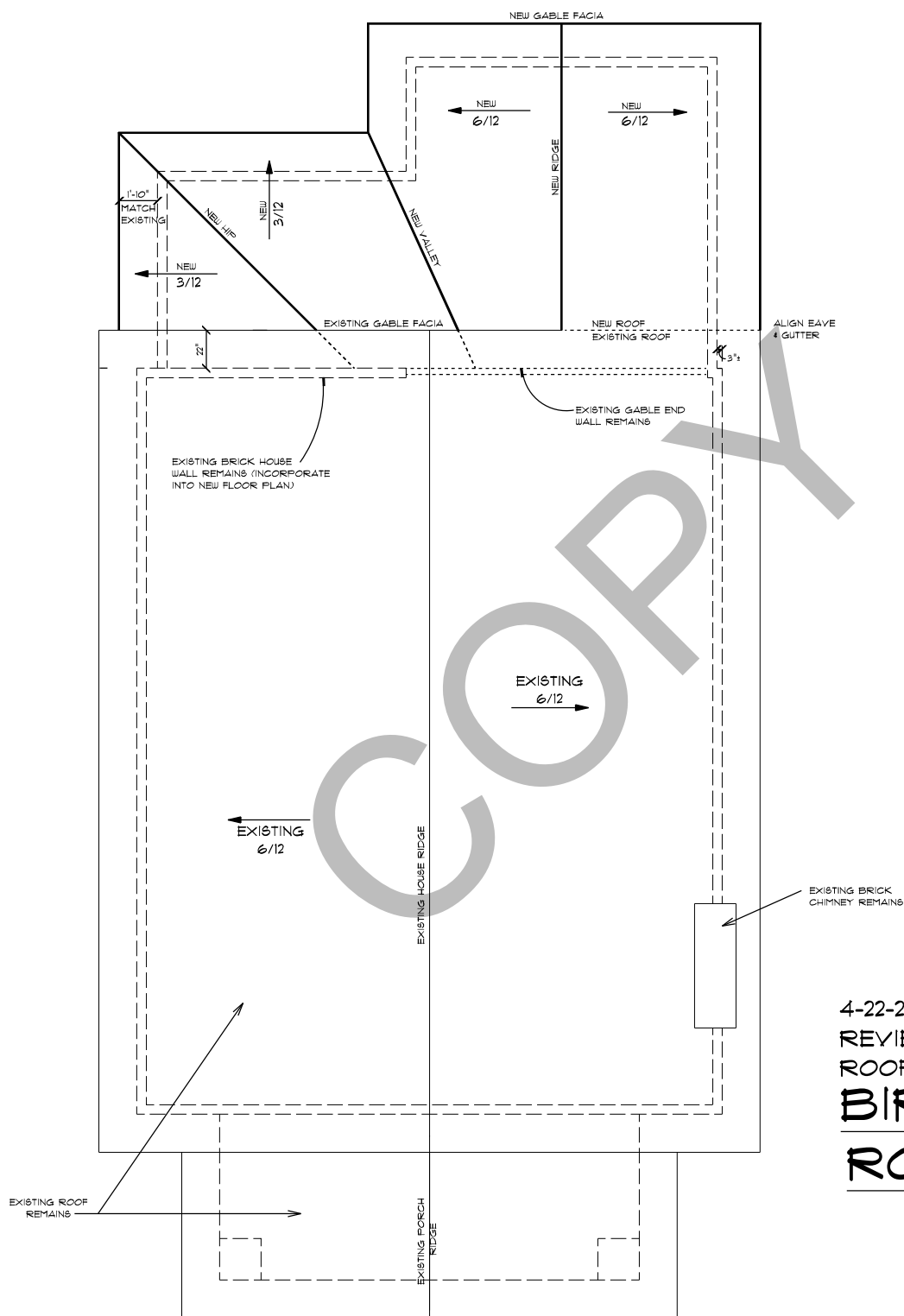
[Describe the standards(s) not met and why for the basement windows, garage, and rear addition.]

The Commission further finds that other than the stated standards not met, the denied alterations meet all other applicable *Secretary of the Interior's Standards for Rehabilitation*.

This decision is based upon the agenda materials, the information and materials presented at this hearing and from the preceding conceptual review and work session, and the Commission discussion on this item.

ATTACHMENTS:

1. Landmark Nomination form
2. Current conceptual plan set for project
3. Overall project set of photos from applicant
4. National Park Service *Interpreting the Standards Bulletin 37: Rear Additions to Historic Houses* (also available online, [HERE](#))
5. *Interpreting the Standards Bulletin 14, New Openings in Secondary Elevations or Introducing New Windows in Blank Walls* (also available online, [HERE](#)).
6. February 2022 Drawing set (Denied by HPC on February 17, 2022 - for reference only)
7. Copy of the U.S. *Secretary of the Interior's Standards for Rehabilitation*, the adopted standards under which this project is being reviewed under Municipal Code Chapter 14, Article IV.
8. Applicant responses to HPC Work Session requests (drawings & photos)
9. Staff Presentation



4-22-22

REVIEW POTENTIAL
ROOF PLAN

BIRD'S EYE

ROOF PLAN

SCALE: 1/8" = 1'-0"



NOTE ON HOW TO COUNT SQ. FOOTAGE:

KITCH. ADDITION IS $10/0 \times 15/0 = 150$ sf
ADDED TO THE ORIGINAL HOUSE SIZE -
THE EXISTING "ENCLOSED PORCH" THAT
IS PART OF KITCHEN WILL COUNT AS PART
OF THE "EXISTING" HOUSE S.F. -
DISCUSS W/JEFF.



Kurt Knierim, Chair
Jim Rose, Vice Chair
Margo Carlock
Meg Dunn
Walter Dunn
Eric Guenther
Anne Nelsen
Vacant Seat
Vacant Seat

City Council Chambers
City Hall West
300 Laporte Avenue
Fort Collins, Colorado
And Remotely via Zoom

Regular Meeting May 18, 2022 Minutes

- **CALL TO ORDER**

Chair Knierim called the meeting to order at 5:31 p.m.

- **ROLL CALL**

PRESENT: Margo Carlock, Meg Dunn, Eric Guenther, Kurt Knierim, Anne Nelsen, Jim Rose

ABSENT: Walter Dunn

STAFF: Maren Bzdek, Jim Bertolini, Claire Havelda, Melissa Matsunaka, Aubrie Brennan, Brad Yatabe

- **AGENDA REVIEW**

Ms. Bzdek requested the Commission change the order of items two and three.

- **CONSENT AGENDA REVIEW**

No items were pulled from consent.

- **STAFF REPORTS ON ITEMS NOT ON THE AGENDA**

Ms. Bzdek stated Council will issue a proclamation for "A Day of Racial Healing" in honor of Hattie McDaniel on June 7th and it will be accepted by a relative of Hattie McDaniel. Additionally, she provided an update on the Civil Rights Historic Context Project. She also stated staff has issued a second round deadline of July 1st for applications for zero interest rehab loans.

- **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

None.

- **CONSENT AGENDA**

[Timestamp: 5:38 p.m.]

1. CONSIDERATION AND APPROVAL OF THE MINUTES OF APRIL 20, 2022

The purpose of this item is to approve the minutes from the April 20, 2022 regular meeting of the Historic Preservation Commission.

Member M Dunn moved that the Historic Preservation Commission approve the Consent Agenda of the April 20, 2022 regular meeting as presented.

Member Rose seconded. The motion passed 6-0.

[Timestamp: 5:39 p.m.]

- **DISCUSSION AGENDA**

2. CONGRESO DEBRIEF (LATINOS IN HERITAGE CONSERVATION, NATIONAL MEETING, DENVER 2022)

DESCRIPTION: This will be a short debrief about the 2022 Congreso, the national meeting of the Latinos in Heritage Conservation non-profit that held its 2022 annual meeting in Denver on April 28-30. City staff attended along with Jerry Gavaldon of the Museo de las Tres Colonias. After the debrief, there will be an open discussion among Historic Preservation Commission members and any attending community partners or members of the public about how the content and lessons of Congreso can be leveraged by the Historic Preservation program to better serve Fort Collins' Hispanic residents and ensure their heritage and historic places are recognized, preserved, and shared with the broader community.

STAFF: Maren Bzdek, Historic Preservation Manager
Jim Bertolini, Senior Historic Preservation Planner

Staff Report

Ms. Bzdek reported on the history of the 2-day Congreso conference held in Denver and discussed some of the topics covered during the meeting, noting the meeting always has an integrated focus on historical, cultural, and natural resources.

Mr. Bertolini provided additional information on the topics discussed at the meeting, including the Denver Latinx community, the documentation of Hispanic heritage, and field visits. He discussed key takeaways from the meeting, including the area of ownership versus rental, particularly when addressing the equity challenges of preserving Hispanic history and associated places.

Ms. Bzdek commented on the case studies discussed at the conference, including a digital pilot project in Texas.

Mr. Bertolini commented on the importance of both historic and contemporary murals in cultural connections.

Museo de las Tres Colonias Board Chair Jerry Gavaldon reported on his experiences at the Congreso conference. He discussed gentrification in Fort Collins.

Member M. Dunn asked if there are any historic murals in Fort Collins. Mr. Gavaldon replied the Coca-Cola sign in Old Town has been around for decades and suggested an inventory of murals could be a good project.

Public Input

None.

Commission Questions and Discussion

Chair Knierim asked if Commissioners could attend this conference in the future. Ms. Bzdek replied in the affirmative and noted the conference is bi-annual and occurs throughout the country. She also noted Councilmember Gutowsky has been to the conference in the past and she will be sent a recording of this discussion.

Member M. Dunn requested additional information on a historic district in Denver that was discussed at the conference. Ms. Bzdek provided details regarding the public outreach and the district, which was recognized under criteria related to cultural significance.

Chair Knierim asked how the Commission can help elevate this type of work within Fort Collins. Ms. Bzdek replied there are budget offers in that would support two additional staff positions, and if they move forward, Commissioners could comment before Council.

[Timestamp: 6:09 p.m.]

3. STAFF DESIGN REVIEW DECISIONS ON DESIGNATED PROPERTIES – switched with Item 3

Staff is tasked with reviewing projects and, in cases where the project can be approved without submitting to the Historic Preservation Commission, with issuing a Certificate of Appropriateness or a SHPO report under Chapter 14, Article IV of the City's Municipal Code. This item is a report of all such review decisions since the last regular meeting of the Commission.

Mr. Bertolini provided information on the historic surveys that were completed over the past month and discussed Ms. Bzdek's participation in the "Living Her Legacy" portrait unveiling.

4. 1306 W. MOUNTAIN AVE, CONCEPT DESIGN REVIEW, REHABILITATION & ADDITION

DESCRIPTION: This item is a conceptual design review of the applicants' project, to assess how well it meets the *Secretary of the Interior's Standards for Rehabilitation*, and to provide feedback to the owner/applicant so they can apply for a Certificate of Appropriateness at a future date. The applicant is proposing an addition onto the rear elevation of the main building, with other modifications to the building to allow for adaptive reuse. A previous version of the application of the project included demolition of a non-historic accessory structure, and construction of a new garage building – that work is still proposed but based on approval from the HPC on February 17, 2022, is not included in this conceptual review.

