



Planning, Development & Transportation

Community Development & Neighborhood Services

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fcgov.com

CERTIFICATE OF APPROPRIATENESS

ISSUED: September 27, 2019

EXPIRATION: September 27, 2020

William & Kathleen Whitley
618 W. Mountain Avenue
Fort Collins, CO 80521

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property have been approved by the City's Historic Preservation Division because the proposed work meets the criteria and standards in Chapter 14, Article IV of the Fort Collins Municipal Code.

1) Replace/install new gutters based on plan in COA application and historic photographs.

Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Please note that all ensuing work must conform to the approved plans. Any non-conforming alterations are subject to stop-work orders, denial of Certificate of Occupancy, and restoration requirements and penalties.

If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

Property owners have up to 14 days to appeal design review decisions regarding their properties. If you have any questions regarding this approval, 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>Remains a residential residence.</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>The gutters will be sensitively installed based on historic images, and should be compatible with the eave lines (eave line with exposed rafters is a defining feature for this Craftsman-style building)</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>Project will restore gutters to historic configuration based on historic images.</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>While gutters are not original, they were in place by 1926 according to historic photographs. Project will restore gutters to historic configuration based on images.</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 gutters will be sensitively installed based on historic images, and should be compatible with the eave lines (eave line with exposed rafters is a defining feature for this Craftsman-style building)</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>	N/A
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	<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



Design Review Small Project Application

Project Address:	<u>618 W Mountain Ave</u>
Designated Fort Collins Landmark <input checked="" type="checkbox"/>	Listed on State Register/National Register of Historic Places <input type="checkbox"/>
Applicant Name:	<u>William Whitley</u>
Email Address:	<u>william.whitley@gmail.com</u>
Phone Number:	<u>970.692.3730</u>
Owner Name:	<u>William & Kathleen Whitley</u>
Owner Email Address:	<u>same as above</u>
Owner Phone Number:	<u>same as above</u>

1. Applicant completes the application with a complete description, sketch, and photographs.
2. Applicant submits completed form. Any other information that describes the proposal may also be submitted.

By Email: Send to preservation@fcgov.com. Electronic submission should include PDF with the completed form ("youraddress-app.pdf"). Include address of property in subject line of email. File size should not exceed more than 25 MB combined.

In person: Development Review Center, 1st floor, 281 North College Avenue, 9:00am – 4:00pm, Monday – Friday excluding holidays.

3. Historic Preservation staff reviews the application. If approved, Historic Preservation staff will issue a Certificate of Appropriateness and email the applicant a copy of the fully approved application and certificate. Please note: some applications may require further review. Landmark staff will contact applicant when these situations arise.

Detailed description of work should include dimensions, material specifications (including color), method of installation, and details of existing conditions. Every application must include photographs of existing conditions of property.

Detailed Description of Project Scope: (required for all proposed work-please attach separate sheet if necessary)

Remove, replace, refit gutters and downspouts to more closely match historical photographs (1926, 1948, & 1968)

See attached diagram 1 and photos 2, 3, & 4:

A - Remove downspout - not found in any historical photos

B - Replace gutter with new pitch

C - Remove, replace, and downspout.

Reposition as straight run on front facade (as shown in 1926 photo)

D - Remove and replace downspout (similar to C)

E - Replace west side gutter, connect to "existing" downspouts

F - Replace small gable west gutter*

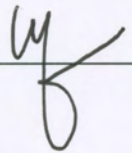
*small gable has settled oddly over time, so a gutter on the rafter tails would now drain AWAY from the house. Request an open drain on the south end instead of downspout.

Proposed new gutters are pictured in attached photo 1.5, shown on new garage in rear of property

Diagram or Site Plan (show street, lot, building) (NOT required for reroofing, but required for all other scopes of work)

See attached diagram 5

By signing below, I attest that no additional exterior work or window replacement will occur under this application.

