



Planning, Development & Transportation

Community Development & Neighborhood Services

281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.2740
970.224.6134- fax
fcgov.com

HISTORIC REVIEW FINDINGS – Land Use Code 3.4.7 125 S. COLLEGE AVENUE

125 S. College Avenue, LLC
125 S. College Avenue
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with findings regarding your project at 125 S. College. Under Chapter [3.4.7](#) of the City of Fort Collins Land Use Code, the property has been determined eligible as a Fort Collins Historic Landmark, making certain exterior alterations subject to review for consistency with the [*Secretary of the Interior's Standards for Treatment of Historic Properties*](#), adopted by the City for use in historic review. Regarding the building's exterior, your project proposes to:

- 1) Replace non-historic wood transoms on the first-floor entry with metal panels, more consistent with historic photographs of the property.
- 2) Repair and paint the existing (non-historic) wood doors and windows.

This work appears consistent with the Standards cited above. If you have any questions regarding this review, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at jbertolini@fcgov.com, or 970-416-4250.

Sincerely,

Jim Bertolini
Historic Preservation Planner

Applicable Code Standard	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 a downtown commercial building and the alterations to the first floor storefront will have a minimal effect on existing distinctive materials and features.</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>Historically, the first floor storefront appears to have been modified periodically, but during its historically significant period in the early-twentieth century, retained wood or metal transoms, and wood doors and windows on the first floor. While existing doors, windows, and transoms are not historic, the project proposes to install metal transoms consistent with historic photographs, and retain existing wood doors and windows, which will retain the wood storefront as a defining feature.</p>	Y
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> <p>The project will remove a wood transom that is inconsistent with historic photographs, returning the property to a closer consistency with its significant historic period.</p>	Y
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 existing doors, windows, and transoms on the first floor are recent alterations that have received various iterations over the 1990s-2010s that have been somewhat compatible with the historic character of the building, although not always strictly based on historic photographs. The existing transoms, doors, and windows are not historic in their own right, and new proposed treatments appear 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>Historically, the transom has been either wood or metal, and the doors and windows along the storefront have been wood. This project will retain those defining materials and a storefront pattern reasonably consistent with historic photographs.</p>	Y

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>The materials that are a subject of this project are not historic, but replacements, or rehabilitated existing features, are consistent with the historic character of the property based on historic photographs.</p>	Y
SOI #7	<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>	N/A
SOI #8	<i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i>	N/A
SOI #9	<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>	N/A
SOI #10	<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>	N/A

From: [Jim Bertolini](#)
To: [Sandy Willison](#)
Cc: [Dawn Oglesby](#)
Subject: RE: Commercial Building Permit B1906764 - 125 S. College (Historic Preservation)
Date: Tuesday, August 20, 2019 9:17:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image007.png](#)

Sandy,

Item 2 should work as well. Just be sure to submit an amended drawing to our permit desk for that page in your set (Page A1.1) and I'll clear our division's hold on the permit.

As a hopefully helpful note, even though the woodwork on the ground floor exterior is not historic, painting is important for the maintenance issues you described. The Standards for Rehab generally recommend avoiding waterproof paints as they can compound moisture buildup and accelerate deterioration. [Preservation Brief 47](#) might be a helpful guide on that and other topics. Let me know if you have questions. Cheers!

JIM BERTOLINI

Pronouns: he/him/his
Historic Preservation Planner
Community Development & Neighborhood Services
281 North College Avenue
970-416-4250 office
jbortolini@fcgov.com

From: Jim Bertolini
Sent: Tuesday, August 20, 2019 8:30 AM
To: Sandy Willison <starwd1@msn.com>
Cc: Dawn Oglesby <dawn@oglesby-design.com>
Subject: RE: Commercial Building Permit B1906764 - 125 S. College (Historic Preservation)

Sandy,

Thanks for swift reply – for some reason, the image you provided from the FC History Connection didn't show up in my catalog search last week (I'll add that to our survey file for this building). I agree it's metal paneling so please disregard Item 1 below. On Item 2, I'll respond ASAP. Cheers!

JIM BERTOLINI

Pronouns: he/him/his
Historic Preservation Planner
Community Development & Neighborhood Services
281 North College Avenue
970-416-4250 office
jbortolini@fcgov.com

From: Sandy Willison <starwd1@msn.com>

Sent: Monday, August 19, 2019 6:09 PM

To: Jim Bertolini <jbortolini@fcgov.com>

Cc: Dawn Oglesby <dawn@oglesby-design.com>

Subject: Re: Commercial Building Permit B1906764 - 125 S. College (Historic Preservation)

Hello Jim,

Thank you for your input on the façade renovations at 125 S. College Ave.