APPLICANT: Brian and Barbara Berkhausen (property owners)
Jeff Schneider, Armstead Construction (contractor)

(**Secretary's Note: Claire Havelda recused herself from this item and Brad Yatabe took her place as the representative from the City Attorney's Office. Additionally, Member Guenther withdrew from the discussion of this item due to a conflict of interest.)

Staff Report

Mr. Bertolini presented the staff report noting this is a Conceptual Review of a new proposed addition design. He discussed the Commission's previous approval of items related to demolition of the non-historic garage and constructing a new garage off the alley. He discussed the role of the Commission and noted it does have the option to move to a Final Design Review as the property has been posted.

Mr. Bertolini discussed the history of the designation of the property and reviewed the timeline for the proposed project. He provided additional details regarding the new proposed addition design and stated staff's analysis of the concept sketches is that the applicable rehabilitation standards are generally met. He provided information related to specific items on which staff is recommending the Commission focus its discussion. He stated the primary question from staff for the Commission is regarding the appropriateness of the window modification at the northwest corner of the addition.

Applicant Presentation

Brian Berkhausen, property owner, stated he believes this new plan will meet the applicable goals, standards and guidelines while still providing he and his wife the necessary space they will need to age in place at the home. He discussed the reversal of the staircase and provided additional detail regarding the new proposed plan.

Jeff Schneider, representative of the property owners, provided answers to Commission questions from the work session, including the reason the roof pitch was not changed, noting the proposed window pattern is likely not exact, addressing the west elevation, ensuring the addition is different than the existing building, and addressing the removal of the northwest window for life, health, and safety issues, among others.

Public Input

Laura Bailey commented she was pleased to see the changed design was closer to meeting the applicable Secretary of the Interior standards; however, she had questions about the lower window.

Commission Questions and Discussion

Mr. Schneider commented the current window does not meet Code egress requirements, which is why it needs to be replaced.

Member Rose asked about the maximum distance above the floor for the window Code requirement. Mr. Schneider replied it is 44 inches.

Member Nelsen clarified the head weight and size of the window. Mr. Schneider noted he would need to provide exact measurements at a later date.

Member M. Dunn asked if an addition that went straight across was considered as opposed to the proposed L-shaped addition. Mr. Schneider replied the proposal decreases the footprint to not exceed 30% and minimizes the mass.

Member M. Dunn commended the new roof design as being subordinate; however, she stated the Commission's concerns were more related to the design than the size.

Mr. Schneider stated the applicants feel this design is subordinate to the existing home while still meeting the needs of the property owner.

Member M. Dunn stated she would like to keep the windows if possible. Mr. Schneider commented on window changes from a previous plan and noted these changes are similar but are less visible from the street side and still meet egress Code requirements.

Mr. Schneider commented on the likelihood the window would be covered by a bed headboard. Member M. Dunn asked if it would be possible to get the necessary egress with the current window, though a different type of window. She stated the interior layout is not part of the Commission's concern. Mr. Schneider replied the longevity of the property and use of the space also needs to be considered in terms of life, health, and safety. Mr. Berkhausen commented on the desire to be able to access the space with a walker and stated moving the bed would make aging in place more difficult.

Mr. Schneider noted having the ability to age in place is one of the City's strategic housing goals.

Member Rose commended the new plan but questioned the east elevation whereupon there will be the same roof pitch, part with new roofing material and part with the existing roofing material. He commented on the porch having a different roof pitch and questioned whether the same roof pitch could be employed on the addition to create a more definitive break between the existing and the new addition. Mr. Schneider replied that has been considered; however, the Commission has deemed the existing mud porch as non-historic; therefore, it is not being considered as a design element.

Member Rose clarified he was referring to the street-facing front of the building and that porch. Mr. Schneider replied there is an offset of the main roof on the front of the home and architecturally, it would seem to be a disservice to the existing bungalow style. He also noted the entire roof will ultimately be replaced at some point.

Member Rose suggested considering the roof pitch change.

Member Nelsen asked if the entire window or just the glazing will be replaced in the bathroom. Mr. Schneider replied it would just be the glazing as the glass needs to be tempered per Code. He stated it is undecided if the glass would be obscured.

Member M. Dunn asked Mr. Bertolini about his statement that there is precedent for window changes such as this and requested an example of the Commission allowing such a change for a locally landmarked property. Mr. Bertolini replied his use of the term 'precedent' was based on the Parks Service guidance for not disrupting the overall character. He stated it depends on the context, visibility, and the location of the windows and noted he is not aware of a City landmark example where a window change has been approved.

Member M. Dunn stated differentiation is important for the addition, not for the existing windows at the rear of the historic house, and proportions are important there. She stated if the Commission can find a rationale with which it feels comfortable, that also fits within the Secretary of the Interior standards, that would enable the filling of the window and building the two new windows, the next concerns are related to the fill-in and whether the windows are in a similar proportion and are simple.

Member Rose stated the flexibility provided in the City's adopted Building Code could make for getting close to the maximum height above the floor and arranging proportions so they more closely conform to what is differentiated and yet compatible. He suggested there may be a way to create the necessary egress windows while still accommodating the preservation needs. Mr. Schneider replied changing out the window to be an egress window, that may or may not accommodate egress, would still require a variance from the Building Department. Mr. Bertolini noted those variances would be at the discretion of the Chief Building Official and they are typically applied when a character-defining feature is being threatened.

Member Carlock commended the changes to the plan and noted the windows on the east side are not similar and do not line up with the band; therefore, there is already variation in the windows and the proposed change would be a reasonable adaptation to achieve the aging in place goal.

Member Nelsen stated the actual window measurements are important. Mr. Schneider noted this plan is an overall concept to allow the Commission to weigh in on whether this will philosophically work.

Mr. Schneider requested input on the brick grounding of the exposed foundation wall for the addition. Member M. Dunn supported the thin brick proposal. Member Rose commended the continuation of the band, though he suggested a colored stucco could be just as effective a treatment as the thin brick. Mr. Schneider replied that had been considered; however, he questioned whether having three different materials stacked on top of each other would be appropriate from a design perspective.

Member M. Dunn commended the size of the new addition plan and noted design matters more than square footage. She stated it is worth exploring a more rectangular, simple form addition, inset perhaps on both sides with the bedroom behind the existing brick wall so the new windows can be exactly as desired and to allow the existing window to be maintained.

Mr. Schneider stated the applicant team is attempting to be respectful of past conversations related to square footage. He stated a rectangular addition would be much larger than what is proposed and suggested the functionality of this proposal is greater than what would be provided by a rectangular addition.

Mr. Berkhausen asked if it would be possible for Mr. Bertolini to do some research on the precedent of window modifications that have occurred at the federal level. Mr. Bertolini replied in the affirmative. Mr. Berkhausen commented on the benefits of the proposed plan and asked if the north wall could be removed. Mr. Schneider noted removing that wall would allow for additional floor space flexibility and a smaller addition.

Member Rose stated he does not believe the existing brick wall is a character-defining feature and it could be worth investigating its removal to provide changes to the addition that may be beneficial. Chair Knierim concurred and noted the brick wall would no longer be an exterior feature.

Member Carlock stated the Commissioners commented in January that the retention of the brick wall was important to the reversibility aspect. Mr. Schneider stated that was his concern as well.

Member M. Dunn stated she would rather lose the bricks in the back than the bricks that would be lost to the new windows. Mr. Schneider noted the back wall removal would be 96 square feet whereas the windows would be 8 to 10 square feet.

Member M. Dunn reiterated her thoughts on a rectangular addition. Mr. Schneider replied he is concerned from an aesthetic and architectural nature that that would not be an appropriate feel and would not be complementary to the existing home.

Member Rose suggested reversibility is an academic construct and discussed the importance of maintaining character-defining features. He stated simplifying the footprint of the addition is an elegant way to achieve the goals of the homeowners.

Mr. Schneider commented he believes this proposed plan has the most minimal impact on the footprint, scale, and mass. Additionally, he stated only the neighboring property will see the new windows and it is not likely the average person walking by would notice the change.

[Timestamp: 7:48 p.m.]

- **OTHER BUSINESS**

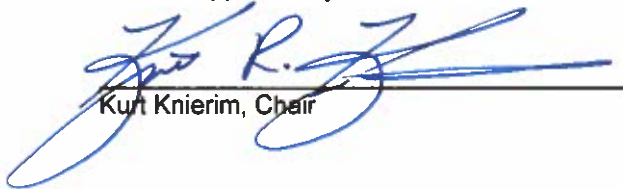
Member M. Dunn announced the upcoming Historic Larimer County annual meeting at Tap and Handle.

- **ADJOURNMENT**

Chair Knierim adjourned the meeting at 7:50 p.m.

Minutes prepared by TriPoint Data and respectfully submitted by Melissa Matsunaka.

Minutes approved by a vote of the Commission on 7/20/22


Kurt Knierim, Chair

HISTORIC PRESERVATION COMMISSION

CITY OF FORT COLLINS

Held MAY 18, 2022

Hybrid Meeting – 300 Laporte Avenue and via Zoom

Fort Collins, Colorado

In the Matter of:

1306 West Mountain – Addition – Concept Design Review, Rehabilitation and Addition

Meeting Time: 5:30 PM, May 18, 2022

Commissioners Present:

Kurt Knierim, Chair
Jim Rose, Vice Chair
Margo Carlock
Meg Dunn
Eric Guenther
Anne Nelsen

Staff Members Present:

Brad Yatabe
Jim Bertolini
Maren Bzdek
Aubrie Brennan

1 CHAIR KURT KNIERIM: We'll move on to agenda item number four, the 1306 West Mountain
2 Avenue Concept Design Review, Rehabilitation and Addition, and we'll begin with a staff report.

3 MR. JIM BERTOLINI: One moment; I'll get the slides up.

4 MS. CLAIRE HAVELDA: And, just for the record Commission members, I am recused on this
5 item so I'm going to leave, and Brad Yatabe will be here to advise you.

6 CHAIR KNIERIM: Thank you, and while Jim is getting that up, are there any other recusals for
7 this item?

8 COMMISSIONER ERIC GUENTHER: Yes, I'm recused from this issue, however, again, retain
9 the right to make a comment either this evening or at a future meeting as a private citizen.

10 CHAIR KNIERIM: Very good, thank you. Yeah, go ahead and take yourself out...okay, and
11 we'll call you back when we're finished. Alright, Jim, I think we're set with our recusals.