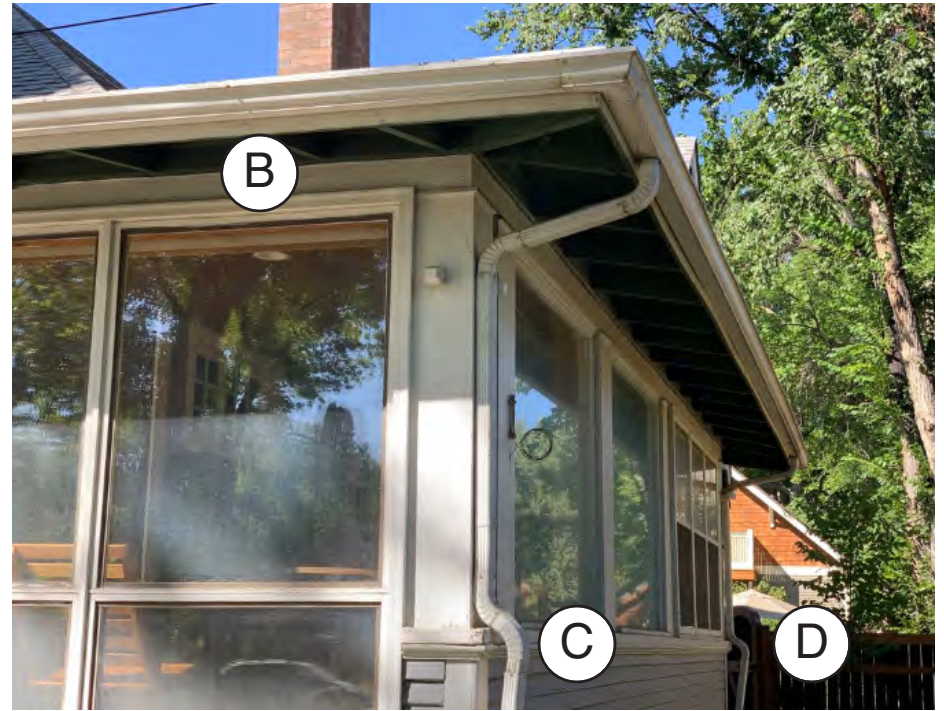
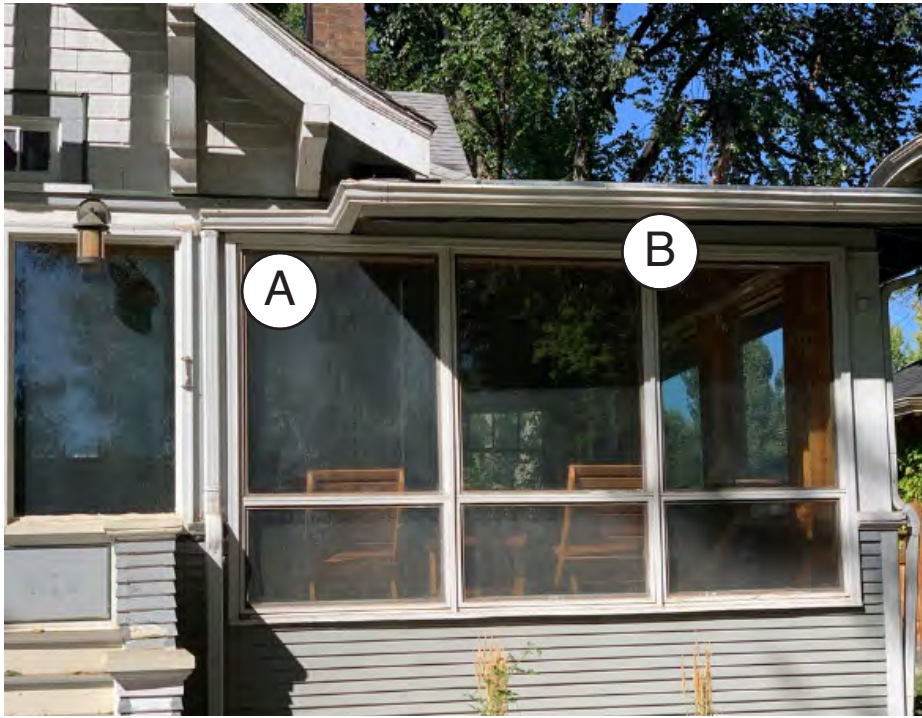
Applicant Signature: 

Date: 9/23/2019



- A - Remove downspout - not found in any historical photos
- B - Replace gutter with new pitch
- C - Remove, replace, and downspout. Reposition as straight run on front facade (as shown in 1926 photo)
- D - Remove and replace rear east downspout (similar to C)
- E - Replace west side gutter, connect to “existing” downspouts
- F - Replace small gable west gutter*

Photo/Diagram 1 (2019)



A - Remove downspout - not found in any historical photos

B - Replace gutter with new pitch

C - Remove, replace, and downspout. Reposition as straight run on front facade (as shown in 1926 photo)

D - Remove and replace rear east downspout (similar to C)

Diagram 1.1

Diagram 1.2



E - Replace west side gutter, connect to “existing” downspouts
F - Replace small gable west gutter*

Note that rafter tails have been restored (2016), after gutters (new work) had been removed. Original downspouts have been retained.

