



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: October 12, 2020

EXPIRATION: October 12, 2021

Julie Mote
St. Joseph's Catholic Church
300 W Mountain Avenue
Fort Collins, CO 80521

Dear Ms. Mote:

This letter constitutes Final Design Review approval for the work you are proposing for the St. Joseph's Catholic Church at 300 West Mountain Avenue.

More specifically, staff is approving the following:

1. Remove and replace existing stairs and landing up to existing entry doors; extend landing to provide adequate space for movement of congregants, visitors, and pall bearers with caskets; install steel handrails designed to minimize visual impact.
2. Demolish and deconstruct existing, non-ADA compliant wheelchair ramp and adjoining planter box (installed in 1960); construct new ADA compliant ramp reusing as much stone as possible and supplementing with new stone from the same quarry. Route new ramp to the west to adjoin with the sidewalk.

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>	Y
SOI #2	<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> The design of the new entrance platform and ADA ramp have been considered with appropriate preservation of the existing design, including original façade design elements and minimized changes to the 1960s-era alterations.	Y

SOI #3	<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>	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> Consultation with Empire Carpentry regarding masonry choice and design have satisfied this requirement.	Y
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>	N/A
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> Consultation with Empire Carpentry regarding mortar analysis, as well as minimized changes to the existing entrance features, have satisfied this requirement.	Y
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> The design of the expanded entrance platform and ADA-compliant ramp reflect a differentiated, but compatible and sensitive design solution to meet the congregation's current safety needs.	Y

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>	Y
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Staff finds that the proposed work meets the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code. Notice of the approved application 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 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.

You may appeal this decision within two weeks by submitting a written notice of appeal to the City Clerk within fourteen (14) calendar days of this decision. Grounds and process for appeals are enumerated in Chapter 2, [Division 3](#) of the Fort Collins Municipal Code.

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 mbzdek@fcgov.com.

Sincerely,

X Maren Bzdek

Maren Bzdek
Senior Historic Preservation Planner
Signed by: Maren Bzdek



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

Father Simon Kalonga		970-482-4148	
Applicant's Name	Daytime Phone	Evening Phone	
101 N Howes St.		CO	80521
Mailing Address (for receiving application-related correspondence)		State	Zip Code
jcoleman@stjosephfc.org			
Email			

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

N/A			
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.

Remove and replace front stairs to the Church. Stairs are on the south side of the building facing Mountain Ave.
Schedule for completion is March 2020.

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:

Describe property feature and its condition:

Existing concrete stairs serve as the main entry to the church along Mountain Ave. The stairs are deteriorating and beyond repair.



Describe proposed work on feature:

The proposed work includes full demolition of the existing stairs and landings up to the existing entry doors. The upper landing will be extended to provide adequate space for movement of patrons and caskets. New steel handrails will be installed to meet current building and ADA codes including a railing at the corner for patron safety.



Feature B Name:

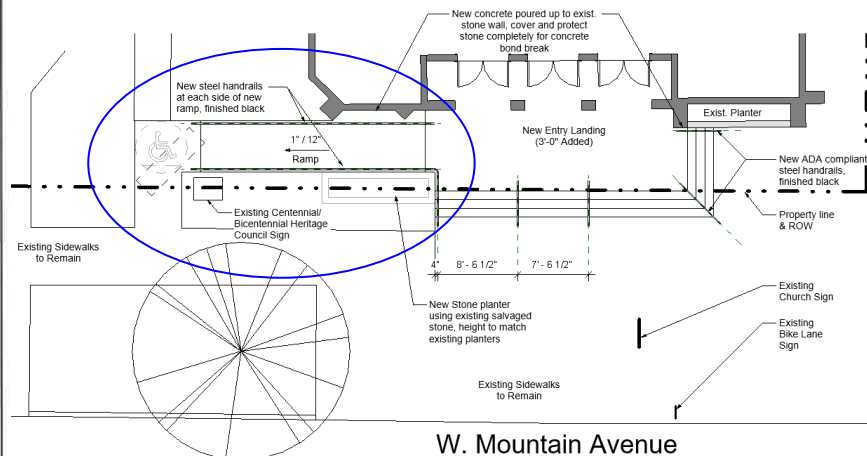
Describe property feature and its condition:

Existing concrete ramp for accessibility at the main entry is non-compliant with current ADA codes and not large enough to be used for caskets on carts.