12 MR. BERTOLINI: Thank you. Again, this is a conceptual design review for the City landmark at
13 1306 West Mountain Avenue. This is a new design for a property that's been before the Commission a
14 couple times before. So, just to set the stage, this is just a site map showing the current property with a
15 rough outline of the proposed rear addition; that's the topic for this conceptual design review. If you'll
16 recall, in February, the Commission approved some project elements, specifically related to demolishing
17 this non-historic 1968 garage and constructing a new garage off the alley, but the addition as designed in
18 February was denied. So, this is a conceptual review to scope out a new design for that before the owner
19 commissions construction drawings and comes back for final review. Just as a reminder, on conceptual
20 reviews, you're not being asked to make a decision this evening. The property, however, has been posted,
21 so you do have the option to move to a final design review if you feel you have sufficient information to
22 do so. Your primary task this evening is to just identify and discuss with the applicant particularly any
23 conflicts with the standards for rehabilitation that we see, or any problems that you see with the current
24 concept. I will stress that most of the information that you're seeing tonight is conceptual only; it's
25 designed to give you an idea of where the project is headed so that you can kind of steer in an appropriate
26 direction before they commit to full construction drawings.

27 Just a little bit of a reminder on City landmarks, on this particular landmark, it's named the
28 Jackson-Bailey property, landmarked in 2014. It was designated under standard three, or criterion C, for
29 architectural significance as an outstanding example of a Craftsman cottage. It was constructed in 1922.
30 The designation also includes the smaller 1942 garage at the northwest corner of the property.

31 Just a little bit of a review timeline to jog folks' memory. This initially started back in January of
32 2021; that was ultimately the project that was partially approved related to some of the window treatments
33 on the main house, and then the garage, but the addition in that iteration was denied. This is a new
34 conceptual review that's before you this evening...you're being asked to provide feedback on that.

35 So, the proposal here is for a relatively small addition onto the back of the building. The total
36 square footage is about 340 feet, about 260 of that is new. The small mud porch addition that's on the
37 back there is being demolished as part of that...that's where that math comes in. It also includes a
38 modification of one window and installation of two new windows at the northwest bedroom of the
39 house...of the historic house. This is just an outline, a site plan here showing existing conditions. So,
40 these are all existing buildings here, the historic house, historic garage at the northwest corner, and then
41 the non-historic garage. I do want to just clarify on the scope, we are not discussing the northern part

1 only because the Commission's already approved that work in February. Over on the right side, this is
2 the footprint of the proposed addition to the building.

3 Just to provide a little bit of context on existing conditions. Just the front of the property
4 presenting to Mountain Avenue. This in the center is the northeast corner of the building, and here at
5 center, this is that mud porch addition along with a concrete deck; this would all be demolished. There is
6 not a brick wall; this is fully open behind the mud room addition. And so the new addition would be
7 attached here, similarly to what is there now...just extend out roughly over the current footprint of this
8 addition plus the deck. And, here on the right side of this slide, there was a question from a
9 Commissioner last week about the junctions...this is just a zoomed in reflection of the brick wall here,
10 and then the lap board siding proposed here on the east addition. So, it is effectively flush in the proposed
11 design. A couple of other photographs of existing conditions. And in terms of proposed alterations, we
12 did direct...or recommend I should say...that focus be on the west elevation since that's where the
13 majority of alterations are being proposed. So, this is a concept sketch...updated concept sketch; you
14 should have received this in your email earlier today. Just showing a more accurate reflection of the
15 soldier course that's along this west elevation in relationship to the windows, both those that are proposed
16 to remain, and then this modification here towards the northwest corner. These are some additional
17 photographs a little bit closer showing that treatment area. So, again, here in that bottom center
18 photograph, that's where that window modification would take place. Also showing the rear elevation
19 with combination of a gable roof and hip roof format to the addition, as well as a deck extending off the
20 rear. Just repeating a couple of rear photographs just for context here to show existing conditions.

21 Staff's analysis of these concept sketches is that the applicable rehabilitation standards are
22 generally met. The key standards for this project and most additions on historic buildings are going to be
23 two, five, nine, and ten. That generally deals with preserving the overall historic character, preserving
24 specific character-defining features, and then ensuring exterior alterations are compatible, distinguishable,
25 and subordinate to the historic building, and can reversed without significant reconstruction.

26 You have a couple of guidance documents in your packet just related to specific work items that
27 staff is recommending the discussion focus on. This is a little bit of a step-by-step standards analysis.
28 For standards two and five related to overall character and specific character-defining features, this
29 appears generally met overall with the project. The main question is just about the northwest bedroom
30 windows...not ideal, but there is precedent with other projects on historic buildings of modifying window
31 patterns, especially if they're not as visible and they're towards the rear of side elevations or are on rear
32 elevations. Related to standard nine about being compatible, distinguishable, and subordinate to the
33 historic building, that does appear to be met for the most part. And in terms of reversibility, especially
34 because behind the existing mud porch addition on the back of the building, there is not a brick wall there;
35 that's already been punched out in a previous rehab project...there's really no concerns with the addition
36 about reversibility either. Again, the main question from staff for the Commission is about the
37 appropriateness of the window modification at the northwest corner.

38 There were several questions posed at the work session last week. Some of those I'll refer you to
39 the applicant; both the property owner and their contractor, Jeff Schneider, are here this evening for that.
40 We covered the detail of the joint on the east side of the building, which will be flush between
41 the...essentially flush between the brick and the new lap board. There are some photographs that were
42 included in your packet, and that extra attachment discussing why the roofline at the rear is being
43 matched, or why it's being tied into the existing roofline, and a lot of that is just because of the existing
44 interior conditions.

1 There was also a question about...kind of...any guidance from staff about, on the north, or rear
2 elevation with the addition, if there's any guidance about doors and windows. Very generally, staff tends
3 to recommend that...and the standards and guidelines recommend...that those just be simplified versions
4 of what's on the historic building. So, typically, one over one sash windows, if there's sash windows on
5 the front...that sort of thing to just carry through a simpler version of design. You have the updated
6 sketch of the west elevation. On the questions about the relationship between bathroom and bedroom and
7 what's motivating that northwest window, I'll refer you to the applicant once they're at the podium to
8 present their portion of the project.

9 There was a question about...on the bathroom window...there is a code compliance issue with
10 bathroom windows, especially if there is going to be a shower or something right next to the window,
11 there needs to be tempered glass...either tempered glass or a film is appropriate. That was something we
12 workshopped with the Chief Building Official. So, either one is appropriate. I think from a preservation
13 standpoint, the main thing would be just trying to preserve the wood frame. Typically with these kinds of
14 simpler windows, you can take out the glass, kind of disassemble the window, take out the glass, and
15 reinstall code compliant glass, or energy efficient glass, depending on what you're going for.

16 And then the other questions about the casement windows and adding kind of a faux meeting rail
17 across the middle, and products, and also the thin brick product proposed for the addition foundation, I'll
18 refer you to the applicant on those questions.

19 Again, staff, since staff's assessment is that most of the standards, most of the project, meets the
20 standards, that the main topic of conversation we're hoping for some guidance and clarity for the
21 applicant on is that treatment of the northwest windows, but of course, if there's other items that the
22 Commission would like to discuss, that is your prerogative. And again, just a reminder of the role for the
23 Commission here. This is a conceptual review, so you're not being asked to vote, just provide some clear
24 feedback for the applicant so they've got a good direction forward to get a successful final approval. You
25 do have the option, since the property has been posted, to move forward to final design review if you feel
26 you have sufficient information. So, I'll be available if there's questions for staff. I believe both the
27 property owner, Mr. Brian Berkhausen, and the contractor, Mr. Jeff Schneider, are here and will have a
28 short applicant presentation as well.

29 CHAIR KNIERIM: Very good, thank you, Jim. And welcome, Jeff. And I think that...are the
30 applicants coming in online? Okay...and Aubrie, you can help us with that. Welcome. And, do sign in
31 if you haven't already, Jeff, thank you.

32 MR. BRIAN BERKHAUSEN: Good evening, everyone; my name is Brian Berkhausen. Thank
33 you so much for the opportunity to meet with you tonight and answer your questions. We love the house
34 and we believe we've put together a plan that will meet the goals, standards, and guidelines of the HPC.
35 And this addition is less than thirty percent of the square footage, and I understand there's a guideline that
36 says thirty percent is sort of the rule. We're at about twenty plus percent. It has been our goal all along to
37 make some modifications so that my wife and I can age in place. Working with our design team, we went
38 back into the core of the building, changed the direction of the staircase...at prior meetings we talked
39 about the fact that they're pretty steep. On April 27th, we had Jim over to the house, and we walked
40 through it, had a firsthand look at the conditions. And by reversing the staircase, we are now, as you saw
41 in the proposed plan, expanding out to the north with a bathroom addition and a small addition to the
42 kitchen over that raised patio area. What we are doing now with the construction is we are going to,
43 underneath that structure, we will expand the basement in that area, and the staircase now, as I said, will
44 go the opposite direction...it will be a much longer staircase going to the north underneath those areas

1 that we are proposing to add. Jeff is there this evening. I think that we look forward to the opportunity to
2 talk with you and answer any questions.

3 And with that, I'll turn it over...oh, first of all, Jim, thanks again for coming out to meet with us, I
4 think it helped all of us to get calibrated. On the prior plan that we had, we were going to modify the
5 existing upstairs bathroom, and we were going to remove the existing bathroom window on that west wall
6 and put two new small windows on each side of that bathroom window, existing bathroom window. With
7 this plan, we are still interested in trying to maintain as much of the living space on the first level to allow
8 us to age in place. With that, we came up with the idea to push the bathroom addition to the master
9 bedroom to the north, and we walked through that space with Jim, and that bedroom is pretty tight. We
10 are going to turn the bed so that the bed wall will be where that existing northwest bedroom wall window
11 is, and we will then use the existing door...existing window in the north elevation, and we will make that
12 into a doorway into the new bathroom and closet to the north. This way we're preserving the exterior
13 brick. We are...there's the opening now going to the closet and bathroom. That door will be in the
14 position where the existing window is, so there will be minimal disruption to the existing brick on the
15 north wall. And, on the west wall, you can see from Jim's illustration there, the window that is
16 there...and Jeff can go into the details, but we're trying to come up with egress windows that will be code
17 compliant for safety reasons. And with that, I'll turn it over to Jeff to go through it. And thank you again
18 for the opportunity to be with you this evening.

19 CHAIR KNIERIM: Thank you, Brian, and welcome, Jeff.

20 MR. JEFF SCHNEIDER: Thank you guys. Good evening, Jeff Schneider, helping represent
21 Brian and Barbara Berkhausen, owners of 1306 West Mountain. I'm happy to go through your questions
22 that you provided during the work session, or if you want to wait on that...it's up to you. So, you guys
23 decide how you want to present, so...

24 CHAIR KNIERIM: Yeah, why don't you start with the questions.

25 MR. SCHNEIDER: Sure. So, starting with question number one. So, the question number one
26 was about the east elevation. So, the existing brick wall is about ten and a half inches thick; we are
27 proposing a new six-inch wall to comply with the energy code with lap siding materials. We're obviously
28 trying to maintain the interior plane of the existing wall, so that's why there's that three to three and a half
29 discrepancy from the existing exterior of the brick wall to the new exterior east portion of the lap siding.
30 So, I don't know if that helps clarify that...and the one we did blow up...or I did provide a diagram that
31 showed that existing elevation. We show it at three inch, because right now it's about three and a half to
32 three and a quarter depending on where you measure the width. So, hopefully that answers the question
33 for you guys on that. Would you like me to move on through the questions, or...do you need to
34 address...?