Diagram 1.3

Diagram 1.4



Example of replacement product (aluminum gutter) - installed on new garage in rear of property. (Note - colors are proposed house colors)

Diagram 1.5



Photo 2 - 1926



Photo 3 - 1948



Photo 4 -1968

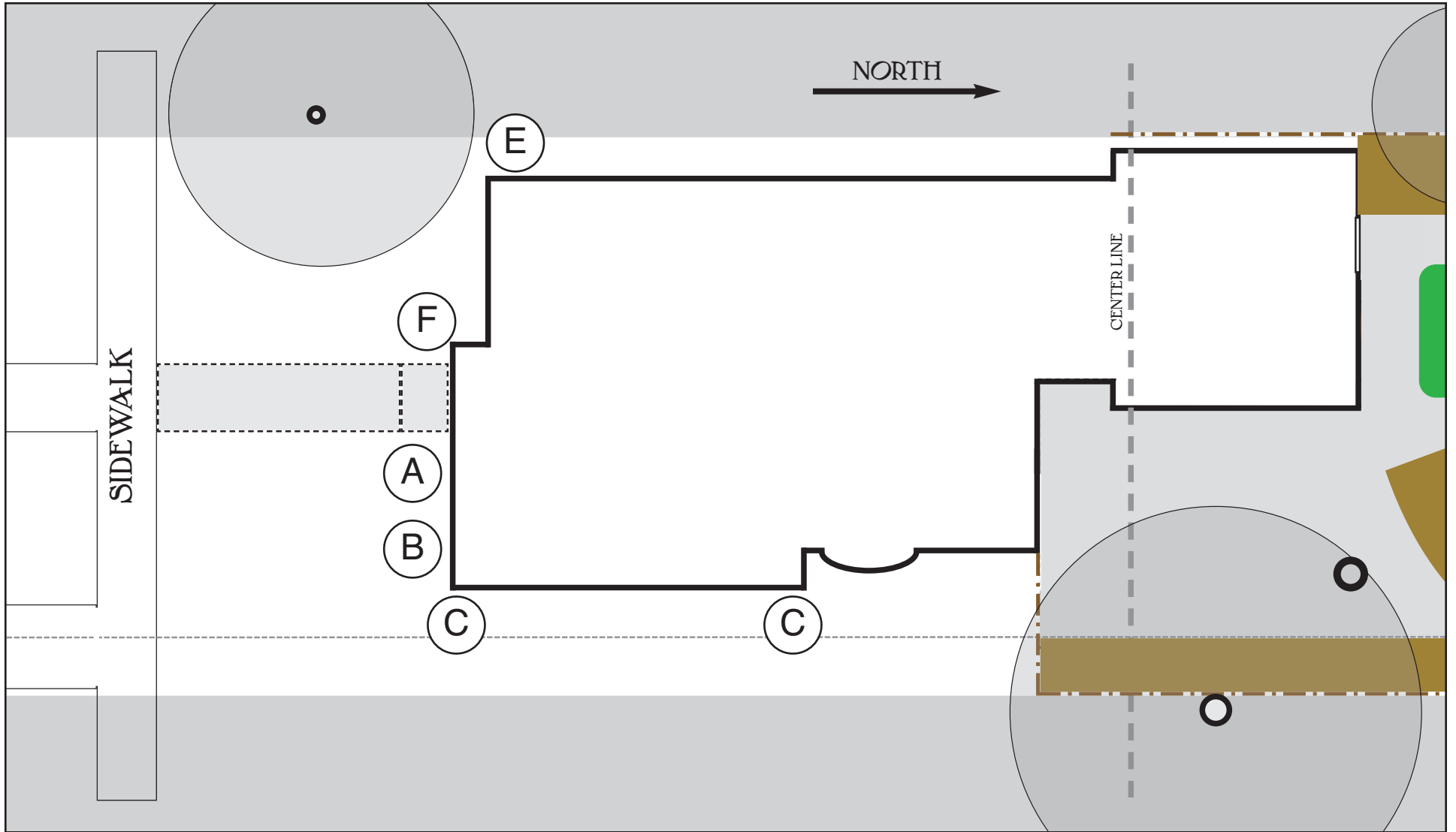


Diagram 5 - Site Plan