Describe proposed work on feature:

The proposed work includes full demolition and deconstruction of the existing ramp and the adjoining planter. Stone will be saved for reuse on the proposed planter construction to be located approximately at the same location. The new ramp will be routed to the west towards the Parish sidewalk and will meet current accessibility codes. The ramp will also be sized large enough for safe gurney and casket movement.



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.

N/A - Standard Concrete, Stone is to be re-purposed from existing, railings to be painted Gloss Black

- ☒ **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

1-30-2020

Date





Meeting/Correspondence Summary

To: Maren Bzdek – Ft. Collins Historic Preservation Services
From: Stan Arnett – r4 Architects, Inc.
CC: TJ Antinora – St. Joseph Catholic Church
Date: 2/13/2020
Re: St. Joseph Catholic Church Entry Stair Renovation

Message

April 3, 2019

Maren reviewed an initial concept put together by r4 Architects.

Redline comments and questions:

1. Request for the location of the existing ADA accessible entrance
2. Information on attachment details to the existing structure
3. Avoid or minimize alterations to existing planter boxes
4. Any way to reduce the depth of the entry landing to minimize the visible change to façade

May 8, 2019

Meeting with Maren, r4 Architects (Stan) and St. Joseph Catholic Church (TJ & Brad). The current proposal is a reflection of this meeting and the items discussed.

Discussion Items:

1. The current ADA accessible ramp is at a side entry and bring s patrons through the back of house. The church's goal is to provide accessibility at the main entry for all patrons to have equal access.
2. All new construction will be intentional in how connection details are handled with compressible fillers to create a bond break between new and existing.
3. It was discussed that through research that the current entry was not original and was constructed in 1960 as part of an expansion. The arched entryway replaced the previous entry doors located in the corner tower. Planter boxes were part of the 1960 expansion and determined to be significant but not as part of the original structure. Therefore it was agreed that the planters can be deconstructed by a approved mason and reconstructed in a new configuration.
4. The size of the proposed entryway landing was discussed as being properly sized for the addition of a proper ADA ramp to the west. The larger landing also provides a safe distance from the entry doors to stage a casket during funeral services. It was discussed to hold all railings and steps short of the main sidewalk as an extension of the existing walkway to the west.



1 of 2

May 15, 2019

Conceptual drawings were emailed to Maren for a more formal review with the Historic Preservation staff.

May 16, 2019

Maren shared internet links with the two photos shown on A1.2 from 1910 and from 1930. Maren posed the question of there had been any thoughts on concrete color. In response the same day we addressed that all the new concrete would be standard gray so it won't stand out from all adjacent concrete. It was also pointed out that the intent of the railings was to be simple form with a black finish similar to what's existing.

May 21, 2019

Maren returned with no additional comments from the Historic Preservation staff at their meeting on 5/16/2019.

December 5, 2019

Maren responded to an email about next steps after the church put the project on hold to determine timing and cost of the project. It was agreed that Arlo at the Fort Collins planning department was correct in the comment that the project could be routed as a Micro Amendment. Maren expressed that a formal application would need to be submitted and reviewed by staff at their next work session. It would then be determined if the project would require another meeting and/or the need to go before the Landmark Preservation Committee.

February 13, 2020

Application submitted formally to Maren for review by Historic Preservation.



Project Directory

**Archdiocese of Denver
Saint Joseph's Parish** **Owner**
1300 S. Steele Street
Denver, CO 80210
Phone: (970) 402-5170
Contact: T.J. Antinora
Email: TJ@antinorarealestate.com

TBD **General Contractor**
Fort Collins, CO

Larsen Structural Design **Structural Engineer**
320 Maple St., Suite 120
Fort Collins, CO 80521
Phone: (970) 568-3355
Contact: Blake Larsen
Email: blake@larsensd.com