35 CHAIR KNIERIM: Address the questions, and then we'll have plenty of time to ask questions...

36 MR. SCHNEIDER: Absolutely. So, number two was tying into the existing roof line versus
37 matching the back porch. Well, the biggest reason for that is, we're trying to maintain a flat ceiling in
38 that kitchen area. So, the pictures that we provided to Jim, which I don't know if Jim can pull up...the
39 existing back porch actually is dropped about ten inches. So, we're trying to maintain a flat ceiling
40 through that whole kitchen area, and so we're trying to maintain a plate line that matches the existing
41 elements, so we don't have a funky elevation change in the cabinets along that east portion of the wall.
42 So, that's why we're trying to match the same wall plane in order to match the same cabinets on the
43 interior. The other thing, too, is we're trying to...you know, what we've heard through the last year plus

1 of discussion is that simple bungalow design, right? We're trying to maintain simple roof lines. And so
2 the concern that we had, or I had, was trying to change that roof pitch again on that eastern plane, because
3 the eastern plane seemed to be the most concerning for most Commission members because that's the
4 most visible from Mountain Avenue. So, trying to keep that very simple, very basic roof line, wall line
5 along the eastern plane, and then tying it back in so the western portion, where we have to step back in
6 because of the setback for existing code conditions, because we don't comply with the northwest corner
7 currently today, so we thought we could lower that roof line and not have it overcome and be
8 minimalized. So, it's just trying to tie the two together to make it be simplistic, clean, and be less
9 obtrusive than the existing roof conditions.

10 Number three, at this point, we haven't finalized the interior floorplans, so what we're doing is
11 proposing kind of what we think might be a proposed layout for windows and everything else. I think it's
12 probably halfway close, but I can guarantee that it is not exact. Our goal with you guys is to try and get
13 the outside skeleton philosophy, to make sure that you're happy with it, that you're satisfied with the
14 proposed outside plan, and then we'll work on the interior and say, okay, here's where everything is going
15 to be, here's where the windows are going to be, and everything else. So, I'll be honest, we threw out
16 kind of a suggested idea of what it might look like, but I can guarantee that that's probably not the final
17 proposed idea.

18 The number four, the west elevation. So, the west elevation...you guys have seen the proposed
19 sketch, and at this point, we have provided some updated photos and an updated sketch of what it may
20 look like. And so...which goes into question number five. So, yes, this is driving a code provision. So,
21 the existing windows, when fully opened, only provide us with 4.35 square feet of open space, or clear
22 space, for egress. By code standards, we have to have 5.7 square feet. So, we're looking at this as a life,
23 health, safety issue in saying, okay, how do we provide life, health, safety? We're more than happy to try
24 to maintain, or keep, or modify that window, but then we're going to have to get a variance from the
25 Chief Building Official and everything else, too, so, it's a balance of what we're trying to do. The second
26 comment I want to make is that, on previous iterations, we were going to modify the existing bathroom
27 window and...remove that one bathroom window and provide two windows on the sides. So, we're
28 taking the same philosophy, but moving it further to the north, or further to the back corner of the
29 property. So, it's something that the Commission didn't have a concern with prior, so granted, there may
30 not...prior may not have been a concern of going into that bond line, which I respect and understand. So,
31 we can go wider with the windows and make them shallower, but then if the headboard is on that wall,
32 we're still going to block the windows with the headboard, so then we're going against the life, health,
33 safety. So, it's a question...concern of what's more important: life, health, safety or maintaining that
34 bond line for those two additional windows for that back northeast...or sorry...northwest bedroom?

35 Number six was a question about adding grills to casement windows. We have done that in the
36 past, which is not a problem, so we can do that with this current design, which is why we're here today.
37 But, I also want to comment, too, that the Secretary of Interior standards also specifies that the new
38 addition needs to be distinctly different than the existing building. So, what's more...so we're adding lap
39 siding versus brick. Do we want the windows to be distinguishably different than the...new versus the
40 old, too? So, that's a conversation I wanted to bring up with you guys, is, do we really want to match the
41 existing window treatment, which we're more than happy to do, but when you look at the Secretary of
42 Interior standards, it definitely says to please distinguish from new versus existing. So, doing the
43 casement windows...we'll do that, absolutely, but we're more than happy to look at treatments, and
44 we've done that in the past. I will say the window manufacturers don't provide a very good
45 looking...between the two. It's a good example of what might happen, which is probably fine from the

1 street, but when you get up close, it's just not a good replication of the true distinguishment between a
2 double-hung versus a casement window.

3 Looking at number seven, the reason for removing the northwest window is obviously to gain the
4 egress to meet current code and for life, health, safety issues. Unless there was a concern or question
5 about the north window...so, at this point, the north window will obviously be removed to gain access for
6 that addition. But, the window that's on the west side is more of a removal for being able to put the
7 headboard to the west side and to gain the egress requirements for life, health, safety.

8 Number eight...so the biggest reason for complying with the reversibility of the existing window
9 opening is trying to add modern conveniences to the existing bedroom. So, we're trying to create two
10 bathrooms on the main floor, one that's private for the owners' suite and then one that's for the public.
11 So, the existing bathroom will remain for public use, and obviously trying to create that private owners'
12 suite bathroom. So, again, when you read the Interior standards, this is not an abnormal addition, trying
13 to create modern conveniences onto the back of existing historic buildings that accommodate modern
14 conveniences with historic properties.

15 And then number nine...at this time, we have not made a final decision, or selection, or anything
16 on the brick or the finishes for that concrete wall going from the top of foundation down. There's about
17 twenty-four inches worth of exposed concrete that will be proposed, and we're just trying to enhance and
18 ground that new addition to replicate the existing conditions. We don't have to be an exact match to the
19 existing brick; it would be something complementary, but we definitely want to do something that
20 grounds it to where we don't just have a twenty-three- to twenty-four-inch-tall gray wall that sticks out.
21 So, we're trying to...it's more of an architectural appeasing concept versus a...trying to replicate and
22 match. And then we just thought it would be appropriate to match that bond row on the bottom half, just
23 to replicate what's there...just to try and ground that new addition so when people are looking at,
24 especially the west side, with it being very lineal and everything else, that it's a replication of what's
25 currently there. And with that, I believe that answers the questions that you guys provided during the
26 work session and I'm more than happy to answer any other questions you have.

27 CHAIR KNIERIM: Thank you, Jeff. And we'll have plenty...any questions now from
28 Commissioners? We're going to have plenty of time to talk about this, but we also...I'd like to give
29 public comment an opportunity as well, but any questions for Jeff right off the bat? Alright, thank you,
30 Jeff, I'm sure we will have plenty of discussion time later. Thank you. And at this time, if there are
31 members of the public that would like to comment on this, we have time for that. So, are there any
32 members of the public, either virtually or in the...in person that would like to comment at this time?
33 Alright, seeing none...

34 MR. BERTOLINI: Mr. Chairman, we do have one online.

35 CHAIR KNIERIM: Oh, I'm sorry. Thank you.

36 MR. BERTOLINI: I'm just waiting for Aubrie to switch that over.

37 MS. BRENNAN: I'm trying to promote the public commentor to panelist...I need her to accept
38 my request and then she should be on her way.

39 CHAIR KNIERIM: Thank you, Aubrie.

40 MS. LAURA BAILEY: Hi, can you hear me now?

41 CHAIR KNIERIM: Yes.

1 MS. BAILEY: Okay.

2 CHAIR KNIERIM: Welcome Laura.

3 MS. BAILEY: Thank you. Hello everyone. I think most of you know me, I'm the daughter of
4 Robert Bailey who worked with the Commission to have that home designated. And I'll make my
5 comment really short. I just want to say I'm pleased to see a design that seems to be much more in sync
6 with the Secretary standards. I do hope you'll have a good discussion over the windows to ensure that
7 that is really the case, that...I mean, to my mind, they were quite wide, and I just hope you'll really
8 explore that to ensure that that's the only way to go. But, other than that, I will leave my comment at that.
9 Thank you.

10 CHAIR KNIERIM: Thank you very much. Alright, seeing no other public comment, we will
11 move into discussion. So, Commissioners, feel free to address your questions to the applicant or to the
12 architect...or the...Jeff. Alright, so...

13 MR. SCHNEIDER: So, excuse me, but do I have a chance for rebuttal for the question on public
14 comment?

15 CHAIR KNIERIM: Certainly.

16 MR. SCHNEIDER: Okay. So, the current window does not meet egress; it's only 4.35 square
17 feet when it's fully operable. And so, the standard is the 5.7 square feet for current code. So, that's the
18 main purpose. When Jim was on site, we talked about the potential of trying to figure out a different way
19 of doing that and modifying that. But, after measuring the opening for the clear space, we determined
20 that it was not feasible because it does not meet current code, so...

21 CHAIR KNIERIM: Thank you. Go ahead, Jim Rose?

22 COMMISSIONER JIM ROSE: Jeff, I have a question about the other part of that code
23 requirement. I think there's a maximum distance above the floor, right?

24 MR. SCHNEIDER: Forty-four inches above...

25 COMMISSIONER ROSE: And so, I'm wondering with the illustration you gave us if that
26 penetration of that brick band that you've identified...going down below that and breaking that...that's a
27 consequence of trying to keep that height so that that's a function not of your aesthetic choice but of a
28 code issue?

29 MR. SCHNEIDER: Yes, sir, we could probably gain about two to two and a half inches to meet
30 the minimum forty-four inches of code, but we'd still be below that bond line...

31 COMMISSIONER ROSE: Okay, thank you.

32 MR. SCHNEIDER: ...current code...if we were to go a little bit wider and a little bit shallower in
33 the height. So, our goal was to try and go a little bit narrower in order to maintain the headboard so we
34 don't block the windows from obstruction for egress purposes.

35 COMMISSIONER ANNE NELSEN: So that 3046 window that's currently there has a sill height
36 that's higher than forty-four inches?

37 MR. SCHNEIDER: Correct.

38 COMMISSIONER NELSEN: What's the head height?

1 MR. SCHNEIDER: It's at the...and I can't guarantee that's a 30...where are you getting that's a
2 30...?

3 COMMISSIONER NELSEN: From your floorplans. It's an existing...

4 MR. SCHNEIDER: 3046? So, it's at the normal seven-foot height. So, I cannot confirm exact
5 dimensions of that...I'd be more than happy to get you those exact dimensions, but it's roughly about that
6 normal seven-foot height for header height.

7 COMMISSIONER NELSEN: And probably courses out with the brick?

8 MR. SCHNEIDER: Correct. So, my guess is that the bricks were laid and then the windows were
9 installed based on that bond line back in the day. So it may be seven foot two inches...but I honestly
10 cannot give you an honest answer for exactly what that is currently.

11 COMMISSIONER NELSEN: Sorry...I'm going to just do a little bit of math here for just a
12 second if anyone else has other questions.

