



Historic Preservation Services

Community Development & Neighborhood Services

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P.O. Box 580
Fort Collins, CO 80522.0580

970.416.4250

preservation@fcgov.com

fcgov.com/historicpreservation

REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 600 Mathews St.

Laurel School National Register Historic District

ISSUED: May 20, 2020

Susan and Douglas Naffziger
600 Mathews St.
Fort Collins, CO 80524

Dear Mr. & Mrs. Naffziger:

This report is to document the summary of effects from proposed alterations to the E.D. Ball Residence at 600 Mathews Street, pursuant to Fort Collins Municipal Code Chapter 14, [Article IV](#), made by the Landmark Preservation Commission at their May 13th meeting. A copy of this report may be forwarded to the Colorado Office of Archaeology and Historic Preservation.

More specifically, the Commission commented on the following work items:

1. Demolition of a portion of the c.1921 addition on the east side of the main house;
2. Construction of a new addition on the east side of the main house;
3. Replacement of exterior windows with metal clad wood replacements.
4. Infill of north-facing doorway on porch
5. Demolition and reconstruction of concrete porch floor
6. Construct new guardrail of powder-coated metal
7. In-kind roof replacement (asphalt shingle) – *Since this item clearly meets the Standards and is typically cleared by staff, it has not been included in the summary below.*

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>The property is remaining residential in use, and will remain recognizable as a residential building.</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> <ol style="list-style-type: none"> 1. <u>Demolition of a portion of the c.1921 addition on the east side of the main house;</u> <ul style="list-style-type: none"> • <i>This addition appears to be historic, based on its construction year in relation to the period of significance suggested in the Laurel School Historic District documentation (1876-1930). A permit pulled in 1921 to remodel the home precedes the 1925 Sanborn Fire Insurance map in which the east side of the residence matches its current configuration. The remodel appears to have extended the original T-form of the home, adding a second north-south section, as well as a small bump out, likely for a kitchen or mudroom. It is the small bump out that is proposed for demolition. While minor, these are common historic features on homes of this style and type and are typically considered historic alterations that should be preserved. Its demolition does not meet this Standard.</i> 2. <u>Construction of a new addition on the east side of the main house;</u> <ul style="list-style-type: none"> • <i>As noted above, the demolition of this portion of the existing c.1921 addition does not meet this Standard.</i> 3. <u>Replacement of exterior windows with metal clad wood replacements.</u> <ul style="list-style-type: none"> • <i>The replacement of historic windows is generally not recommended unless their condition makes them unable to be repaired. Windows on this home are predominantly one-over-one wood sash windows of varying sizes, although some non-historic metal storms and window units are present on the east and south elevations. In this case, the windows do not appear to warrant replacement as they are in good condition overall, although several appear to require repair. It is not expected that there will be significant energy performance gain from the replacement of these windows as most of the windows appear to already have metal storm coverings. Furthermore, the proposal includes altering the window form from the existing one-over-one to a two-, three-, and four-over-one configuration without historic documentation to substantiate whether that configuration is appropriate on this property. This item does not meet this Standard.</i> 	N
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	<p>4. <u>Infill of north-facing doorway on porch</u></p> <ul style="list-style-type: none"> • <i>From available documentation, the second doorway was likely added as part of the 1921 remodel. Looking at city directories after that point, multiple residents are listed at the property, indicating that this may have been a modification to accommodate apartment use in the front room. Considering that this is a comparatively unique alteration in the Laurel School Historic District, and took place during the suggested period of significance for the district, removing this feature does not meet this Standard.</i> <p>5. <u>Demolish and reconstruct concrete porch floor</u></p> <ul style="list-style-type: none"> • <i>The concrete flooring on the porch is likely not original to the home, as the porch appears to have been modified several times over the life of the home. Potentially relevant permits include two issued to “repair porch” in both 1939 and 1948. The Sanborn map in 1943 shows only a partial frame porch on the north portion of the building, indicating that the wrap-around and concrete floor was likely added in 1948. While occurring outside the period of significance, this modification is over fifty years of age and distinctive for the property. While repair is generally recommended over wholesale replacement, this item generally meets this Standard.</i> <p>6. <u>Construct new guardrail</u></p> <ul style="list-style-type: none"> • <i>The installation of the guardrail is a common addition to historic homes to meet current building code and safety requirements. However, wood is a more appropriate product in these circumstances than the proposed powder-coated metal. Nearly all of the finishes on the exterior are wood. If metal is used, it would be best for it to not anchor into the wood porch columns to avoid damaging the historic carpentry. This item generally meets this Standard.</i> 	
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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> <ol style="list-style-type: none"> 1. <u>Demolition of a portion of the c.1921 addition on the east side of the main house;</u> <ul style="list-style-type: none"> • <i>As noted under Standard 2, although a smaller feature and not original to the house, rear additions made during an historic period for kitchens or mudrooms are typically considered historic and are recommended for preservation. It appears the east addition, along with this kitchen/mudroom, were added in 1921, during the period of significance for the district. It is distinctive and recommended for preservation. This item does not meet this Standard.</i> 2. <u>Construction of a new addition on the east side of the main house;</u> <ul style="list-style-type: none"> • <i>As noted above, the demolition of this portion of the existing c.1921 addition does not meet this Standard.</i> 3. <u>Replacement of exterior windows with metal clad wood replacements.</u> <ul style="list-style-type: none"> • <i>This item includes replacement of the existing windows with metal-clad wood windows of a new configuration (shifting from existing one-over-one configuration to a new two-, three-, or four-over one). The new configuration appears to be conjectural and something more common in later Arts-and-Crafts era homes. This alteration would create a false sense of history and does not meet this Standard.</i> 4. <u>Infill of north-facing doorway on porch</u> <ul style="list-style-type: none"> • <i>As noted under Standard 2, it appears this doorway was likely added along with the east addition in 1921 to allow the owners to let rooms to guests or students at Colorado Agricultural College (now Colorado State University). Removing this alteration would eliminate a record of use during the historic period and does not meet this Standard.</i> 5. <u>Demolish and reconstruct concrete porch floor</u> <ul style="list-style-type: none"> • <i>Although wholesale replacement is not typically recommended, this element generally meets this Standard.</i> 6. <u>Construct new guardrail of powder-coated metal</u> <ul style="list-style-type: none"> • <i>As noted under Standard 2, adding new guard rails are common alterations to historic homes that typically meet Standards. Although wood would be a more appropriate</i> 	N
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	<i>material, the proposed railing is of simple design and generally meets this Standard.</i>	
SOI #4	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <ol style="list-style-type: none"> 1. <u>Demolition of a portion of the c.1921 addition on the east side of the main house;</u> <ul style="list-style-type: none"> • <i>As noted under Standard 2, although a smaller feature and not original to the house, rear additions made during an historic period for kitchens or mudrooms are typically considered historic and are recommended for preservation. It appears the east addition, along with this kitchen/mudroom, were added in 1921, during the period of significance for the district. It is distinctive and recommended for preservation. This item does not meet this Standard.</i> 2. <u>Construction of a new addition on the east side of the main house;</u> <ul style="list-style-type: none"> • <i>As noted above, the demolition of this portion of the existing c.1921 addition does not meet this Standard.</i> 3. <u>Replacement of exterior windows with metal clad wood replacements.</u> <ul style="list-style-type: none"> • <i>N/A</i> 4. <u>Infill of north-facing doorway on porch</u> <ul style="list-style-type: none"> • <i>As noted under Standard 3, it appears this doorway was likely added along with the east addition in 1921 to allow the owners to let rooms to guests or students at Colorado Agricultural College (now Colorado State University). The modification of homes to serve as apartments is an under-studied but likely significant period in the development of this neighborhood east of campus. Removing this alteration would eliminate a record of use during the historic period and does not meet this Standard.</i> 5. <u>Demolish and reconstruct concrete porch floor</u> <ul style="list-style-type: none"> • <i>As noted under Standard 2, it is likely that the north portion of the porch was original to the home, while the east and south elements, along with the concrete foundation, were added in 1948 as part of a porch repair. Although falling outside of the period of significance, it is a distinctive architectural feature of the home that appears to have acquired its own significance. While wholesale replacement is typically not recommended, this item generally meets this Standard.</i> 6. <u>Construct new guardrail of powder-coated metal</u> <ul style="list-style-type: none"> • <i>N/A</i> 	N

