



Historic Preservation Services

Community Development & Neighborhood Services

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

970.416.4250

preservation@fcgov.com

fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS

ISSUED: April 15, 2020

AMENDED: April 29, 2020

EXPIRATION: April 29, 2021

Rigden Farm Master Association
1027 W Horsetooth Rd, Unit 200
Fort Collins, CO 80526

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) Roof replacement in-kind for all buildings on historic property (asphalt shingle).
- 2) Repair of windows on barn and garage
 - a. *Condition: Based on site observation, windows are repairable with most damage being on the muntins. Windows should be repaired rather than replaced, with partial replacement limited to muntins or other window pieces that may have deteriorated beyond repair or are missing. Replacements, where necessary, shall be in-kind (i.e., replacing the historic in dimensions, design, and as much as possible, materials). Please use the following guidance during this project:*[NPS Preservation Brief 9: The Repair of Historic Wood Windows](#)
- 3) Replacement of gutters on main house.
- 4) AMENDMENT 4-29-2020: Repair damaged stucco discovered during flashing replacement. Patch as needed up to and including full color coat.

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 the condition on item 2 regarding the window repair.

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 can appeal staff design review decisions by filing a written notice of appeal to the Director of Community Development & Neighborhood Services within fourteen (14) days of this decision. 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 (Rehabilitation)	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>There is no change of use as part of this project.</p>	N/A
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>Roof and gutters are being replaced in-kind. It should be noted that at the time of Landmarking in 2000, the property included a mixture of asphalt and wood shingling. It appears an administrative error led to the approval of replacing wood shingle with asphalt, likely in 2014, something that would not typically be approved for this property.</p> <p>The windows, distinctive and character-defining features on both the barn and garage, will be preserved under conditions noted above. Window repair will focus on retaining material and replacement only where window pieces are missing or are beyond repair, such as broken or missing muntins.</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>Windows will be repaired with parts replaced in-kind.</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>	N/A

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>As noted above, the multi-light wood windows are a character-defining feature of both the barn and garage and shall be retained. Repairs will focus on as-needed repair or replacement of deteriorated and missing parts.</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>As noted above, windows will be repaired with missing or deteriorated parts replaced in-kind.</p> <p>AMENDMENT 4-29-2020: Repair of damaged stucco will be in-kind, either patching as needed or a full new color coat.</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>	N/A
SOI #9	<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>	N/A
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>	N/A



Design Review Application Historic Preservation Division

Fill this form out for all applications regarding designated historic buildings within the city limits of the City of Fort Collins. Review is required for these properties under Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

Applicant Information

Applicant's Name	Daytime Phone	Evening Phone
Mailing Address (for receiving application-related correspondence)		State Zip Code
Email		

Property Information (put N/A if owner is applicant)

Owner's Name	Daytime Phone	Evening Phone
Mailing Address (for receiving application-related correspondence)		State Zip Code
Email		

Project Description

Provide an overview of your project. Summarize work elements, schedule of completion, why the project needs funding, sources of funding and other information as necessary to explain your project.

The following attachments are REQUIRED:

- ☐ Complete Application for Design Review
- ☐ Detailed Scope of Work (and project plans, if available)
- ☐ Color photos of existing conditions

Reminders:

Complete application would need all of checklist items as well as both pages of this document.

Detailed scope of work should include measurements of existing and proposed.

Please note: if the proposal includes partial or full demolition of an existing building or structure, a separate demolition application will need to be approved.

Additional documentation may be required to adequately depict the project, such as plans, elevations, window study, or mortar analysis. If there is insufficient documentation on the property, the applicant may be required to submit an intensive-level survey form (at the applicant's expense).

Detail of Proposed Rehabilitation Work (*Required)

If your project includes multiple features (e.g. roof repair and foundation repair), you must describe each feature separately and provide individual costs for each feature.

Feature A Name:	
Describe property feature and its condition:	Describe proposed work on feature:

Feature B Name:	
Describe property feature and its condition:	Describe proposed work on feature:

Use Additional Worksheets as needed.

Required Additional information

The following items must be submitted with this completed application. Digital submittals preferred for photographs, and for other items where possible.