13 COMMISSIONER MEG DUNN: So, I have a question. So, I'm wondering...for this
14 addition...it's got that...it's like an L-shape so that there's a little back patio. Is that on purpose or, like,
15 had you considered doing an addition that just went straight across, or is there a specific reason to have
16 that cut out there? Just the shape, I guess, of the addition.

17 MR. SCHNEIDER: So, twofold...one is to keep the square footage down and not exceed that
18 thirty percent. So, with the new addition, we're only at about twenty-four percent of new additional
19 square footage. So, it was to minimize the footprint onto the rear addition of the house and also to
20 minimize the mass. So, changing the roof line with going back and creating that L-shape to the west,
21 we're able to drop that pitch down and minimize the mass on the back side, or the west side, of the
22 property.

23 COMMISSIONER M. DUNN: Which you did a great job at...I love how the roof...I mean, not
24 love...it fits much better, it's more subordinate. I'm just trying to think through these windows, and if the
25 bedroom had been part of the addition and the bathroom was the current bedroom, if that would work.

26 MR. SCHNEIDER: But the problem is the square footage and maintaining that existing opening
27 to allow for reversibility so we're not taking away from that existing brick wall. So, if you wanted us...or
28 allowed us to remove that existing brick wall on the northwest portion, or the north portion of the
29 property, we can completely redesign everything. But, we're trying to maintain that existing historic
30 brick wall that runs...

31 COMMISSIONER M. DUNN: That's good that you're leaving the brick wall. I think that's
32 good, and it fits with the Secretary of Interior standards, so...

33 MR. SCHNEIDER: So, just trying to fit within the confines of livability of the kitchen versus the
34 needs of the bathroom/closet area and the bedroom. So, again, looking at the square footage and the
35 footprint was more of a concern that we were looking at in this rendition...to minimize the overall impact
36 on the overall square footage.

37 COMMISSIONER M. DUNN: So, you could have about another hundred square feet and still be
38 under the thirty-three percent...that's what I was wondering.

1 MR. SCHNEIDER: Well, you guys told me...so, again, it's arbitrary and capricious...you guys
2 have...the numbers are not...right, so...

3 COMMISSIONER M. DUNN: Right, really it has to do with the design, that's more important.

4 MR. SCHNEIDER: Correct, and so that's what we're...based on the last iterations that we've
5 been through and listening to the Commission's response and working with the Commission and staff, we
6 felt this was a subordinate project that met the needs of the property owner and obtained the goals of all
7 for this property, and so that's why we moved forward with this, what I'm going say, skeleton design, at
8 this point. I guarantee the kitchen is not laid out; the bathroom kind of is because it was kind of one of
9 those, how are we going to function, but the kitchen right now is not a hundred percent laid out based on
10 functionality of the kitchen and what makes the most sense from flow and everything else. So, we're just
11 listening to the Commission about how do we maintain that smaller footprint, and subordinate to the
12 existing structure, from a roof form and also a square footage. And this is the design that we came up
13 with at this point. So, if you allow us that hundred square feet, we'll figure out how to add that, but again,
14 we're not trying to extend this for another six months; we're trying to create a plan that makes sense for
15 everyone throughout the community and that fits this property.

16 COMMISSIONER M. DUNN: I think this new addition is definitely better in terms of
17 subordination. The roof height is significantly better...I think it already was well-differentiated, so you
18 maintained that, I think that was good, it appears to be compatible. It's just the windows; I'm trying to
19 figure out, how can we have a situation where we don't have to change the windows?

20 MR. SCHNEIDER: But keep in mind that the last reiteration we had was modifying the bathroom
21 windows to a similar design philosophy...removing the one, adding two to the side. And I'll be perfectly
22 honest, they weren't as tall, but those didn't have to meet egress. So, again, it's one of those...same
23 philosophy, but we're moving it to the northern part of the property...less visible from street side, and
24 we're meeting existing life, health, safety issues from an egress standpoint, because the windows
25 currently today...both windows are the exact same size...the windows that are on the west side and the
26 north side currently do not meet egress. So, we're trying to maintain from a livability standpoint and a
27 long-term care standpoint, that they do meet life, health, safety for everyone.

28 COMMISSIONER M. DUNN: Right.

29 COMMISSIONER NELSEN: So, the existing window that's there...3046...if you were to
30 convert that to a casement, would actually be bigger than the windows that you're proposing. At a seven-
31 o head height, if it's four feet, six inches tall...I didn't get as much sleep as I had hoped last night, so
32 doublecheck my math, but I think that gives you two feet, six inches as a sill height, which would be
33 thirty inches. Forty-four inches, which is the code required minimum for the opening, is three feet, eight,
34 so I think you have one foot, two inches.

35 MR. SCHNEIDER: And I would have to confirm all that, to be honest with you. I did not
36 measure that today, and I did not go inside of the property to confirm all that. So, I can...more than
37 happy to confirm all that, but, again, it was just maintaining that egress.

38 COMMISSIONER NELSEN: Yeah, absolutely. I don't think anyone on the Commission is
39 going to argue with, you know, the importance of health, safety, and welfare. But I think that you could
40 meet that with that existing opening if it was a different window type.

41 MR. SCHNEIDER: How do you explain a different window type?

1 COMMISSIONER NELSEN: If you changed the double- or single-hung window to a casement
2 window.

3 MR. SCHNEIDER: No, the new windows are proposed to be casements in order to meet egress.

4 COMMISSIONER NELSEN: Right, I understand that...the existing double-hung window that
5 you're proposing to remove and fill in...I think you have the sill height, and I think you have the clear
6 opening...if it was a casement window, not a double-hung. The issue with double-hungs is that it
7 essentially reduces your clear opening width by half.

8 MR. SCHNEIDER: Correct...but then we're also...if we're putting the headboard there, then
9 we're blocking the complete window and then we have no egress at all. So, at the end of the day, what's
10 better? We can change the window, put a casement window in that looks like a double-hung and meet
11 egress, and then put a headboard against it and have no egress...so what's the better alternative for the
12 future and longevity?

13 COMMISSIONER M. DUNN: The headboard is not required for historic preservation, so I think
14 we need to consider the exterior of the property without, you know, you can do the interior however you
15 feel it needs to be done, but I don't think it's something we can take into consideration for moving the
16 window, because there's going to be something interior.

17 MR. SCHNEIDER: But I'm also talking about reality and what's going to happen, and so do we
18 really want to block the one egress window, or the one window into that bedroom, or into that sleeping
19 room because that's where they choose or would like to put their headboard because of flow? With
20 keeping the existing window on the north side and flow in and out of that room to where they don't see
21 the bed...or the head of the bed...when you look through the door...so it's a privacy issue as well, too.

22 COMMISSIONER M. DUNN: So, if it's possible, as Anne is saying, that you could get the
23 egress space and height that you need, like distance, with the current window, as long as it's a different
24 type of window, then I think that's what we need to consider, that's what fits under the Secretary of
25 Interior standards. How the interior is laid out or what furniture is used just isn't a part of what we
26 consider. And that's really up to the homeowner, how he's going to lay out the furniture in the interior.

27 MR. SCHNEIDER: No, and I respect that, but I'm being honest about what's going to happen.
28 And so, the longevity of the property and the use of the space I think also needs to be a consideration for
29 life, health, safety.

30 MR. BERKHAUSEN: This is Brian Berkhausen, and on the illustration you're seeing on the
31 board now, the...Jim was in that room with us; it's a fairly tight space, and what we were trying to do was
32 accomplish the ability to move around and access that with...a walker or something else...that we could
33 go through that door, go straight through at the foot of the bed and then into the new bathroom. It...if the
34 bed were to be put on the opposite wall, the headboard, it would be a little cumbersome for us to age in
35 place navigating around that bed, and so we were trying to figure that piece out. Thank you.

36 MR. SCHNEIDER: So, it's about trying to create another fifty to a hundred years' worth of use
37 for this house, for property owners to age in place, which is one of our strategic housing goals, plans,
38 correct? And so, I understand that it may not be a hundred percent in guidelines with historic
39 preservation, but it's also promoting other plans that we have within the City for aging in place and
40 preserving our existing building stock.

1 COMMISSIONER ROSE: Mr. Chairman...Jeff, I have another question about...now this is the
2 east elevation...and, you know, and I do commend the downsizing. I think you've really tried to scale it
3 to really fit what I think of Craftsman bungalow is suggesting. But, the one challenge I think you're
4 going to confront is on the east side, you have an addition with the same pitch that's going to have an
5 existing roofing material and a new roofing material. And yes, as you cited earlier, the standard number
6 nine says we should distinguish between the new materials and the existing materials. And, I guess just
7 for...and I don't expect you to respond to this off the cuff, but my observation is that the porch in
8 this...on this structure has a different roof pitch, and I'm wondering if there isn't a reason we couldn't
9 employ that same roof pitch on the addition that then brings down that roof height and creates a definite
10 break between the existing and the new. I think it would still fit with your 3:12 pitch for what you're
11 suggesting on the hipped portion. So, it's just...as I say, it's hitting you with something you probably
12 haven't considered, but...

13 MR. SCHNEIDER: No, absolutely, and so we've talked about that Mr. Rose. And so, we've also
14 deemed that the existing mud porch off the rear is a non-historic value, or non-historic attribute to the
15 property. So, that's already been determined by the Commission, so we're not looking at that as a design
16 element to the rear because the Commission has already said that that's not...that's a non-historic asset to
17 the existing property. So, that's why we didn't take that existing roof pitch...we tried to...

18 COMMISSIONER ROSE: I guess you don't...maybe I didn't make myself...I'm not talking
19 about any of the old porch that's going to come away, I'm talking about the front of the building, the
20 street-facing front that has a different roof pitch over the porch portion than the main house. And so, if
21 you took that same roof pitch and took it to the back, you have an automatic break between the main
22 house roof pitch and the addition roof pitch.

23 MR. SCHNEIDER: Correct. And so the big distinguish between the rear and the front is there is
24 a two and a half offset of the main roof on the front. So, the front roof porch, there's a two-and-a-half-
25 foot setback from...excuse me...from east to west. So, if we had that significant offset...we'd be more
26 than happy to look at that...but from an architectural standpoint, we thought it would be a concern or a
27 disservice to the architectural features of the existing bungalow style, which is why on the west side
28 where we have a foot plus offset to meet, that's why we were able to change that roof pitch to minimize
29 that. But we don't have that same offset on the east side. So, that's why I wanted to maintain that same
30 roof pitch, to maintain the simple lines of the bungalow Craftsman style on the east side of the property.
31 And we're more than happy to reduce the roof pitch on the west side because of that offset.

32 COMMISSIONER ROSE: And that...you know, that frankly may be an aesthetically more
33 compatible solution. It still leaves you with the challenge that you have to put new shingles on the
34 addition that in some way are not going to be distinguished. You know, I don't think it makes sense to
35 change a material just for the sake of standard number nine.

36 MR. SCHNEIDER: Correct, but again, too, give it five years, ten years, and the roof is going to
37 be replaced anyway, and all that roof is going to look exactly the same. Give it another hail storm, what
38 have you, the material selections are going to be the exact same color, function, features, that are
39 currently there, and it's just going to be time when the new is compatible with the old because the old is
40 going to be replaced because of some either weather event or just because of time elements of the
41 duration of the existing product.