SOI #5	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <ol style="list-style-type: none"> 1. <u>Demolition of a portion of the c.1921 addition on the east side of the main house;</u> <ul style="list-style-type: none"> • <i>As noted above, the c.1921 addition, including the mudroom/kitchen bump-out is a distinctive alteration of buildings of this era and is typically recommended for preservation.</i> 2. <u>Construction of a new addition on the east side of the main house;</u> <ul style="list-style-type: none"> • <i>As noted above, the demolition of this portion of the existing c.1921 addition does not meet this Standard.</i> 3. <u>Replacement of exterior windows with metal clad wood replacements.</u> <ul style="list-style-type: none"> • <i>As noted under Standard 2, the replacement of historic windows is generally not recommended unless their condition makes them unable to be repaired. This is largely due to the significance of historic windows to defining the character of most historic buildings. Windows on this home are predominantly one-over-one wood sash windows of varying sizes. In this case, the windows do not appear to warrant replacement as they are in good condition overall, although several appear to require repair of varying degrees. This item does not meet this Standard.</i> 4. <u>Infill of north-facing doorway on porch</u> <ul style="list-style-type: none"> • <i>As noted under Standard 4, it appears this doorway was likely added along with the east addition in 1921 to allow the owners to let rooms to guests or students at Colorado Agricultural College (now Colorado State University). The modification of homes to serve as apartments is an under-studied but likely significant period in the development of this neighborhood east of campus. Alterations that represent significant shifts or trends are typically considered character-defining features recommended for preservation. This item does not meet this Standard.</i> 5. <u>Demolish and reconstruct concrete porch floor</u> <ul style="list-style-type: none"> • <i>The concrete flooring on the porch is likely not original to the home, as the porch appears to have been modified several times over the life of the home. Potentially relevant permits include two issued to "repair porch" in both 1939 and 1948. The Sanborn map in 1917 shows only a partial frame porch on the north portion of the building. The wrap-around may have been added later. It</i> 	N
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	<p><i>is probable the concrete flooring was added in either 1939 or 1948 along with the wrap-around expansion of the porch as it exists today. While over fifty years of age, it does not appear to have taken place during the period of significance. While wholesale replacement is typically not recommended, there are not substantial differences in the workmanship of concrete in the mid-twentieth century and current concrete methods. This item generally meets this Standard.</i></p> <p>6. <u>Construct new guardrail of powder-coated metal</u></p> <ul style="list-style-type: none"> • <i>As noted previously, the addition of guardrails on porches for safety is a common rehabilitation method for historic buildings. While wood is typically recommended over metal, this item appears to meet this Standard.</i> 	
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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> <ol style="list-style-type: none"> <u>Demolition of a portion of the c.1921 addition on the east side of the main house;</u> <ul style="list-style-type: none"> <i>N/A; the demolition of this section is not based on condition.</i> <u>Construction of a new addition on the east side of the main house;</u> <ul style="list-style-type: none"> <i>N/A</i> <u>Replacement of exterior windows with metal clad wood replacements.</u> <ul style="list-style-type: none"> <i>As noted previously, while several of the historic window units are in need of repair, the overall condition of the windows appears to warrant repair rather than replacement under this Standard. The new proposed windows would be metal-clad wood of two-, three-, or four-over-one design. The proposed replacements would not match the historic in design, color, texture, or materials. This item does not meet this Standard.</i> <u>Infill of north-facing doorway on porch</u> <ul style="list-style-type: none"> <i>N/A; the removal of this feature does not appear to be based on condition.</i> <u>Demolish and reconstruct concrete porch floor</u> <ul style="list-style-type: none"> <i>As noted previously, the concrete flooring on the porch is likely not original to the home, probably added in 1948 along with the entire west portion of the porch. Wholesale replacement is typically not recommended and in this case, while there are cracks in the concrete, this form of cracking is typical and can usually be repaired with epoxy sealant or a new top seal rather than full demolition. This item does not meet this Standard.</i> <u>Construct new guardrail of powder-coated metal</u> <ul style="list-style-type: none"> <i>N/A; the construction of this feature is not related to the condition of the property.</i> 	N
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	<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> <ol style="list-style-type: none"> 1. <u>Demolition of a portion of the c.1921 addition on the east side of the main house;</u> <ul style="list-style-type: none"> • <i>As noted previously, the portion of the c.1921 addition proposed for demolition appears to be a character-defining feature and would not be recommended for removal under the Standards.</i> 2. <u>Construction of a new addition on the east side of the main house;</u> <ul style="list-style-type: none"> • <i>The demolition of the existing portion of the home does not appear to meet this Standard. But for the demolition of that feature, the addition appears to meet many of the requirements of additions on historic buildings under this Standard. It is of compatible design, would be distinguishable from the new construction and is subordinate to the primary historic building. However, the engineered wood product proposed for siding the new addition is not typically recommended for use on historic buildings due to its questionable durability compared to old-growth lumber, such as that on the portion of the 1921 addition proposed for demolition. Furthermore, due to the demolition involved, this alteration would not be reversible.</i> 3. <u>Replacement of exterior windows with metal clad wood replacements.</u> <ul style="list-style-type: none"> • <i>N/A</i> 4. <u>Infill of north-facing doorway on porch</u> <ul style="list-style-type: none"> • <i>As noted previously, this doorway seems likely to represent an important development trend during the Historic District's suggested period of significance. Although likely reversible if the door is retained on-site, its removal and infill would not likely meet this Standard.</i> 5. <u>Demolish and reconstruct concrete porch floor</u> <ul style="list-style-type: none"> • <i>The project proposes replacement generally in-kind, with modification to south side area. This item generally meets this Standard.</i> 6. <u>Construct new guardrail of powder-coated metal</u> <ul style="list-style-type: none"> • <i>The proposed guardrail is of minimalist design and, while wood would be recommended in this case for material, the powder-coated metal should not have a detrimental effect on the character of the property. This item likely meets this Standard.</i> 	N
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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> <ol style="list-style-type: none"> 1. <u>Demolition of a portion of the c.1921 addition on the east side of the main house:</u> <ul style="list-style-type: none"> • <i>As noted previously, the portion of the c.1921 addition proposed for demolition appears to be a character-defining feature and would not be recommended for demolition under the Standards. Demolition is not reversible, so this item does not meet the Standards.</i> 2. <u>Construction of a new addition on the east side of the main house:</u> <ul style="list-style-type: none"> • <i>The project proposes replacement generally in-kind, with modification to south side area. This item generally meets this Standard.</i> 3. <u>Replacement of exterior windows with metal clad wood replacements.</u> <ul style="list-style-type: none"> • <i>N/A</i> 4. <u>Infill of north-facing doorway on porch</u> <ul style="list-style-type: none"> • <i>N/A</i> 5. <u>Demolish and reconstruct concrete porch floor</u> <ul style="list-style-type: none"> • <i>As noted previously, the construction of the deck does appear to be reversible, and does meet this Standard.</i> 6. <u>Construct new guardrail of powder-coated metal</u> <ul style="list-style-type: none"> • <i>The construction of the deck does appear to be reversible, and does meet this Standard.</i> 	N
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The Commission found that the proposed work does not meet the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code. Based on the degree of alterations it is expected that the property will remain contributing to the district. However, any further alterations, such as replacement of siding, removal of porch posts, or further additions, would likely render the property non-contributing to the Laurel School Historic District and ineligible for potential City Landmark listing. That would also prohibit current and future owners from leveraging multiple financial incentives for historic preservation.