As you can see from the photos below, the building façade has been remodeled several times in recent history. None of those renovations have included transom windows. In-fact, I believe the 6 panels above the awning in the photo of Walgreens are not transom windows but are solid panels made of metal. Note the reflection in the 2nd floor windows and the total lack of any reflection in the 6 panels. We believe that the proposed modifications will be bringing the "sign band" portion of the façade back to an original metal band, closely resembling the building when it was a drug store.







Item number 2 addresses the door material. We would agree to keep the existing wood doors and not replace them with metal. They will need to be painted as they have experienced significant weather related deterioration.

The current owner of the building has chosen to not pursue "designating the building as a [Fort Collins Historic Landmark](#)".

Please confirm receipt of this email. We hope to hear from you soon with the release of the building permit review.
Thank you in advance.

Sandy Willison

Starwood Construction

452 S Link Lane

Fort Collins, CO 80524

970.490.1813



From: Jim Bertolini <jbertolini@fcgov.com>

Sent: Friday, August 16, 2019 1:26 PM

To: starwd1@msn.com <starwd1@msn.com>

Subject: Commercial Building Permit B1906764 - 125 S. College (Historic Preservation)

Hello,

I am contacting you regarding your pending building permit for a commercial alteration at 125 S. College in Fort Collins. Under the City's Land Use Code (see [3.4.7](#)), permits on commercial buildings do require review for their effects on historic resources, in particular where exterior work is proposed. The building in question at 125 S. College, the former Walgreen's, among other venues. Typically, we do require an updated survey form be completed for properties such as this (3.4.7(C), (1)), but since a well-researched City Historic Landmarks nomination is on file from 1992 (attached) and we've provided review of developments on the building since then, we feel confident that the building is eligible as a local Landmark and don't feel a new survey form is necessary. You are welcome to complete a revised determination process if you would like – we have agreements with several vetted third-party contractors who complete those in a timely manner, although we do charge a fee of \$750 to complete that process. More information regarding that is available on our website, [here](#).

Under 3.4.7(D)(3), exterior elements of projects such as yours are reviewed against the *Secretary of the Interior's Standards for Treatment of Historic Properties*, specifically the [Standards for Rehabilitation](#) (adaptive reuse). Generally, your project conforms, but the key items that are currently inconsistent with the Standards are the treatment of transoms, windows, and doors on the first floor facade. Addressing these issues via adjusted drawings (namely on page A1.1 of your submitted design set) is necessary for us to approve our portion of your building permit application. You may find the National Park Service's [Preservation Brief 11](#) on rehabilitating historic storefronts to be instructive. Specific details are below:

1. Transom windows: On an early-20th century commercial building such as this, the transom windows are a character-defining feature that allows natural light to reach into the rear of the store (these buildings were often constructed prior to electricity being broadly available). To be consistent with the Standards, transoms should remain open. Your plans include re-configuring the current 5-bay transom set with a six-bay set which is more consistent with the building's historic pattern, but a treatment that keeps the glass visible on all or most of those six transoms is more appropriate.
2. Replacement of wood windows and doors with metal features: Considering the historic significance and architecture of the building, metal is generally not a compatible material; this is especially true of windows and doors. While the first floor wood features on the building currently are not historic, project plans should retain wood (either new wood windows and doors or retaining the existing).

Considering the historic significance of the building, I'd suggest you consider designating the building as a [Fort Collins Historic Landmark](#). Landmarks in Fort Collins are eligible for the City's [Design Assistance Program](#), as well as the City's [Zero Interest Rehabilitation Loan](#) program. It would also qualify the property for the [Colorado State Historic Tax Credit](#), managed by the Office of Historic Preservation & Archaeology (OAHP). On State Historic Tax Credits, we can provide guidance but OAHP handles project review. They do review and offer credit toward interior work, including utilities, provided the work is consistent with the same Standards named above. If you do choose to Landmark the building, we have staff available to assist with preparing a nomination which can

generally be fully approved by City Council within about two months from initiating the process.

If you have questions about the Land Use Code requirements for your project, the Standards, the incentive programs, or would like to initiate the Landmarking process, please don't hesitate to contact me at the information below. I'm happy to work with you and/or your design team to resolve these items and get you moving forward. Thanks so much!

JIM BERTOLINI

Pronouns: he/him/his

Historic Preservation Planner

Community Development & Neighborhood Services

[City of Fort Collins](#)

281 North College Avenue

970-416-4250 office

jbertolini@fcgov.com



[Twitter](#) | [Facebook](#)

[Access Fort Collins - easy, quick responses to your questions/comments](#)