42 COMMISSIONER NELSEN: Jim, is what you're saying...by changing the roof pitch then you're
43 able to differentiate...they could be the same singles eventually, but you can see the change in plane...is
44 that...?

1 MR. SCHNEIDER: What I'm concerned about...going against the bungalow simple lines...and
2 that was expressed to us dramatically in the past projects...or what we've presented to you guys in the
3 past, is simple lines, clean lines, straight lines, and so that's why my impression is you guys wanted that
4 eastern plane to be a very simple, straight line to match the bungalow design, which we're currently
5 presenting.

6 COMMISSIONER ROSE: I just think it might be worth taking a look at to just get an idea
7 visually of how that...how that would work...I don't know, and it might not.

8 COMMISSIONER NELSEN: So, back to the west side and the windows. At the bathroom...I
9 was a little unclear if you were talking about replacing the whole window or are you just replacing the
10 glazing?

11 MR. SCHNEIDER: Just the glazing.

12 COMMISSIONER NELSEN: Okay.

13 MR. SCHNEIDER: Just to provide tempered glass with the modifications on the interior.

14 COMMISSIONER NELSEN: And it's obscured glass? Tempered obscured glass?

15 MR. SCHNEIDER: We don't know at this point. I guess tempered glass is all we need to provide
16 for code, and so we haven't talked about the details of obscured or not obscured...I would assume they
17 would want obscured, but...

18 COMMISSIONER NELSEN: Okay. Somehow I thought I got that from...it's on your
19 plans...replace with tempered, obscured glass window.

20 MR. SCHNEIDER: Because the elevation it says replace with tempered glass.

21 COMMISSIONER NELSEN: The 429, 2022 plan...

22 MR. SCHNEIDER: Oh, yep, it does on the...plan.

23 COMMISSIONER NELSEN: And that was actually...the question about a film versus tempered
24 glass is an interesting one. I was really just curious about would the glass itself be obscured or would
25 there be a film applied to clear glass, clear tempered glass, for privacy reasons, and what was more in line
26 with the standards in that way. But, it sounds like that's to be determined, and the existing window is
27 staying so, tempered glazing, whether or not its obscured, could always be replaced in the future.

28 So, I think we're back to...I mean...there's the question of the massing, I think, to some degree.
29 I mean Jim's point about exploring the change in planes, and we're back to the windows.

30 COMMISSIONER M. DUNN: I have a question for Jim Bertolini. You mentioned in your
31 presentation that there's precedent for window changes like this, and I can think of houses we've
32 landmarked where the windows had already been changed so we didn't have a say, and I can think of
33 some east side houses where they changed windows and we...first of all, it's National Register, and we
34 disagreed with their changes. So, I'm trying to think of, what's an example of a house that you can think
35 of where we did allow this on a landmarked...locally landmarked property?

36 MR. BERTOLINI: And I'll clarify, when I used the term precedent, that's based on the Parks
37 Service guidance...

38 COMMISSIONER M. DUNN: Okay.

1 MR. BERTOLINI: It really depends on the context and the circumstances, and visibility, and also
2 where on a side elevation when we're talking about changing windows on a side elevation. So, as with all
3 things in preservation, context matters. I am not aware of a specific City landmark example where we've
4 approved that. Again, that's just based on experience with the federal tax credit program and applying
5 those standards on federally reviewed projects where some modification of side windows and rear
6 windows is tolerated as long as its not disrupting the overall character.

7 COMMISSIONER M. DUNN: I can think of some entrance examples, and we've asked that they
8 maintain the opening but find another way to fill it in. So, I'm trying to imagine if we were to ask for that
9 sort of thing here, you would have a clear prior opening, plus two new openings, which seems to...that
10 starts getting busy. And so, I'm kind of wondering how we should be thinking of this prior window if we
11 were to fill it in. Do we have...like, what's the guidance there? I think we need to somehow maintain the
12 fact that there used to be an opening there, right?

13 MR. BERTOLINI: Yeah, typically with slump block that's filling those kinds of window
14 openings, usually it's offset just a little bit so you'll see an impression that's a bit like a ghost sign that
15 you'd see in downtown. It's not very obvious, but once you kind of stand next to it, you can see either the
16 bricks are offset, or maybe they're inset just a little bit. There's a few different ways to do that, but that's
17 a pretty common way to infill historic window openings.

18 COMMISSIONER M. DUNN: So it's possible to do it where you wouldn't necessarily notice
19 from the sidewalk, but if you were to walk up, you'd see it.

20 MR. BERTOLINI: Correct.

21 MR. SCHNEIDER: And we're more than happy to do some sort of a siding treatment in that
22 window if that's the desirability of the Commission as well, too. And do a completely different...

23 COMMISSIONER M. DUNN: Well, the way Jim is describing it, there's a way to do it with
24 brick, so I think that would be better, because siding would definitely be noticeable from the street, and
25 then it would be a very busy...I mean, that's my takeaway from that windows document that you included
26 was that, sometimes they added so many windows, it's like, this looks totally different than how this
27 building looked before. And, you know, the characteristic here is simplicity, so we don't want to make
28 this side too busy. So, that was one of my concerns. The other is, you were talking about differentiation
29 versus the windows being the same...what's the word...yeah, proportions. Differentiation is important
30 for the addition, and so we're not talking about the addition here, we're talking about these windows in
31 the back of the historic house, and there I do think the proportion is important. It should...we should be
32 able to look at them and tell they're new windows, that they're not the original windows, but, especially
33 from a distance, the proportions are going to stand out.

34 And that was another thing that document pointed out, is you don't want windows that are
35 completely not in keeping with the time period or the other windows or whatever. So, it seems to me like
36 somehow these windows would need to change so that they're approximately similar to what it is you're
37 taking out. I guess all of this to say that, if we can find a rationale that we feel comfortable with, that fits
38 with Secretary of Interior standards, that would enable you to fill in the window and build the two new
39 ones, the next concerns are: what does that fill in look like, and are the windows in a similar proportion.
40 And usually we aim for something looking a little simpler than what was there, which we've
41 already...talking pretty darn simple windows. So, I guess just, you know, if we're moving forward with
42 that, that's what we would be looking for.

1 COMMISSIONER ROSE: This may be for the applicant, it may be for staff. The City of Fort
2 Collins, to my knowledge, uses the International Existing Building Code, and there are some
3 accommodations. And if we got really close, it seems to me, to the maximum height above the floor, and
4 could arrange proportions so that they do, I think to Meg's point, conform more closely to what's
5 differentiated and yet compatible. And it seems to me there is some flexibility there because of the City's
6 adoption of that document. It gives you some flexibility that is not given in the International Building
7 Code. So, I think that's another thing to look at because there may be a way in which some of these
8 things could be achieved by virtue of the accommodation that, because this is a significant and existing
9 building, that's precisely why the IEBC exists. And to use that as a vehicle, I think, to potentially
10 proportion the windows in a way that...you know what really disturbs me about what you said was,
11 punching through that brick band that I think is...as Meg said, that's part of the original fabric, that's not
12 distinguishing it from something as new construction; that's taking away existing fabric and that...if that
13 could be adjusted and modified to still create safe...you know, we have to have egress windows in a
14 bedroom, everybody knows that, but if you could create a way to do that safely with some
15 accommodation, I think it would be really worth looking at because I think that would go a long way to
16 really achieving...what I think you've done in this overall is extraordinary. I think you have really come
17 down to a scale that is far more compatible with this beautiful old house, and I think it's very close to
18 being doable.

19 MR. SCHNEIDER: And so, Mr. Rose, I appreciate those comments. And so, even with changing
20 out that window to be an egress window, that may or may not accommodate egress, I still would have to
21 get a variance from the Building Department is my question or concern. I'm more than happy to talk to
22 Marcus about that, and try to get that accomplished as well, too, prior to the final design.

23 MR. BERTOLINI: And I'll jump in as well, just as a clarification on that existing building code
24 provision for variances. As Jeff brought up, it is a variance; it's at the discretion of the Chief Building
25 Official, and typically its applied when a character-defining feature is going to be threatened. So, there
26 are some constraints on how those can be allowed, but we can work with Jeff on whether Marcus
27 Coldiron, our Chief Building Official, allow that.

28 I did want to, Mr. Chairman, just to let you know, Margo Carlock has her hand up for a question.

29 CHAIR KNIERIM: Margo, go ahead please.

30 COMMISSIONER MARGO CARLOCK: Thank you. And, thank you Jeff and Brian both for
31 the work you've done to make this conform to our concerns; I think you've done an excellent job and I'm
32 excited about it. But, I just wanted to point out, on the question of the windows, while it's unfortunate
33 that the two that you are proposing break that band, if there's some way to not do that, that would be
34 preferable. But, I have noticed that the windows on the east side...they're not similar and they don't all
35 line up with that band. The one window is quite a bit above that band. So, there's already some variation
36 between the windows on the other side, and it seems to me like this would be a reasonable adaptation to
37 try to achieve the living in place that you're trying to achieve.

38 MR. SCHNEIDER: May I ask for a point of clarification? Just because the east side does not
39 have...is proposed to be a lap siding, a narrow lap siding, to there will not be a band that follows the
40 bottom portion of the windows...is Margo asking that we try to maintain that height of windows, or is she
41 supportive of dropping the new proposed windows below that band line because the eastern portion does
42 not match the same? I'm just trying to understand...

1 COMMISSIONER CARLOCK: Right, and I'm happy to clarify. No, the latter is what I was
2 saying. I think that there's already some variation in the historic part on the east side, so some variation
3 on the west side I don't think would be that egregious particularly considering the reasons.

4 MR. SCHNEIDER: Thank you.

5 CHAIR KNIERIM: Other thoughts or suggestions for the applicant?

6 COMMISSIONER NELSEN: I think those measurements are important. I mean, I hate to be a
7 stickler...we've all gone through a lot on this and thanks for hanging in. But, we need to know the head
8 height and the sill height, and the actual openings before we can determine if this is necessary or not,
9 right? I mean breaking the band is one thing if it's the only path to providing an egress window, but we
10 don't know. So, I think it's essential for us to have that understanding.

11 MR. SCHNEIDER: No, and at this time, working with staff...staff only asked us to do simplistic
12 renderings at this time, so we're just trying to provide an overall concept to you guys to say, hey, is this
13 philosophically going to work? And, when we talked with Jim and everything else on site, these two
14 windows were going to be the bone of contention, and the question or concern that was raised. I
15 apologize that we don't have exact details at this point, but we're also trying to be due diligence in saying,
16 how much time do we spend on something if you're not happy with the overall scale, massing, and design
17 of the addition. And so, we're just trying to be respectful of our time and our resources and your guys'
18 time and resources, and we're looking for more of a mass, scale, footprint of, hey, this works. We have
19 concerns over the windows; we expected that, so let's get into the details through final design over the
20 windows and everything else, and we can talk through all that. But, it's just trying to get the general, hey,
21 were ninety percent there, but we're ten percent not there with this aspect. Because the last thing we want
22 to do is go through what we've been through for the last year plus.

