



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: March 17, 2021

EXPIRATION: March 17, 2022

ATTN: Kent Obermann
Rarem, LLC
220 E. Laurel Street
Fort Collins, CO 80524

Dear Mr. Obermann:

As you are aware, at is March 17, 2021 meeting, the Historic Preservation Commission (then named the Landmark Preservation Commission) provided after-the-fact Final Design Review for several work items at the Long Apartments at 220 E. Laurel Street, a designated Fort Collins Landmark.

More specifically, the Commission approved the following items as meeting the *U.S. Secretary of the Interior's Standards for Rehabilitation*:

1. Replacing three wood windows with fiberglass inserts in Unit A (basement), retaining the historic wood surrounds, with the exception of the bottom sill of the converted coal chute window.
2. Changes to front entry hardware, including alteration of the door handle and lock, address numbers, and the installation of a key box.
3. K-style gutter and downspouts along front edge of garage.
4. Removing three storm entry doors: on the rear entry of the 1920s apartment building, and on the south (front) elevation and north (rear) elevations of the 1950s addition.
5. Change trim paint color from white to black.
6. Driveway alterations, including grading and removal of the concrete step at the rear entry door of 1920s building.
7. Paving of a portion of the rear driveway with concrete.

The Commission did not approve the following work items, that were found not to meet the *U.S. Secretary of the Interior's Standards for Rehabilitation*. Under Municipal Code 14-51(d), reversal of this work is typically required. Based on staff review noted below, corrective action on certain items is being waived.

1. Removing a historic access door and filling in the opening on the north (rear) elevation of the c.1951 addition.
 - a. Action required: Reversal to re-establish opening and historic door.
2. Alteration of front stoop tile.
 - a. Action required: New dimensions based on IEBC code requirements may stand but tile cladding must be reversed based on historic photographs.

3. Installation of aluminum frame window screens.
 - a. No action required – reversal would cause hardship to residents with no significant benefit to building’s historic integrity. In future, appropriate wood storm windows will likely be required.
4. Replacement of missing sconce on south elevation (front) of c. 1951 addition.
 - a. No action required due to lack of information in historic records about original sconce.
5. Installation of electric meters, HVAC systems, and conduits, and two new condenser units on rear of property.
 - a. No action required; removal/reversal would result in significant damage to historic building’s masonry.

Analysis		
Secretary of the Interior Standards for Rehabilitation		
Applicable Code Standard	Summary of Code Requirement and Analysis	Does Work Meet Standard?
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 building retains its historic use as a multi-family building.</p>	YES
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>Removal of rear access door on the c.1951 addition; infill opening with masonry block: The removal and in-fill of the rear access door on the c.1951 addition alters distinctive features and spaces that characterize the property, including an understanding and appreciation of the historic courtyard itself. Further, the door, with its small diamond light, is a distinctive design element. The applicant argues that the door did not allow for code-compliant interior steps; however, alternatives that would preserve the door and provide for code compliance could be easily implemented. The interior stairs could have been redesigned or removed, and the door fixed and made inoperable on the interior, retaining the exterior appearance and historical understanding while achieving the same result.</p> <p>Removal of the red “quarry” entry tile and replacement with patterned tile: The replacement of the red quarry tile with brightly patterned tile is a noticeable alteration of the property’s characteristics. The size and shape, flat surface, and color of the tile that was removed was appropriate to the building’s time period, historic appearance, and use.</p> <p>Mechanical equipment and conduit: The addition of a substantial amount of mechanical equipment and conduit on the rear elevations of the apartment building and c.1951 addition affects both the building’s historic materials and appearance. More sympathetic approaches to placement and installation would have better hidden the equipment and conduit and would have prevented damage to the brick and masonry.</p>	NO

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>This Standard is not relevant for this application.</p>	N/A
SOI #4	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p>Removal and in-fill of the rear access door on the c.1951 addition: The Landmark Preservation Commission determined at the time of the property's Landmark designation that the c.1951 addition had historical significance in its own right and was a part of the property's significance as a reflection of its ongoing evolution as an important downtown apartment building. City Council agreed and designated the entire property. The removal and in-fill of the rear access door on the c.1951 addition alters distinctive features and spaces that characterize the property, including an understanding and appreciation of the historic courtyard.</p>	NO
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>This standard is unambiguous in regard to retention of historic materials, stating that distinctive character-defining features, including their materials and construction techniques, <u>will</u> be preserved.</p> <p>Removal and in-fill of the rear access door on the c.1951 addition is the most significant alteration under this standard; its alteration, as well as the removal or alterations of the windows and entry tile are each a loss of distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize this property.</p> <p>Remove and replace wood screens with aluminum: Similarly, the loss of the historic wood screens is a loss of distinctive materials, features, finishes, and construction techniques that characterize this property. The aluminum screens do not match the design, color, and especially, the materials, of the historic screens.</p>	NO
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>Removal and in-fill of the rear access door on the c.1951 addition; replacement of three window with new materials; removal of two storm doors; removal and replacement of tile: All of this work was done without sufficiently exploring the possibility of repair. The burden is on the applicant to demonstrate that severity of deterioration "requires replacement," which means that there is no option for repair.</p>	NO