Notice of the completion of this report has been forwarded 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 you have any questions regarding the Commission's report, or if we may be of any assistance, please do not hesitate to contact our office at preservation@fcgov.com or 970-416-4250.

Sincerely,

A handwritten signature in green ink that reads "Meg Dunn". The signature is written in a cursive style with a large, stylized "M" and "D".

Meg Dunn
Chair, Landmark Preservation Commission

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

Taylor Meyer, AIA	970-224-1191		
Applicant's Name	Daytime Phone	Evening Phone	
419 Canyon Avenue, Fort Collins		CO	80521
Mailing Address (for receiving application-related correspondence)		State	Zip Code
taylor@vfla.com			
Email			

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

Susan and Doug Naffziger - 600 MATHEWS STREET	765-748-5542		
Owner's Name	Daytime Phone	Evening Phone	
7667 E. Clifton Road, Albany (mailing address)		IN	47320
Mailing Address (for receiving application-related correspondence)		State	Zip Code
snaffziger@gmail.com dnaffziger@gmail.com			
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 purpose of this renovation project is to upgrade the way the home functions to accommodate modern living requirements while keeping and enhancing the historic charm and character of the home. Internally we are fixing the circulation of the home and providing a proper main-floor master suite while working around the existing windows to minimize alteration to the exterior elevations of the main body of the house. A small bumpout on the east side will be demolished and replaced with an addition to accommodate a sunroom and laundry room. Also, all windows will be replaced with energy efficient windows with a character-enhancing muntin pattern.

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 photographs and other information on each feature.

Feature A Name: SOUTH WINDOW CHANGE	
<p>Describe property feature and its condition: Remove existing window on south elevation and replace with a new window.</p>	<p>Describe proposed work on feature: Remove existing 45"x70" double hung window on the south elevation. A new 48"x18" awning window with 4 vertical muntins will replace the existing window. Window trim will match the existing window trims around the house. The remaining wall will be infilled and the siding will be patched to blend with the existing siding on that wall. Refer to the attached drawings.</p>
Feature B Name: EAST WINDOW CHANGE	
<p>Describe property feature and its condition: Replace existing upstairs windows on the east elevation.</p>	<p>Describe proposed work on feature: Replace the 2 existing 24"x45" double hung windows with 2 casement windows of the same size. The new windows provide required emergency egress for the upstairs bedroom. The new windows will have 1 horizontal bisecting muntin and 2 vertical muntins in the upper half of the window. Window trim will match the existing window trims around the house. Refer to the attached drawings.</p>

Use Additional Worksheets as needed.

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 photographs and other information on each feature.

Feature C Name: NORTH WINDOW CHANGE	
<p>Describe property feature and its condition: Replace existing upstairs window on the north elevation.</p>	<p>Describe proposed work on feature: Replace the existing 31"x53" double hung window with a casement window of the same size. The new window provides required emergency egress for the upstairs bedroom. The new window will have 1 horizontal bisecting muntin and 2 vertical muntins in the upper half of the window. Window trim will match the existing window trims around the house. Refer to the attached drawings.</p>
Feature D Name: NORTH DOOR CHANGE	
<p>Describe property feature and its condition: Replace existing exterior door on the north elevation with a new window.</p>	<p>Describe proposed work on feature: Replace the existing 36"x80" exterior door with a new 30"x54" double hung window . The existing north-facing door is directly adjacent the home's west-facing entry door which causes confusion about which door is the actual entry door. Removing the north-facing door alleviates this confusion. The remaining wall will be infilled and the siding will be patched to blend with the existing siding on that wall. The new window will have 1 horizontal bisecting muntin and 2 vertical muntins in the upper half of the window. Window trim will match the existing window trims around the house. Refer to the attached drawings.</p>

Use Additional Worksheets as needed.