- ☐ At least one current photo for each side of the house. Photo files or prints shall be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc. If submitted as prints, photos shall be labeled
- ☐ Photos for each feature as described in the section "Detail of Proposed Rehabilitation Work". Photo files or prints shall be named or labeled with applicant name and feature letter. For example, smitha1.jpg, smitha2.jpg, smithb.jpg, smithc.jpg, etc.

Depending on the nature of the project, one or more of the following items shall be submitted. Your contractor should provide these items to you for attachment to this loan application.

- ☐ Drawing with dimensions.
- ☐ Product specification sheet(s).
- ☐ Description of materials included in the proposed work.
- ☐ Color sample(s) or chip(s) of all proposed paint colors.

☐ **Partial or full demolition** is part of this project.

Partial demolition could include scopes such as taking off existing rear porches to create space for a new addition or removing an existing wall or demolishing a roof. If you are taking away pieces of the existing residence, you are likely undergoing some partial demolition.

Signature of Applicant

Date



Jim Bertolini

From: Shaun Forbis <shaun.forbis@reconexp.com>
Sent: Monday, April 13, 2020 3:49 PM
To: Jim Bertolini
Cc: Nicole Archuleta
Subject: RE: B2003345 - Roof on 2902 Rigden Pkwy
Attachments: 20190717_110231.jpg

1. Is the roof replacement for the barn or the main house?
 - a. **Roof Replacment is for all 5 buildings on property, Barn, House, and sheds**
2. Can you provide specifications/details for the gutters you need to install?
The Gutters previously on the house are 5 inch Aluminum we will not be touching the Downspouts that are decorative. Attached is a pic of gutter we will replace.
3. Are you *replacing* windows or just replacing glazing and repairing/replacing as needed based on the CoA issued in November
 - a. **Windows or Glazing and repairs has discussed before. These windows are on the barn and Garage not the main home.**



Shaun Forbis
Project Manager
[5310 Vivian Street](https://www.reconstructionexperts.net)
[Arvada, CO 80002](https://www.reconstructionexperts.net)
tel 303.783.2562
cel 720.926.3326
fax 303.783.2563
www.reconstructionexperts.net

From: Jim Bertolini <jbertolini@fcgov.com>
Sent: Monday, April 13, 2020 3:21 PM
To: Shaun Forbis <shaun.forbis@reconexp.com>
Cc: Nicole Archuleta <Nicole.Archuleta@reconexp.com>
Subject: B2003345 - Roof on 2902 Rigden Pkwy

Shaun,

I'm reaching out to clarify about this permit before I send you a CoA. We already cleared window repairs with the November 7th Certificate of Appropriateness. I have a few questions based on chatting with the permit technician who logged this in:

1. Is the roof replacement for the barn or the main house?
2. Can you provide specifications/details for the gutters you need to install?
3. Are you *replacing* windows or just replacing glazing and repairing/replacing as needed based on the CoA issued in November?

I've attached a Design Review application for you to use to document some of these alterations. If you could fill out and return this to me addressing the questions above, I'd appreciate it (it's also available online, here:

<https://www.fcgov.com/historicpreservation/landmark-design.php>. Thanks!

JIM BERTOLINI

Historic Preservation Planner
Community Development & Neighborhood Services
281 North College Avenue
970-416-4250 office
jbertolini@fcgov.com

COVID19 Resources

For all residents: <https://www.fcgov.com/eps/coronavirus>

For businesses: <https://www.fcgov.com/business/>

Want to help: <https://www.fcgov.com/volunteer/>

[Tell us about our service, we want to know!](#)



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

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

This e-mail and any attachments are for the sole use of the intended recipient(s) and may contain privileged and confidential information. Any unauthorized review, use, disclosure or distribution is strictly prohibited. If you are not the intended recipient(s), kindly contact the sender by reply e-mail and destroy all copies of the original message.

This e-mail and any attachments are for the sole use of the intended recipient(s) and may contain privileged and confidential information. Any unauthorized review, use, disclosure or distribution is strictly prohibited. If you are not the intended recipient(s), kindly contact the sender by reply e-mail and destroy all copies of the original message.









Security
Camera in Use