	Further, many of the replaced features do not match the old. Staff cannot find any basis for claiming that the Standard would be met.	
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> This Standard is not relevant for this application.	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> This Standard is not relevant for this application.	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> Mechanical equipment and conduit: The addition of a substantial amount of mechanical equipment and conduit on the rear elevations of the apartment building and c.1951 addition negatively affected the building's historic materials. Attachments and penetrations were made into the brick and masonry in numerous locations that may cause water damage during freeze-thaw cycles and require repair/patching in the future. More sympathetic approaches to installation would have better prevented damage to the brick and masonry. Work occurred between 2010 and 2021, including new HVAC condensing units installed between 2016 and 2021.	NO
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> This Standard is not relevant for this application	N/A

The Commission based its findings on 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 staff at preservation@fcgov.com or at (970) 416-4250.

Sincerely,

A handwritten signature in black ink, appearing to read "Meg Dunn". The signature is fluid and cursive, with the first name "Meg" being more prominent than the last name "Dunn".

Meg Dunn, Chair
Historic 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

Jordan Obermann (Forge+Bow Dwellings)	(970) 412-9777
Applicant's Name	Daytime Phone Evening Phone
116 N. College Ave, Suite 5, Fort Collins	CO 80524
Mailing Address (for receiving application-related correspondence)	State Zip Code
jordan@forgeandbow.com	
Email	

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

Rarem LLC (Kent Obermann)	(970) 227-7990
Owner's Name	Daytime Phone Evening Phone
5332 Paradise Lane, Fort Collins	CO 80526
Mailing Address (for receiving application-related correspondence)	State Zip Code
kentobe@comcast.net	
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 scope of work for Permit B1903204 includes updating the floor plan and interior refinishing for Unit A, located in the building's basement, as well as interior updates to common spaces including the basement storage room and the 1950s addition. During the refinish of Unit A, it was determined that the existing windows were not safe for future tenants and needed to be replaced. They were replaced in Fall of 2020 without proper approval from Historic Preservation. Upon further review, it was brought to our attention that multiple items on the building – completed at various times by previous owners and property management companies, were not approved by Historic Preservation. We seek to resolve all historic approvals on the exterior within this application in order to move forward with Permit B1903204.