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 photographs and other information on each feature.

Feature E Name: ENTRY DOOR REPLACEMENT	
<p>Describe property feature and its condition: Replace existing entry door on the west elevation with a new entry door.</p>	<p>Describe proposed work on feature: Replace the existing 36"x80" entry door with a new 36"x80" entry door. The style of the new door and transom will enhance and compliment the existing character of the home. Refer to the attached drawings.</p>
Feature F Name: REFINISH FRONT PORCH	
<p>Describe property feature and its condition: The existing concrete front porch is one step down from the finish floor elevation of the interior main level of the home.</p>	<p>Describe proposed work on feature: Build a new deck over the existing concrete porch such that the new deck is flush with the finish floor elevation of the interior main level of the home. The deck will be constructed of synthetic decking and skirt board over treated wood lumber deck joists. A new guardrail will be constructed around the porch between the existing columns. Refer to the attached drawings.</p>

Use Additional Worksheets as needed.

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 photographs and other information on each feature.

Feature G Name: NEW EAST ADDITION	
Describe property feature and its condition: Demo existing bumpout on the east side of the house.	Describe proposed work on feature: Demo existing bumpout and build a new 18'x16' bumpout addition for a sunroom and a 10'x11' bumpout addition for a laundry room.
Feature H Name: WINDOW REPLACEMENT	
Describe property feature and its condition: Existing windows are leaky and inefficient.	Describe proposed work on feature: Replace all remaining windows with new energy efficient assemblies that match the size and operation of the existing windows being replaced. The new windows will have 1 horizontal bisecting muntin and vertical muntins in the upper half of the window for a proportionately cohesive window style. Window trim will match the existing window trims around the house. Refer to the attached drawings.

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 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

03-30-2020

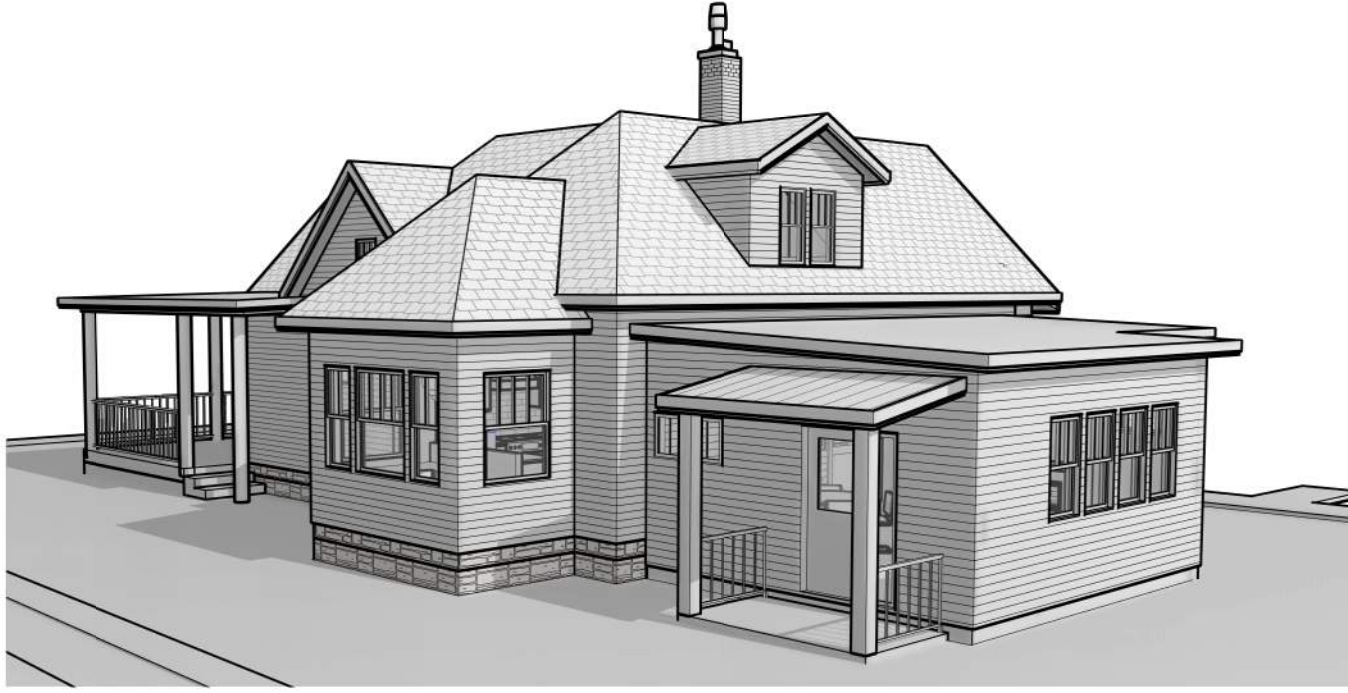
Date



G:\2019\15-14 Naffziger Residence\15-14 Naffziger Residence\15-14 Naffziger Residence Remodel.rvt 3/20/2020 2:21:48 PM