23 So, I guess the one question I do have is, there hasn't been a conversation about the brick, or the
24 grounding of the foundation...the exposed foundation wall and what you guys would prefer to see from
25 that aspect. So, any feedback would be appreciated.

26 COMMISSIONER M. DUNN: So, you're talking about on the addition?

27 MR. SCHNEIDER: Correct. So, we're proposing using some sort of a thin brick that we can
28 apply to the foundation wall so we don't have a twenty-three to twenty-four inch concrete wall exposed.
29 We personally feel, aesthetically, that's not pleasing, and we'd like to do something that's more
30 aesthetically pleasing to be appropriate and accommodating to the historic property.

31 COMMISSIONER M. DUNN: And this is where you'd proposed the thin brick, right?

32 MR. SCHNEIDER: Correct.

33 COMMISSIONER M. DUNN: That sounds like a good solution to me...it keeps that feel of the
34 brick but very clearly differentiates it. I think that's a smart solution.

35 MR. SCHNEIDER: Well, it was a concern or a question that came up during the work session, so
36 I just wanted to get some more feedback so, again, as we come forward with final design, or more of a
37 final design, that we don't have another back and forth conversation...just to try to minimize the back and
38 forth since we have the opportunity to have those conversations tonight.

39 COMMISSIONER NELSEN: Sure...it was my question, and I wanted to know what else you had
40 thought about, and it sounds like you've thought about a concrete wall, and you've thought about thin

1 brick. I think it's an okay treatment; I just know that you're in the conceptual stages, and typically a lot
2 of ideas come up in that point. So, if it's a thin brick and it's adhered to the concrete foundation, I think
3 that's okay, but if we're here to talk about ideas, I was interested in knowing what else you had thought
4 about, and maybe that would have been...to discuss...an option.

5 MR. SCHNEIDER: Correct. We talked about doing some sort of a stone, but we thought that
6 was too of a significant character-defining feature to go stone with the new and brick with the front, so
7 that's why we're proposing a brick on the new addition to be complementary to the existing format of the
8 existing home.

9 COMMISSIONER ROSE: If you're just taking sort of random thoughts, I'll throw you mine. I
10 really, first of all, like the continuation of the band because I think that's really what defines the
11 bottom...that's the literal base of the house. I'm not so enamored of thin brick; I think a colored stucco or
12 some coating parging on the concrete wall...not to leave it gray concrete, but to simply create a color
13 that's compatible and distinguishes material-wise from what is obviously on the original I think would be
14 every bit as effective. But, it's certainly not of major concern to me. I don't think, first of all, that is
15 going to determine whether or not it violates it as a character-defining feature, because I don't think it is.

16 MR. SCHNEIDER: And so, we talked about that...it was just adding another element with
17 having the lap siding, and so, do we really want to have three materials stacked on top of each other?
18 And so, that was a conversation we did have about just the characteristic of the overall design elements,
19 and the aesthetic appreciation from the exterior. So, we thought it was more appropriate to have two
20 elements versus having three stacked on top of each other. But, we did talk about doing some sort of a
21 stucco, which we actually did propose in a future...or prior iteration of doing stucco prior below. But, we
22 just thought it was too busy to have just that bond line continue, which we agree, that was more
23 important. But again, how do we anchor that and not have it be too busy?

24 CHAIR KNIERIM: And that was my concern, was just think about the business of it and how
25 many different materials, so it sounds like you've thought through that, so I appreciate that. Other
26 suggestions for the applicant?

27 COMMISSIONER M. DUNN: I'll just reiterate some of the stuff I said to try to explain myself,
28 perhaps. But, I do appreciate that it's more subordinate than what we saw before. I think you've done a
29 great job really shrinking it down. As I said earlier, it's design that matters more than just square footage.
30 Square footage gives us a guideline, but it's the design that makes all the difference. It can really detract
31 from the character of the house, or it can be really compatible with it, and that's the key thing that I'm
32 looking for in an addition based on, you know, Secretary of Interior standards two, five, nine, and ten,
33 mostly nine and ten. But, I don't know that...I mean, if you want to keep rolling this way, that's fine, but
34 I would say it's worth exploring a more rectangular, simple form addition, inset perhaps on both sides so
35 that you can bring that roof down, even if it's just a few inches, and putting the bedroom behind the
36 brick...the current back wall so that you can have windows right where you want them and then find a
37 way to fit the closet and the bathroom where the bedroom is now so that we can leave the window as it is.
38 And I think you might even end up with a better bedroom than what you would get with this one.
39 Obviously, you don't have to go through all that, we can move forward with this. I'm just saying that it
40 seems like that would still have the simple design that this house has with just a rectangular box added on,
41 and it just might provide more of the space for the headboard and all of the other things that, you know,
42 when you're older and you need the walker and whatever you need. You might even get a bigger
43 bathroom that will work better so that you can walk in instead of climbing over an edge. I'm just saying,
44 it's possible that you could still maintain the brick wall, have a very simple addition that will be larger

1 than this one, but again, it's design that makes...it's key. We've approved a fifty percent addition before
2 because the design really worked well, and that's the key. And if there's a way we can design this where
3 it will really provide everything the applicant wants and we won't be struggling over these windows,
4 because these windows...I just, I really don't know which way to go. I'm trying to think of precedent just
5 so that I have a better way to think through how should I be thinking about these windows, and that's my
6 struggle. And I don't want to get to the point where I say, keep the stupid old window...you know, and
7 everybody is mad. I'd rather find a way that just works well for everybody. And so I'm glad this is a real
8 simple design, and maybe you can just real simply sketch that other way out and see if it works, I don't
9 know...you know, you'd have to figure out the square footage and all, but it's something worth exploring
10 I think.

11 MR. SCHNEIDER: So, Ms. Dunn, may I ask a question? Is there...so we're trying to be
12 respective of past conversations about square footage.

13 COMMISSIONER M. DUNN: Yeah.

14 MR. SCHNEIDER: What is...I mean, because that's the arbitrary number, right? That's not
15 defined...

16 COMMISSIONER M. DUNN: Right, which is why design is more important.

17 MR. SCHNEIDER: Correct. So, obviously if we were to take the same design, we obviously
18 cannot fit a bedroom into the bathroom space.

19 COMMISSIONER M. DUNN: Right.

20 MR. SCHNEIDER: So, what would you feel might be an appropriate design? Because I agree
21 with you...

22 COMMISSIONER M. DUNN: That's what I'm saying...a rectangle...the whole addition.

23 MR. SCHNEIDER: So, the bathroom and moving the closet forward would be massive. It would
24 be a lot bigger than what we're proposing. But then we're adding on further to the rear, and this has been
25 a contentious project for multiple reasons, but one is because of the size of it. So, I'm trying to be
26 respectful of the Commission's prior comments, and just knowing, hey is it okay to go up to three
27 hundred and fifty? I mean, I don't want to come back and provide a three hundred and fifty square foot
28 addition...

29 COMMISSIONER M. DUNN: Three hundred and sixty-two square feet would be thirty-three
30 percent. So, I feel, again, you could add a hundred square feet in a really horrible way, and we'd be
31 freaking out. It's...the size matters, but the design matters more.

32 MR. SCHNEIDER: No, and I respect that, and I appreciate that a hundred percent. But again,
33 I'm just trying to be respectful of the conversations that we've had over the year, and the sensitivity with
34 the comments that we've received from the community, and how to minimize that. And then I guess the
35 other concern I would have in all honesty is, how do we maintain a functional kitchen by stepping in, you
36 know? So we're taking a small kitchen and trying to make it functional and attainable and meaningful for
37 future, and then if we have this funky jog, are we really...we're making something that's proposed to be
38 functional versus, it's not functional, but...it might look okay.

39 COMMISSIONER M. DUNN: Well, if it can't work, then that's the roof struggle, really.

1 MR. SCHNEIDER: And I guess that's where my concern comes down to...is if we bring it in, we
2 can change the roof pitch and concern, but functionality, and does that actually work for the property in
3 the future moving forward from a functional standpoint, from a longevity standpoint, from rehabilitating
4 existing properties and everything else.

5 COMMISSIONER M. DUNN: I don't know enough about refrigerator widths, and cabinet widths
6 and all of that; I don't know if there's some way you could have a deeper cabinet next to a shorter cabinet,
7 and then from the front you wouldn't even know that the wall shifts. I don't know how all that interior
8 stuff works, but it would be a way to have a very simple form addition that subordinates itself well and
9 deals with the roof and all of that in one fell swoop.

10 MR. SCHNEIDER: Thank you for your comments.

11 MR. BERKHAUSEN: This is Brian, again. Would it be possible for Jim Bertolini to do some
12 research on the precedent of window modifications that has occurred at the federal level?

13 MR. BERTOLINI: Sure, we can do that. And make sure that at the very latest at least, with final
14 design review, that we'll have some case studies, including if we have them here in Fort Collins for City
15 landmarks.

16 MR. BERKHAUSEN: Great, just trying to get as much research and information as possible. We
17 have been working to try and come up with a plan that will preserve the back wall. If we were able to
18 remove that wall, the north wall, where we are making a doorway into the bathroom, that would open up a
19 tremendous amount of design possibilities. We are still trying to stay within the thirty percent factor that
20 was recommended, or guideline, that was suggested. And so, you know, Jeff asked that question...is that
21 something we should consider or bring before the Commission, to remove that north wall?

22 MR. SCHNEIDER: That was going to be a clarifying question to me is, if you would allow us to
23 remove that north wall, we could minimize that addition too and have more flexibility of floorspace, so
24 how important is the north existing brick exterior wall from a reversibility standpoint versus minimizing
25 that addition? And so, and I know it's hard to put on you guys at this point, but it's a fair question to ask.
26 Just like Mr. Rose asked, too, it's...we're talking hypotheticals at this point, but we're also trying to
27 figure out, at the end of the game, how do we minimize and not bring back to you, you know, almost four
28 hundred square foot addition, and minimize that addition, but we do potentially lose that length of the
29 north existing brick wall to allow for flexibility of design.

30 COMMISSIONER ROSE: You know, there's obviously ten standards, and you oblige one and
31 you may violate another. I...as the brick wall that's retained exists now, I'm hard-pressed to think it's a
32 character-defining feature. It's an artifact. And so, frankly, I think if we could achieve something that's
33 more...I think Meg's suggestion of kind of filling in that rectangle, that's something over seventy square
34 feet. It's not a significant addition to the overall footprint. And yet, I think what it opens for you is real
35 rectilinearity...that's going to be very important, because that is a character-defining feature of this kind
36 of a structure. And as you've referred to, Jeff, you've said, you know, you want the simple roof lines, you
37 want all of those things...there could be a real achievement made by virtue of filling this out and then
38 using a distinct roof line that I think would accomplish a multitude of things, gives you seventy more
39 square feet to deal with in arranging a floorplan that may be every bit as workable as what you have. So,
40 I think it's really worth investigating.