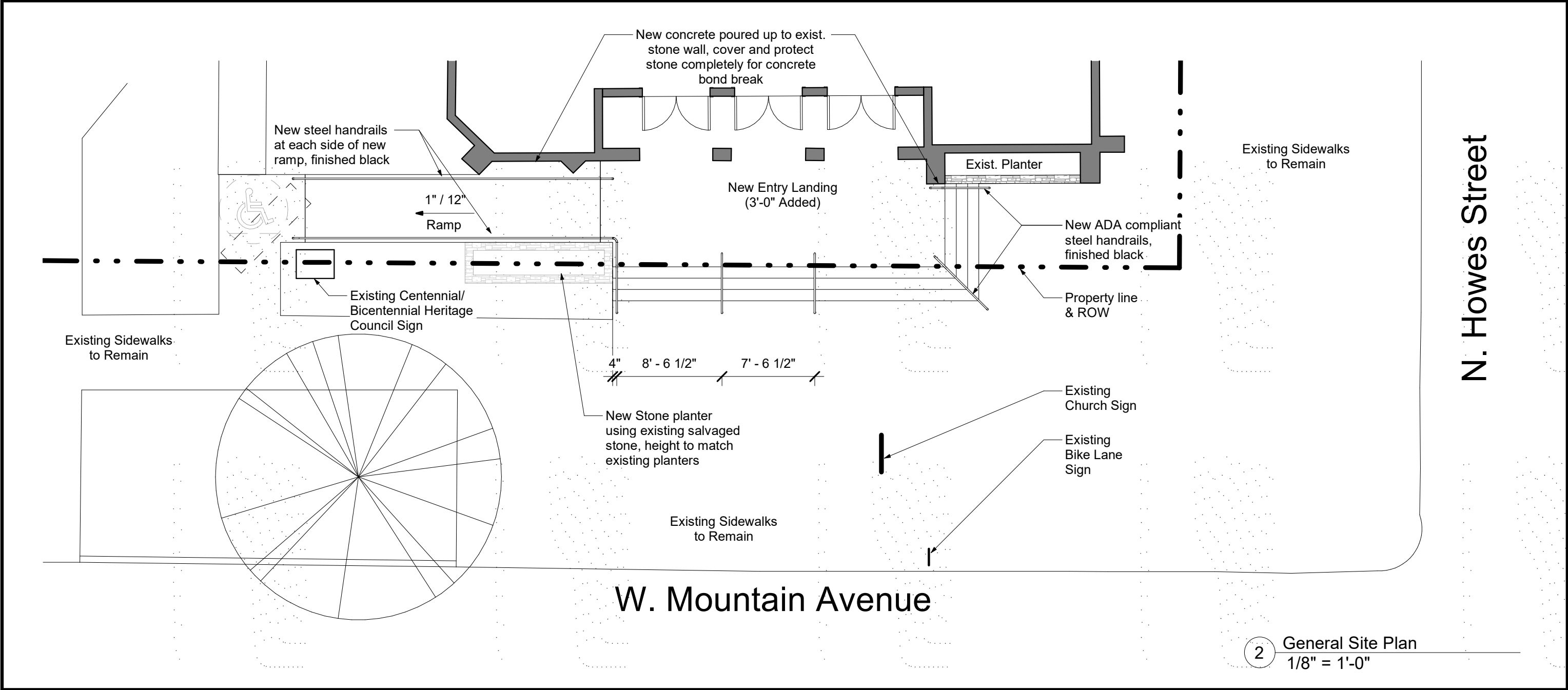
Project Issuance

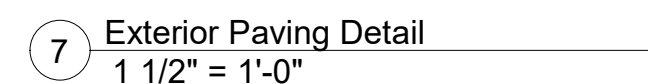
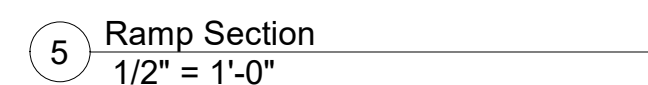
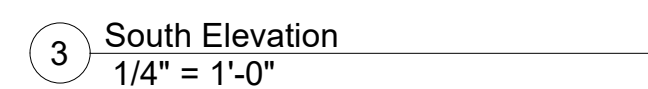
No.	Description	Date
1	Permit Issue	1/9/2020