9 SOUTHWEST VIEW



10 SOUTHEAST VIEW



11 NORTHEAST VIEW



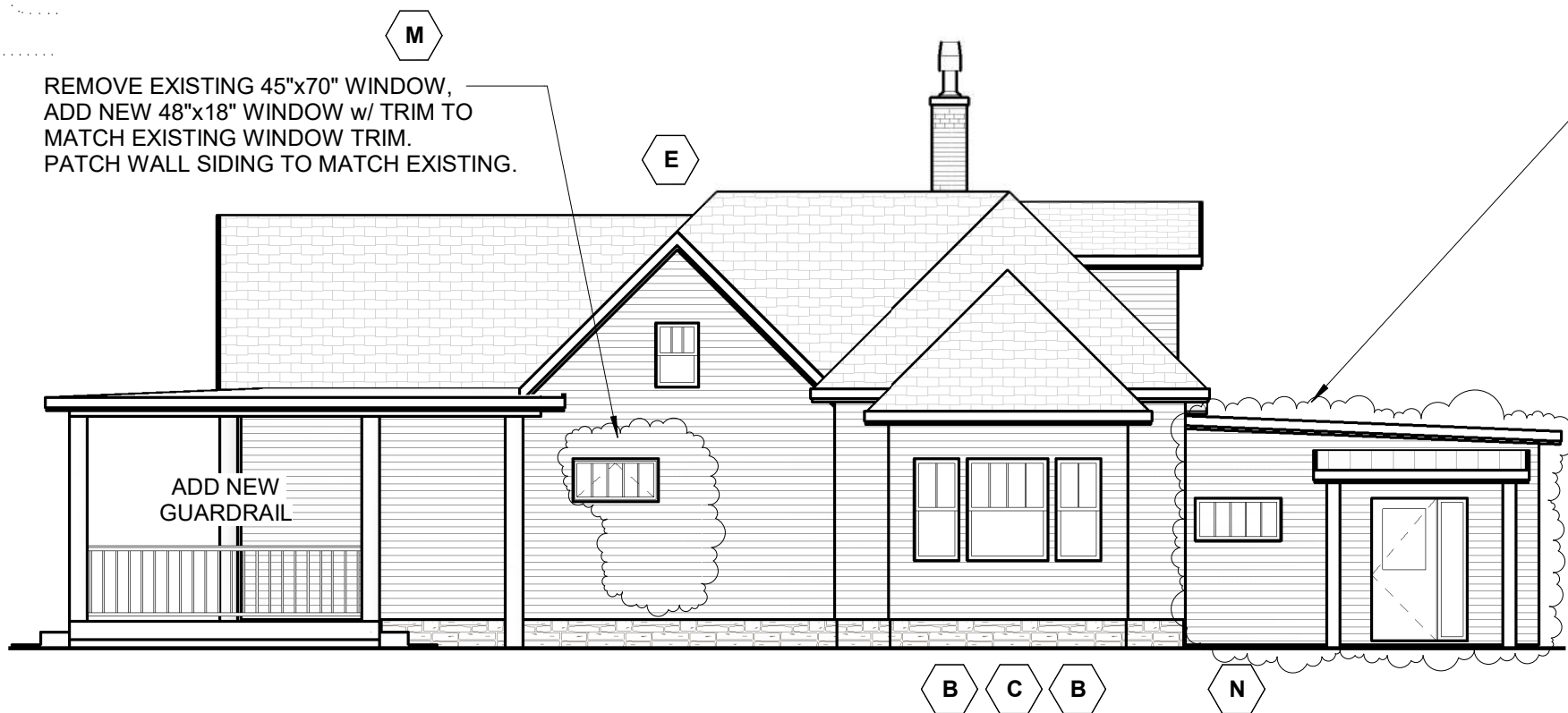
12 NORTHWEST VIEW

GENERAL NOTES:

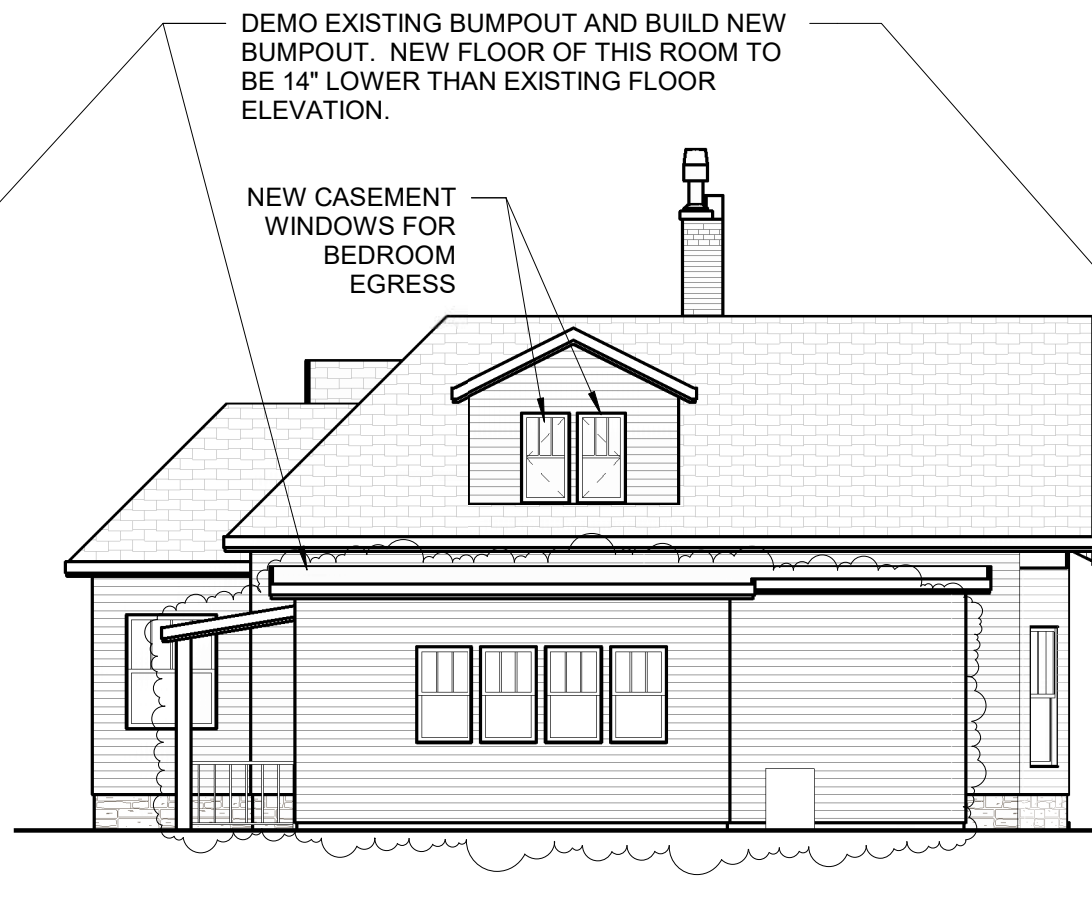
ALL WINDOWS TO BE REPLACED WITH NEW ENERGY EFFICIENT WINDOWS.
ALL REPLACEMENT WINDOWS WILL MAINTAIN THE SAME SIZE AND OPERATION TYPE UNLESS NOTED OTHERWISE.

ALL REPLACEMENT SIDING AND TRIM TO MATCH EXISTING.

ALL SIDING AND TRIM TO BE PAINTED A NEW COLOR SCHEME. COLOR SCHEME TBD.