41 MR. SCHNEIDER: And so, proposing perhaps removing that north brick wall would be part of
42 that conversation.

1 COMMISSIONER ROSE: Because, frankly, we're supposed to be concerned with the external
2 appearance. Who's going to see it? It's no longer a feature of the home that the public sees that we're
3 supposed to be the custodians of, it's something maybe a remnant that when you're taking people through
4 the...with the grand opening, you point it out and say, yeah, and this is the original brick wall. Well, I
5 think there are other things more important.

6 MR. SCHNEIDER: Thank you for the comments.

7 COMMISSIONER ROSE: So, I do think it's expendable. But, I'm...that's just me speaking,
8 so...

9 CHAIR KNIERIM: I would tend to agree with that as well, because we are the...you know...the
10 exterior is what we're concerned with, and this is no longer exterior. And yeah, it's original stuff, and
11 that's hard, but you know, at the end of the day, I'd rather have the exterior as original as possible than
12 something, as Jim was saying, that is no longer an exterior feature. Margo, you had a comment?

13 COMMISSIONER CARLOCK: Yeah, I just...just a question for you all...I thought that when
14 we talked about this back in January, people were saying that maintaining that brick wall was important to
15 the reversibility aspect. And that was a feature of the plan that I thought was a good thing. Does that...if
16 you take that wall out, then you can't put it back. I mean, it...doesn't that eliminate the reversibility?

17 MR. SCHNEIDER: And that was our concern, to be honest with you.

18 COMMISSIONER CARLOCK: I think that's a more important part of it than the other. But, you
19 know, I'm new at this, so I'm looking for some instruction.

20 COMMISSIONER M. DUNN: I will say, brick for brick, I would rather lose one brick in the
21 back for each one brick that we would lose to those windows because that's...it's a secondary, you know,
22 viewpoint. People will be seeing that from the sidewalk; they won't be seeing the back. Secretary of
23 Interior standard number nine does say we're supposed to be keeping that material so that we can reverse
24 this if someone decides to take it off the back, unlike the addition that's there currently that did remove a
25 ton of brick. But, if it's one or the other, I would definitely rather see a back brick removed than the side
26 brick. That said, to the extent that you can keep as much as possible, that would be really helpful.

27 MR. SCHNEIDER: Because if we remove the back brick, we're talking about ninety-six square
28 feet of brick versus probably maybe eight to ten square feet of brick for the windows. So, it's a
29 significant difference, but it allows for floorplan. And so that's where my...again, I'm not trying to...I'm
30 just trying to ask questions so we can...

31 COMMISSIONER M. DUNN: I get it. The way the Secretary of Interior standard reads, new
32 additions, exterior alterations, or related new construction shall not destroy historic materials that
33 characterize the property. So, we know the brick characterizes the property. The new work shall be
34 differentiated from the old, blah, blah, blah. I think part of it is, it's a back wall, it's not a side wall, that
35 helps. I thought of something else that was pertinent, and now I'm not seeing it.

36 MR. SCHNEIDER: Please understand that there was a lot of conversation about maintaining that
37 north wall...in prior conversations, which is part of the...from the first design to the second design that
38 we did maintain that north wall in the second iteration. So, we have been listening to you, it's just a
39 matter...now I'm hearing something different, which I respect and appreciate...

40 COMMISSIONER M. DUNN: Ideally, we'll keep the brick wall, you can expand the addition a
41 little more so that the bedroom fits behind the brick wall, and the bathroom goes where the bedroom is.

1 And you could still have a bedroom bigger than what it currently is. And the brick wall would still be
2 there, and the windows would remain.

3 MR. SCHNEIDER: So, then my next question would be is, talking about the kitchen, in order to
4 maintain that bedroom...because we're only proposing...so, are you proposing that we bring, essentially,
5 the proposed bathroom wall out the additional five feet to be in line with the rear kitchen and try and
6 maintain...?

7 COMMISSIONER M. DUNN: Right, to make a rectangle. Yes.

8 COMMISSIONER NELSEN: Am I wrong that we were also potentially suggesting stepping in
9 the west...or excuse me, the east wall of the kitchen so that the roof plane could also be changed?

10 MR. SCHNEIDER: Which, again, is going to be a concern just from a design and flow
11 standpoint, from a functionality standpoint. So, I appreciate your comments and we're happy to look at
12 options for that, and maybe we have to do another design consultation, but I'm concerned from the
13 aesthetic nature and architectural nature that that's not going to be an appropriate feel when you're
14 standing on the sidewalk of Mountain looking back at this property, that it's going to be one of those sore
15 additions versus a natural addition onto the property as well, too. Especially on that east side, which has
16 been the whole conversation that we've had from day one is that east exposure standing from the
17 sidewalk looking back to the north. And I'd rather have that be a complimentary addition versus a sore
18 addition, going, oh look, that's an addition. Because we've all seen those additions that, they just don't
19 fit, they're not right. And I understand this is a historic property, but you still want to be respectful of the
20 existing conditions of the property, and not just have it be a thumb, or a sore, on the back of the house as
21 an addition, and we've all seen those, which is not what we're trying to create.

22 COMMISSIONER M. DUNN: I'm not sure what you mean by a sore addition.

23 MR. SCHNEIDER: We're changing roof pitches, we're changing wall planes, everything else.
24 It's going to look like a bad addition on the back of the property; it's not going to be a complimentary
25 feature onto the back of the property.

26 COMMISSIONER M. DUNN: So, you're saying when the addition is inset...

27 MR. SCHNEIDER: And changing the roof pitch, it's going to look like a bad addition onto the
28 back of the property, and that's what I'm not trying to create here. I'm trying to create something that's
29 complimentary, something that's respectful, something that creates historic nature, and everything else,
30 that complies with those simple lines.

31 MR. BERKHAUSEN: At a prior meeting, we discussed the fact that the roof would have a very
32 simple line, and the prior plan that we looked at discussed expanding to the east by seven feet, and during
33 that meeting, the discussion was the house would look much better with one single plane, one simple line
34 going back so it would not break up the lines from Mountain Avenue. That's how we came up with this
35 plan that we brought.

36 MR. SCHNEIDER: And again, so it's trying to appreciate your comments throughout the last
37 year of how to maintain that character-defining features of an historic element.

38 COMMISSIONER ROSE: You know, I don't think you can solve all these problems. There are
39 going to be compromises, and in my forty-five years of doing this, I've never been in a situation where it
40 was perfect. So, you know, I think the suggestion that it could be a perfectly rectilinear addition instead
41 of this offset, that simplifies things, creates something more compatible with the simplicity that you've

1 referred to. I think also this whole idea of reversibility is an academic construct; there is no such thing.
2 It's not recoverable, and what was already done to the house when they put that abomination of a porch
3 on...it's not reversible. So, I don't think we can be married to that. I really like the idea of creating a
4 very rectilinear addition. Admittedly, we still have this distinction of new versus old materials, but as I
5 say, it's all about how do we value and how do we raise in some priority fashion what's most important,
6 what really defines the character of this building, and then how do we let people know. It's about being
7 honest and telling people, here's what's new, here's what's old, the windows may look a little different,
8 but they're compatible in proportion and they don't...they don't adjust something that can be maintained,
9 and yet we compromise where we have to. So, I think these are suggestions that have merit. And, you
10 know, certainly if the brick wall stays, that's a benefit, but I wouldn't...that's not one I would say is of
11 utmost importance. I think the other suggestions about really simplifying this footprint is, to me, an
12 elegant way to get this thing to where it achieves what you've just said.

13 MR. SCHNEIDER: So, I guess my question would be also is, maintaining that same roof line or
14 trying to change the roof line for the rear portion because we're trying to keep that simplistic roof line that
15 has been talked about in the past for the bungalow style, is straight lines, straight features, not having
16 deviation from the planes.

17 COMMISSIONER ROSE: Well, and you know, my reference to the front porch...obviously
18 that's a different function, and that's not out of character for a style like this. But I think what you would
19 do at the back is...has a different purpose, and I think can be achieved in a different way.

20 CHAIR KNIERIM: Other thoughts, Commissioners? Well, we've succeeded in clarifying
21 nothing, so...but I do appreciate the conversation, and I appreciate the applicant and Jeff, you coming
22 along to address some of these things. And we look forward to seeing what you come up with.

23 MR. SCHNEIDER: Thank you for your time this evening.

24 COMMISSIONER NELSEN: I hate to interrupt, but if we really have succeeded in clarifying
25 nothing, I think we've done a disservice to the applicant. So, this is a conceptual discussion, reviewing
26 the plans. We've given you some feedback, we've opened a few options I think and talked about other
27 things to explore. But, outside of, you know, just stamping approval of this proposal that you have, is
28 there anything else? It's not a fun discussion for anybody...and we know that, but is there anything else
29 that we can leave you with before you go to make the most of your time? To make absolutely sure that
30 you have a clear path forward?

31 MR. SCHNEIDER: In all due respect, no, because we're going back to the drawing board to try
32 and recreate space, and listening to Commission members' comments over the last year, and how to
33 change and minimize and reduce...I think we've done that appropriately. I do respect the fact that the
34 window element is a concern; I have no qualms with being honest about that. But I also would say that
35 that's a minimal impact on the overall project and the scale and the mass. I think I am concerned about
36 increasing the scale and the mass of the project and the community feedback that we've seen already. So,
37 I'm trying to be respectful of community feedback that we've seen prior, and so, unfortunately, we're
38 going back to the drawing board to try and accommodate what you guys are proposing. And I respect
39 that, and I understand that, but unfortunately, I think our proposed plan is the most minimal impact to the
40 footprint, the scale, the mass. In the window treatment, Mr. Guenther is the only one that's really ever
41 going to see those impacts. No one is really going to notice that from the street side, and I think the
42 average citizen walking by would not recognize that interruption. I understand all of us are in the
43 profession, we're all in the world, and we respect that, and I respect the historic nature of it, but if you
44 also look at the bathroom window has that course row underneath it, so why couldn't we add that same

1 course row underneath the new proposed windows to replicate and duplicate what's done to the existing
2 bathroom window? To highlight that as a soldier course underneath the windows? So, I think there's
3 design elements that we can do. I respect your conversation this evening, and we'll go back and try to
4 figure something out, but in all honesty, I think the plan that we're proposing from a mass and scale and
5 size, is the most appropriate based on community feedback and you guys' feedback throughout the year.
6 So, I'm sorry that the windows are a concern, but I think we can work through the windows with adding
7 that soldier course underneath the windows to replicate the same design element that's underneath the
8 existing bathroom window, and we can look at the size of that and see how that, you know, how those
9 affect. But, I'm a little concern about increasing the overall size from the community feedback that we've
10 seen over the year. So, again, thank you for your time this evening.

11 CHAIR KNIERIM: Thank you, Jeff, and thank you, Anne, for your comments.

12 MR. BERKHAUSEN: Thank you very much.

13 CHAIR KNIERIM: Thank you very much, Brian...appreciate it.

14 MR. BERKHAUSEN: Thank you.

15 CHAIR KNIERIM: Thank you.