



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 (AFTER-THE-FACT) – Minor Alteration

ISSUED: May 26, 2021

EXPIRATION: May 26, 2022

Alexandra & Thomas Ruiz
239 N. Grant Avenue
Fort Collins, CO 80521

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the J.E. Foreman House at 239 N. Grant Avenue has been approved after-the-fact by the City's Historic Preservation Services division (HPS) under Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

The alterations reviewed include:

1. Gutter installation
 - a. *Based on earlier photographs of the property, the eaves are not particularly distinctive on this property. Gutters and downspouts are critical and low-cost infrastructure to ensure water is properly channeled away from the building walls and foundation, reducing maintenance costs in the future. This work element meets the Standards for Rehabilitation.*
2. Fence replacement
 - a. *Based on earlier photographs of the property, the previous fence was a chain-link configuration. It has been replaced with a modern horizontal board fence observed by staff on a grant site visit on May 18, 2021.*
 - b. *The new fence does not meet the Standards. Typically, staff would have recommended retaining the chain link fence which is appropriate for a building such as this recognizing working class history. With a replacement, staff would have recommended a lower-height wood picket fence or other alternative that is more compatible with the historic character of the property and resulted in less obstruction of the primary views to the historic building from public rights-of-way.*
 - c. *Staff is not requiring reversal of the non-compatible work under Sec. 14-51(d) of Municipal Code since the cost to the owner would be significant, the fence has been installed around side and rear yards and is not obscuring the front of the property, and does not appear to have any direct material effects on the historic building.*
 - d. *Staff will consider the intrusion of this modern feature in future approval of exterior projects for this site. This consideration will be necessary in order to preserve the property's overall historic character and to avoid a cumulative loss of features that help define the property and its history.*

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 work beyond that indicated in your permit application/correspondence requires additional approval.

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.

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