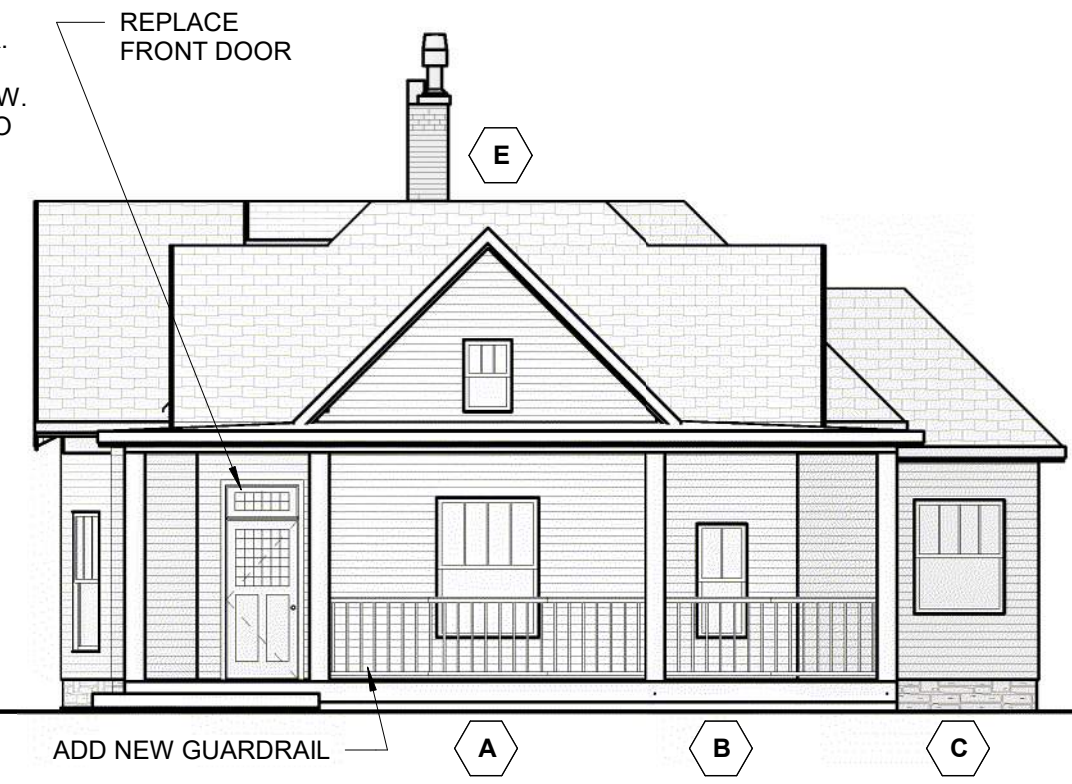
5 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



6 PROPOSED EAST ELEVATION
1/8" = 1'-0"



7 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



8 PROPOSED WEST ELEVATION
1/8" = 1'-0"



1 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



2 EXISTING EAST ELEVATION
1/8" = 1'-0"



3 EXISTING NORTH ELEVATION
1/8" = 1'-0"



4 EXISTING WEST ELEVATION
1/8" = 1'-0"



PHOTOGRAPH OF EXISTING SOUTH ELEVATION



PHOTOGRAPH OF EXISTING EAST ELEVATION



PHOTOGRAPH OF EXISTING NORTH ELEVATION

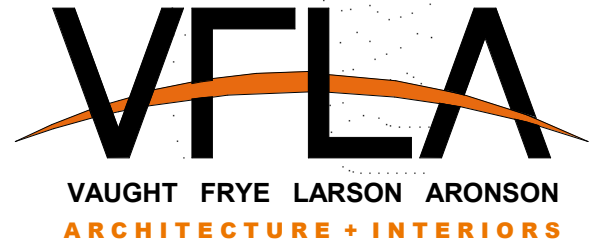


PHOTOGRAPH OF EXISTING WEST ELEVATION

PROJECT NUMBER: 2019-14

NAFFZIGER
RESIDENCE

600 MATHEWS STREET
FORT COLLINS, CO
80524



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IN ASSOCIATION WITH:

HISTORIC PRESERVATION DESIGN
REVIEW 03-20-2020

SHEET ISSUANCES

DESCRIPTION	DATE

REVISIONS

No.	Description	Date

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EXTERIOR
ELEVATIONS

DRAWING NUMBER:

A3.1



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May 5, 2020

City of Fort Collins
Community Development & Neighborhood Services
281 N. College Ave.
Fort Collins, CO 80522

Attention: Jim Bertolini – Historic Preservation Planner
Re: 600 Mathews, Fort Collins, CO

Dear Mr. Bertolini,

This purpose of this letter is to address the questions asked in e-mails from you dated 4/24/2020 and to supplement our request for a Design Review by the Historic Preservation Division submitted on 3/30/2020. Listed below are your questions each followed by a response:

- In general, you'll want to provide more up-close photography, specifically to document window and door conditions. Not every window needs documented, but there should be enough to get a general sense of the existing condition of the windows and doors (i.e., are stiles and rails rotting out, or are they just a bit scuffed and in need of a sand and repaint).

Please see attached pages with additional photographs.

- We had discussed the north doorway since having two entries so close is unusual – you'll just want to explain the justification of why that is being removed.

There are two entry doors side-by-side on adjacent exterior walls accessing the front porch. One of the doors is on a west wall facing Mathews Street and provides access to the main entry hall. The other door is on a north wall facing Myrtle Street and provides access to a room that will become the master bedroom after the renovation is complete. Currently, when a guest steps on the front porch they are greeted with these two doors of matching style which gives the appearance of two "front" doors. Eliminating the north-facing door removes this confusion and keeping the west-facing door complies with Land Use Code 4.8(F)(1)(b) of the NCM Zone District which requires that the primary entrance to a dwelling be located along a front wall and not a side wall.

- On the windows, beyond concerns about operability and energy performance, you'll want to be prepared to speak to condition. Furthermore, since you're proposing a configuration away from the historic (from 1/1 sash to a 3/1 or 4/1 sash), you'll want to explain any documentation that led you to that decision. Typically, even when replacements are justified, they are supposed to be in-kind (i.e., close to an exact match to existing), or should be based on historic photography of the specific property in question, to avoid creating a false sense of history. The windows you are proposing for replacement are more typically found on later Arts-and-Crafts era homes (1910s-1930s) rather than Victorian era (1880s-1910s) homes like this, so their use in this case seems anachronistic.