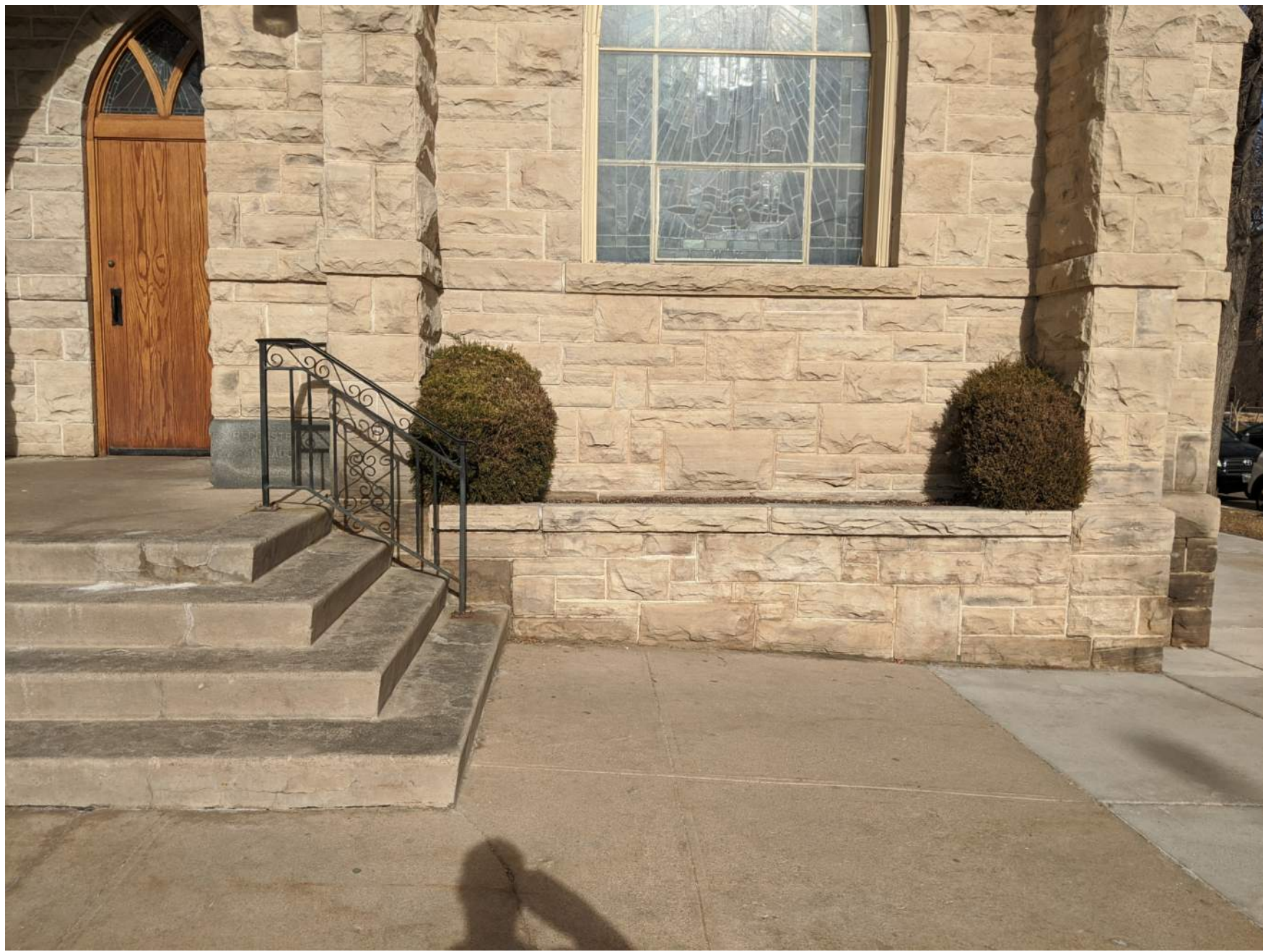
St. Joseph Catholic Church Stairs

300 Mountain Ave.
Fort Collins, CO 80521

Permit Issue
1/9/2020







Existing Planter at East End

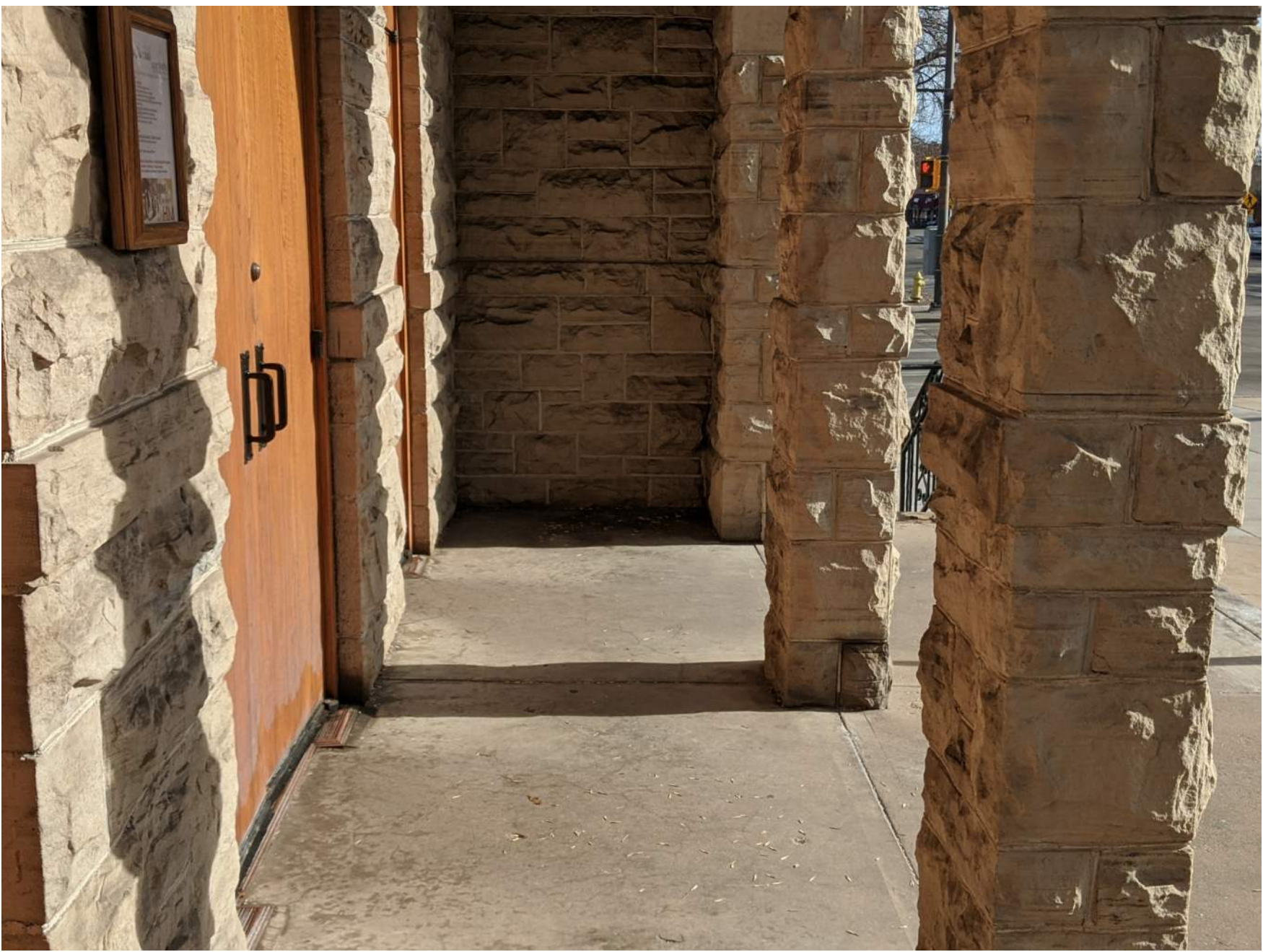


1910

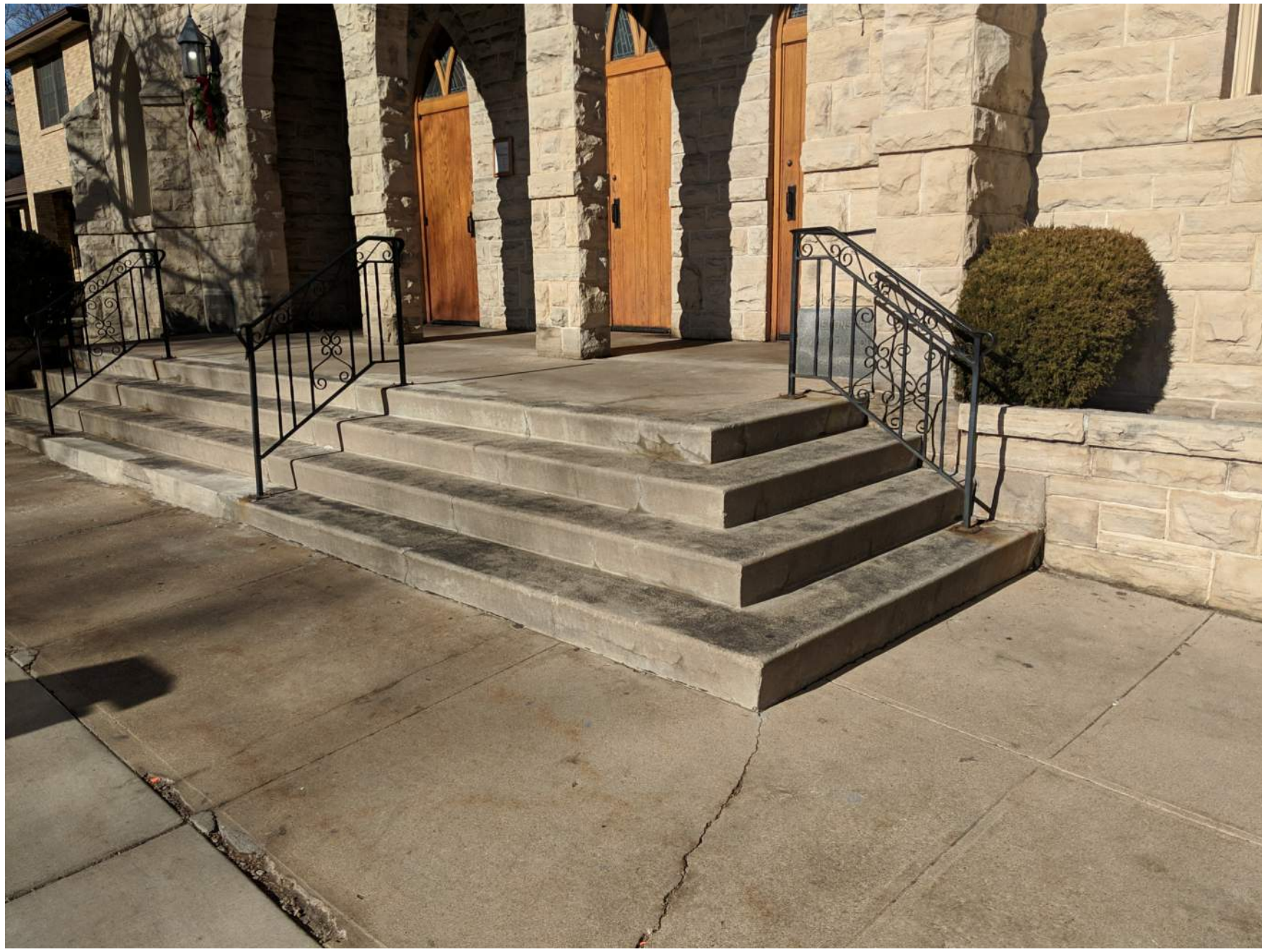


1930

Historic Photos



