



Historic Preservation Services

Community Development & Neighborhood Services

281 North College Avenue

P.O. Box 580

Fort Collins, CO 80522.0580

970.416.4250

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fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS

ISSUED: May 7, 2020

EXPIRATION: May 7, 2021

Annette Bierbower and Travis Kauffman
100 1st Street
Fort Collins, CO 80524

Dear Ms. Bierbower and Mr. Kauffman:

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) Enlargement of existing window opening on north elevation in kitchen by approximately 6" in height to accommodate a standard 36x60" window.
 - a. *Material note: Due to the modified nature of this elevation, a vinyl slider window is acceptable. However, use of a metal or metal-clad window is encouraged.*

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 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	<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>	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>The Tres Colonias neighborhoods, including Buckingham, are defined by their working class history primarily associated with German, Mexican, and Mexican American laborers in Fort Collins’ sugar manufacturing industry. For a variety of reasons, ad-hoc modifications and repairs, such as this use of a storm window as a regular window unit, are part of the ongoing fabric of the neighborhood’s environment and worthy of documentation. However, retaining minor elements such as this is not practical for rehabilitation of these historic residences for modern use.</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>See above.</p>	Y
SOI #4	<i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i>	Y
SOI #5	<i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i>	N/A
SOI #6	<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>	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



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, 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).

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 a 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



There is currently only a storm window in the kitchen. We would like to replace that with a real window. The current rough opening is 60" x 30". This is an odd size for a horizontal sliding window. We also discovered that the current rough opening is not structurally sound. As you can see in the photos, it does not meet the vertical studs of the home. We would like to expand it slightly so we can purchase a standard window and improve the integrity of the framing. The new window would be a standard 60" x 36" horizontal sliding window. We would need to enlarge the height of the rough opening by about six inches. We have attached the window we would like to use.

Work Elements/Steps:

1. Remove existing storm window.
2. Reframe upper portion of rough opening to accommodate 36" height.
 - a. Remove about six inches of existing cladding.
3. Add a 2" x 4" across bottom sill on inside of the house to span the gap of the vertical studs.
4. Weather proof seal with flashing on the sill.
 - a. Tape and flash outside of opening so water cannot leak inside the home and/or walls.
5. Install new window.
6. Install drip cap flashing on outside of home as a further weather proofing measure.
7. Install foam weather stripping around perimeter of newly installed window.
8. Install new casing /replace rotting exterior wood trim with new wood trim.
9. Seal the gap between the window and the casing with sealant.

Timeline:

This size of window is readily available so we will purchase and complete upon potential approval. We see this as a high priority project since it is raining and water could come in the home. We also see this as a security measure we would like to remedy before moving in so we'll do it as quickly as possible.

Window Specs

[Lowes JELD-WEN v-2500 Left-Operable Vinyl New Construction Egress White Exterior Sliding Window](#)

Specifications	
Actual Height (Inches)	35.5
Actual Width (Inches)	59.5
Jamb Depth (Inches)	2.9065
Interior Color/Finish	White
Exterior Color/Finish	White
Hardware Color/Finish	White