Generally the condition of the wood window frames and sashes are intact but with moderate and severe weathering and have damage due to nail holes & staples, some broken ropes, rotten wood frames, loose sashes with no weather stripping, lack air tightness, uninsulated single pane glazing, weathered finish, weakened sash joints, a few windows (mostly south-facing) are missing sections of stops, and messy caulking.

VAUGHT FRYE LARSON ARONSON **architects**

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- Could you include materials information for the new windows, doors, exterior materials for the new addition, and deck & railing on the porch? This would include a product brochure or spec sheet if you've narrowed that far, but at least additional details such as whether the windows would be wood, what type of composite decking you're proposing for the porch, what kind of siding will be on the addition (composite vs. standard lapboard), etc. Usually, a detailed product spec sheet with photographs and dimensions is the best way to convey that.

Horizontal Siding:

Siding used to patch wall infill from the removed window on the south elevation and the removed door on the north elevation will be painted solid wood product milled to match the existing profile of the existing siding. Trim will be painted solid wood product milled to match the existing profile of the existing trim. The siding used on the new east addition for the sunroom and laundry room will be painted LP SmartSide horizontal lap siding to match the horizontal spacing of the existing siding

Windows:

The windows will be exterior metal-clad wood windows with an interior wood finish, the exact window manufacturer and wood species and finish to be determined.

Doors:

The exterior doors will be exterior metal-clad wood doors with an interior wood finish, the exact window manufacturer and wood species and finish is to be determined.

Roofing:

The pitched roof will be replaced with minimum code-compliant class-4 impact resistant shingle roofing meeting UL2218, the exact manufacturer and color selection is to be determined.

Porch Decking:

The front porch decking will be a composite material, natural brown in color.

Porch Railing:

The new railing on the front porch will be powder-coated metal railing with a vertical baluster design.

Please let me know if you have any questions or concerns.

Respectively,

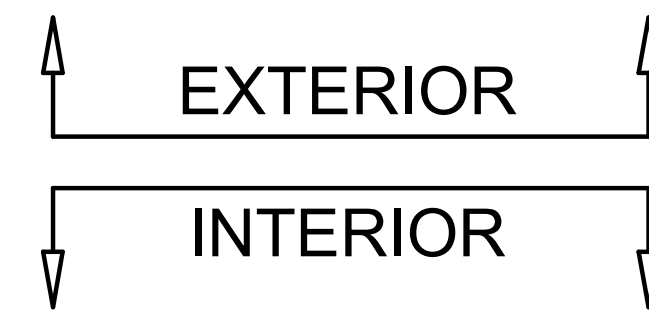


Taylor Meyer, AIA, NCARB, LEED AP BD+C, Passive House Tradesperson
Vaught Frye Larson Aronson Architects, Inc.

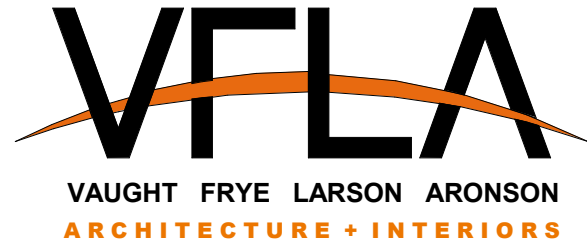
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IN ASSOCIATION WITH:

HISTORIC PRESERVATION
SUBMITTAL 05-05-2020

SHEET ISSUANCES

DESCRIPTION	DATE
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REVISIONS

No.	Description	Date
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WINDOWS

DRAWING NUMBER:

AX.3



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May 19, 2020

City of Fort Collins
Community Development & Neighborhood Services
281 N. College Ave.
Fort Collins, CO 80522

Attention: Jim Bertolini – Historic Preservation Planner
Re: 600 Mathews, Fort Collins, CO

Dear Mr. Bertolini,

This purpose of this letter is to address the questions asked by the LPC board members during the LPC work session meeting on 5/14/2020. Listed below are your questions each followed by a response:

1. Nelson:

a. Provide reason for replacing front door (primary, facing west)

The homeowners prefer a different style door, they have not yet selected what style door they want. But they have said they'd likely select a 6 or 8 pane glass door with a solid panel at the bottom 1/3 portion of the door. They have decided not to add a transom window above the entry door.

b. Reason for replacing windows?

The homeowners plans to age-in-place in this home. Their first priority with this remodel project is to create a home that is comfortable, energy efficient, low maintenance and all the while keeping budget in mind. New windows won't be drafty and will be more energy efficient, easier to operate and won't require lots of maintenance and will likely cost less than what is required to achieve this by repairing the existing windows.

c. Reason railing is needed for porch?

There is no building code that requires a guardrail on the porch. The homeowners want a guardrail for their own safety as the edge of the porch is a trip/fall hazard, especially for homeowners who intend to age in place.

2. Murray

a. Would VFLA/the owners be willing to work with staff to modify the project to be more consistent with Standards?

VFLA and the homeowners are willing to work with staff to modify the project to be more consistent with the Standards, however if the result is a design that doesn't achieve the homeowners' goals and within their budget then it's unlikely they'll want to move forward with the modified design.

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- b. Deck can only come up about 2" - how are they handling the porch columns and bases while raising the deck?**

The homeowners' concerns regarding the porch have been regarding major cracking in the concrete porch and its potential for being or becoming a trip hazard. (Please see attached picture.) Our previous solution to this problem was to leave the concrete slab alone and over-frame with a synthetic decking system. However, after further review we have decided it would be best to remove the existing porch and repour a new concrete porch in the same location and at the same elevation as the existing porch. There is one deviation we'd like to make: we propose to extend a small section of porch at the south end to receive an existing porch column that currently is sitting on an isolated and inconsistent concrete pier. We could also correctly plumb this column in the process to it matches in line with the existing columns. Also there are currently a few existing column bases that are damaged or have been altered or are missing. We will be repair or replacing these bases as necessary. And there is one column that appears to have been replaced with an unmatched column with no taper, no base nor capital. This column will be replaced with a column to match the other existing columns. Please see attached pictures.

3. Bredehoft

- a. What is the total increase in porch deck height?**

Please refer to answer 2.b.

- b. In what locations is the guard rail being added?**

The guardrail will be added per plan provided on attached sheet A1.3. New concrete steps will be added at locations indicated on the plan as well. This plan is a change from the design provided in the original proposal dated 03/20/2020.

4. Dunn

- a. Addition - did applicant consider a hyphen or pinch point to differentiate?**

We did consider a pinch point strategy for the new addition, however we are constrained by the location of the existing basement stair access on the south side of the east wall. Also, if we pull the laundry room away from the existing house we'll be impacting the site further and creating a longer and more sprawling addition to accommodate the homeowner's needs.