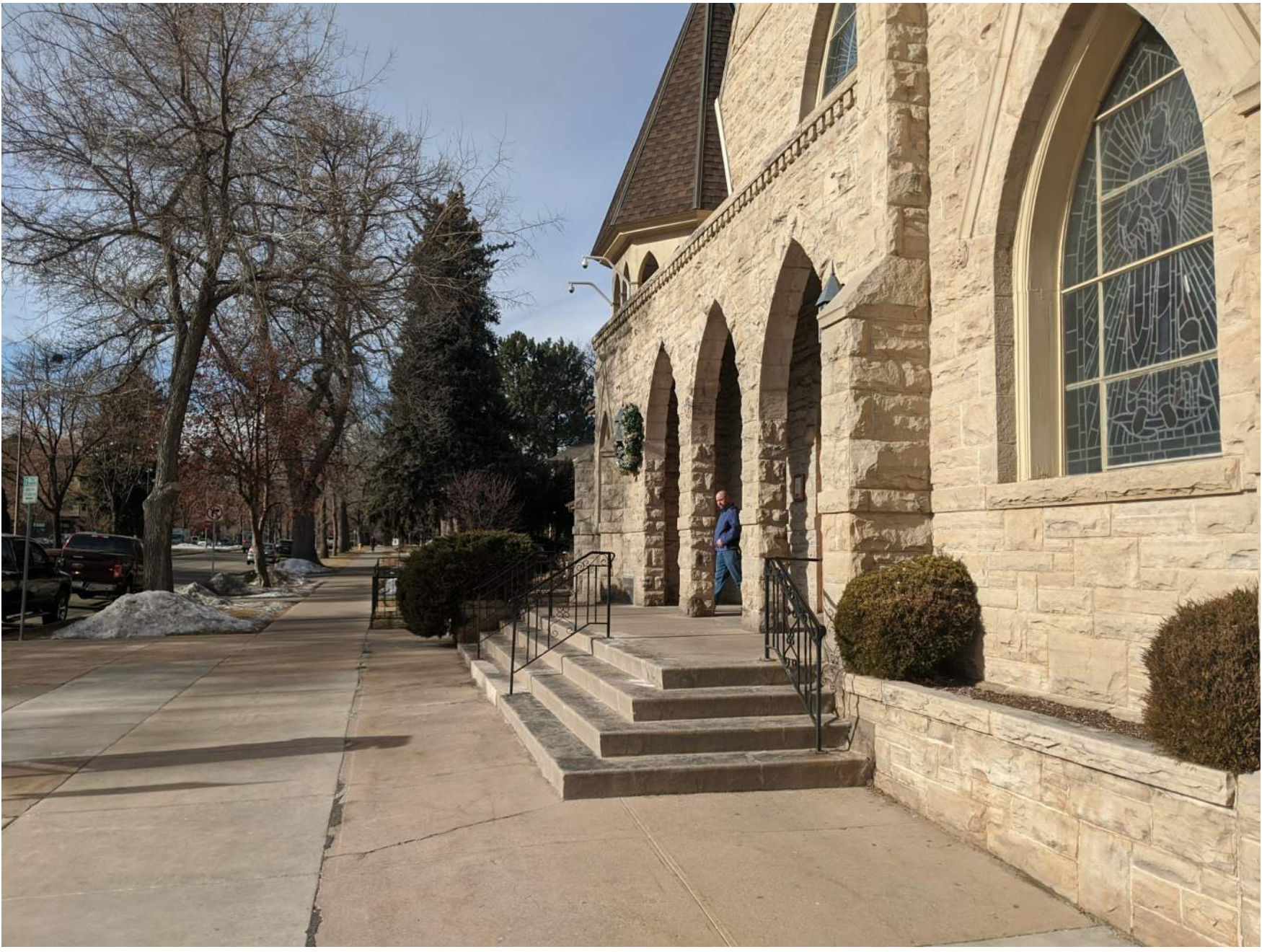
Existing Covered Entry



Existing View of Stairs



Existing Front Fascade



Existing View from East



Existing Planter & Ramp at West End



Existing View from West
1/8" = 1'-0"

In Association with:

**Archdiocese of Denver
Saint Joseph's Parish** Owner

1300 S. Steele Street
Denver, CO 80210
Phone: (970) 402-5170
Contact: T.J. Antinora
Email: T.J.Antinora@denverdiocese.org

TBD General Contractor

Fort Collins, CO

Larsen Structural Design Structural Engineer

320 Maple St., Suite 120
Fort Collins, CO 80521
Phone: (970) 568-3355
Contact: Blake Larsen
Email: blake@larsensd.com

Issued

No.	Description	Date
1	Design Review Application	2/13/2020

St. Joseph Catholic Church Stairs

Design Review Application

Project No.: 2019-04 Drawn by: SA
Reviewed by: Checker

**Existing & Historic
Photos**

Scale Accordingly if Reduced

Drawing Number

A1.2