- b. What structural differences are there between the existing east side of the building where the addition exists, and how the new addition will be attached to the building?**

The existing mudroom addition is 7' by 28'. The new addition is two rooms: the sunroom is 16.5' by 18' and the laundry room is 10' by 11'. The new foundation will be attached to the existing foundation via rebar dowel and epoxy and the wood wall framing will be nailed to the existing wood wall. The roof structure will be will from a new wood ledger that will be side-nailed to the existing wood wall.

- c. What options to retain the north door were considered that could still direct people to the primary (west-facing) door?**

We considered one door could be solid and the front door could be glass... this would help distinguish the entry door from a side door. But ultimately the homeowners feel uncomfortable with an exterior access door in their master bedroom for security reasons.

VAUGHT FRYE LARSON ARONSON architects

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- d. **Regarding replacement doors, attached drawing is small; either provide an enlarged drawing or more detail;**
The homeowners have not yet selected the style of door they want for the entry door replacement.
- e. **Will new deck be attached to concrete? or “float” over top of concrete pad?**
Please refer to answer 2.b.
- f. **Why was a metal railing selected over wood?**
Because a metal railing is lower maintenance.
- g. **Did owners consider the cost difference between keeping windows or replacing?**
The homeowners are willing to consider keeping and repairing the windows if the windows can be meet the following criteria:
- *be double glazed,*
 - *be much more air tight than they currently are,*
 - *have screens added,*
 - *and not have to mount and dismount storm windows seasonally.*
- Their first priorities for their home are to create a low maintenance and more energy efficient place to age in place. Their impression is that this will add significant cost to their project. If they find that it does not add significant cost then they will consider this approach.*

Please let me know if you have any questions or concerns.
Respectively,



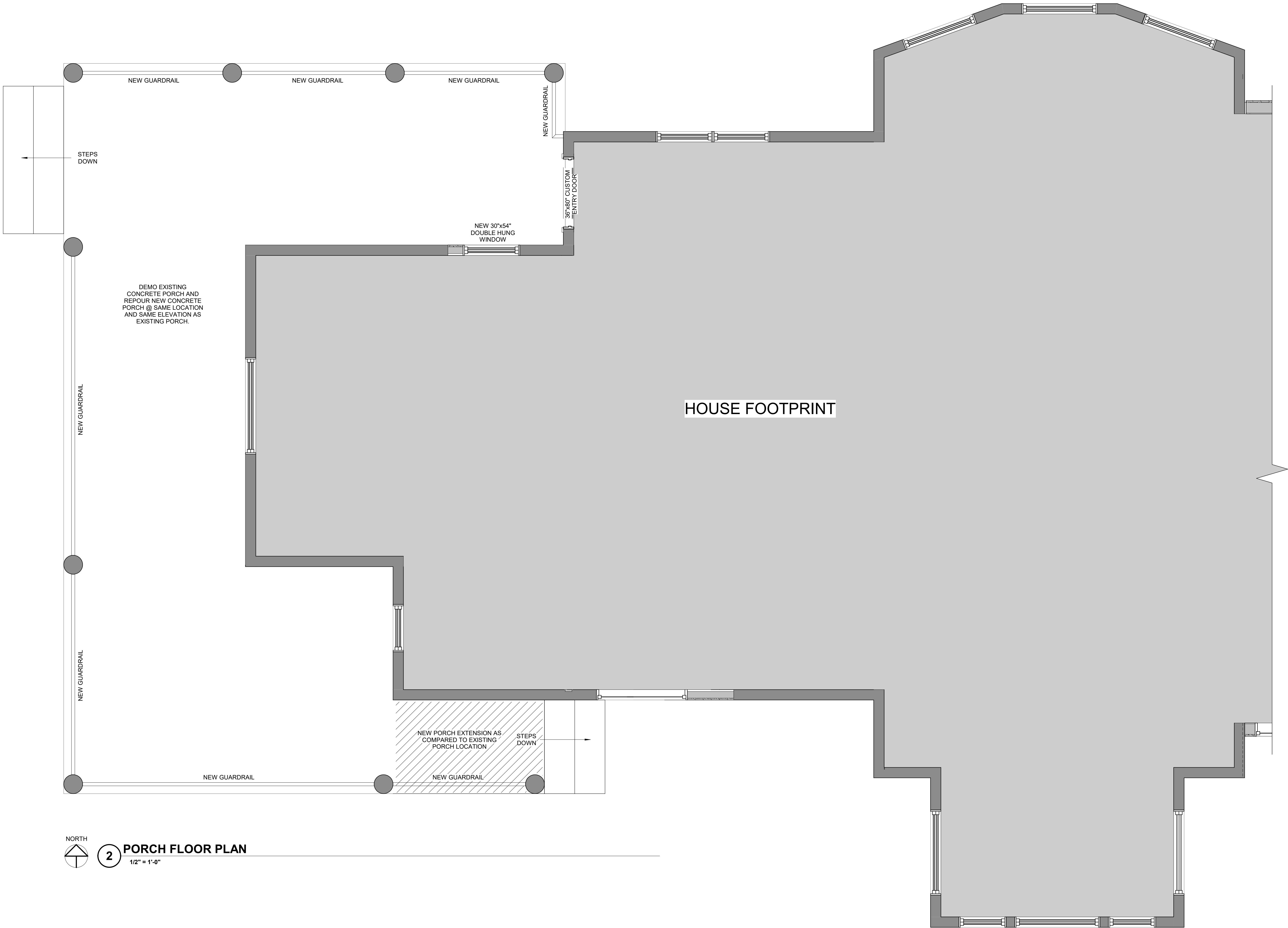
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2

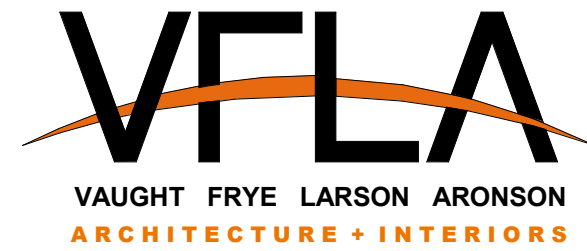
PORCH FLOOR PLAN

1/2" = 1'-0"

PROJECT NUMBER: 2019-14

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PORCH PLAN &
ADDITION ROOF PLAN

DRAWING NUMBER:

A1.3



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