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: Unit A - Basement Windows	
<p>Describe property feature and its condition:</p> <p>Unit A Windows (basement, Northwest corner of building). Condition = New, Good</p> <p>The existing windows have already been replaced. We are seeking retrospective approval for the change.</p> <p>Permit B1903204</p>	<p>Describe proposed work on feature:</p> <p>The existing windows within Unit A were deemed unsafe for future tenants and thus replaced in Fall of 2020. They did not operate and were not constructed of tempered glass (which is a concern given their low height off of the ground and proximity to the outdoor common space). Three of the windows have not yet been approved by Historic Preservation but have already been replaced. The Egress window on the West side of the building was approved in 2019, when Permit B1903204 was submitted and reviewed by Historic.</p> <p>The replacement windows match the look and function of the other existing windows on the building. Two of the windows are minimally visible from the street on the building's North side. The window furthest West on the North elevation was actually an old coal shoot converted to a single pane window. The other window, located on the West side of the building, is not visible from the street or alley. The new windows are all sized to fit within the existing openings – no exterior brick work was done to the openings.</p> <p>Window specifications and photos are detailed in the supplemental application materials attached.</p>
Feature B Name: Front Stoop Tile	
<p>Describe property feature and its condition:</p> <p>South Entrance Tile (Front Door Stoop) Condition = Good</p> <p>The original tile has already been replaced. We are seeking retrospective approval for the change.</p>	<p>Describe proposed work on feature:</p> <p>The tile was replaced on the front stoop. We do not have context or reasoning as to why the tile was replaced. It can be reasonably inferred, based on the 1996 photo of the front entrance, that the previous tile was damaged and potentially in poor condition. The new tile appears to be an encaustic cement product with a white, blue, and grey pattern.</p> <p>Please reference attached photos, timeline, and building ownership and management summary sheets.</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: Electric Meters	
<p>Describe property feature and its condition:</p> <p>Electric Meters (North Elevation of Building) Condition = Good</p> <p>These meters have already been installed. We are seeking retrospective approval of the change.</p>	<p>A new electric meter system was installed on the North side of the building. We do not have insight on the reason for updating the electrical meters, but we were able to locate a completed permit (B1002056) submitted on 4/15/2010.</p> <p>The permit scope of work says, "RELOCATE NEW ELECTRIC METERS ON 15 UNIT MULTI-FAMILY BUILDING AS PART OF THE FORT COLLINS LIGHT & POWER PROJECT AS PER 2008 NEC. ONE-LINE ELECTRIC DIAGRAM REQUIRED FOR REVIEW AS PER SAM HANCOCK."</p> <p>Please reference attached photos, timeline, and building ownership and management summary sheets.</p>
Feature D Name: HVAC Condensing Unit	
<p>Describe property feature and its condition:</p> <p>New HVAC Unit (North Elevation of Building) Condition = Good</p> <p>This unit has already been installed. We are seeking retrospective approval.</p>	<p>Two mini-split condensing units were installed - 1 on the Northwest corner of the apartment building and 1 on the North side of the 1950s addition. When the original boiler that heated the building stopped functioning in 2016, the building owner installed individual mini-split units within each apartment to provide heat and cooling. The majority of the mini-split exterior condensing units are located out of view on the roof. For reasons unknown, two units were installed at ground level on the Northwest corner of the building (serving Unit A and the addition). We were able to locate a completed permit (B1606370) submitted on 10/25/2016. We don't know if the two units in question are related to this particular permit or not, but it would be reasonable to assume they correspond on some level based on the matching model/brand. The permit scope of work says, "Installation of (16) new mini-split condensing units & 30 mini-split heads on apartment rooftop per stamped engineer's plans... ***Units to be installed toward center of rooftop and not seen from public right-of-way***."</p> <p>Please reference attached photos, timeline, and building</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: 1970 Addition Door (Backyard)	
<p>Describe property feature and its condition:</p> <p>The door was omitted on the back of the 1950's addition (North Elevation of Addition) Permit B1903204</p>	<p>In the 1950's, a small addition was added on to the back of the original building. In Fall of 2020, the access door between the backyard and the addition (North elevation of the addition) was omitted using cement blocks due to code and safety concerns. The other entrance to the addition (located off of Laurel Street on the South elevation of the addition) remains in place.</p> <p>The original backyard door did not allow for code-compliant steps down into the addition. The new cement blocks are not visible from the street or back alley. The cement blocks will be painted to match the wall.</p> <p>Please reference attached photos, timeline, and building ownership and management summary sheets.</p>
Feature F: Paint Colors	
<p>Describe property feature and its condition:</p> <p>Accent Paint Color</p> <p>Condition = Good</p> <p>The accent paint was completed previously. We are seeking retrospective approval.</p>	<p>Describe proposed work on feature:</p> <p>The building's primary accent paint color was changed from white to black. The change was carried throughout all sides of the exterior elevations. The existing brick was not painted and remains as it was originally.</p> <p>We do not have information on the exact paint color used. Please reference attached photos, timeline, and building ownership and management summary sheets.</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: Driveway	
<p>Describe property feature and its condition:</p> <p>North Driveway and Step</p> <p>Condition = Good</p> <p>The driveway and step were changed previously. We are seeking retrospective approval.</p>	<p>The driveway and step on the North side of the building was changed. The new driveway appears to sit higher than the previous drive and the step to entrance door was removed.</p> <p>We do not have insight as to why this change was made. Please reference attached photos, timeline, and building ownership and management summary sheets.</p>
Feature H: Storm Door	
<p>Describe property feature and its condition:</p> <p>50's Addition Storm Door</p> <p>Condition = N/A</p> <p>The storm door was previously removed.</p> <p>We are seeking retrospective approval.</p>	<p>Describe proposed work on feature:</p> <p>The storm door located on the South elevation of the 1950's addition was removed. The door otherwise remains the same.</p> <p>We do not have insight as to why this change was made.</p> <p>Please reference attached photos, timeline, and building ownership and management summary sheets.</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 I Name: Replacement Light	
<p>Describe property feature and its condition:</p> <p>Sconce light located on 50s addition.</p> <p>Condition = Good</p> <p>The light was previously replaced. We are seeking retrospective approval.</p>	<p>The sconce located on the South elevation of the 1950's addition was removed and replaced with a new light.</p> <p>We do not have insight as to why this change was made.</p> <p>Please reference attached photos, timeline, and building ownership and management summary sheets.</p>
Feature J: Hardware	
<p>Describe property feature and its condition:</p> <p>Hardware by Front Door: Handle, BOX, BOX, and Address numbers.</p> <p>Condition = Good</p> <p>The hardware was previously replaced. We are seeking retrospective approval.</p>	<p>The hardware by the front door was changed. Changes include the door handle, lockboxes, and address numbers. The door otherwise remains the same.</p> <p>We do not have insight as to why this change was made.</p> <p>Please reference attached photos, timeline, and building ownership and management summary sheets.</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 K

Describe property feature and its condition:

Garage Gutters

Condition = Good

We are seeking retrospective approval.

The gutter on the garage was replaced. The old gutter from 1996 appears to be a K-Style gutter. The new gutter is also a K-Style gutter with a black finish.

Please reference attached photos, timeline, and building ownership and management summary sheets.

Feature L

Window Screens

Condition = Fair

It is unknown when the aluminum screens were installed on the building. They were mostly existing when Kent purchased the building, but they have required maintenance over the years. Screen frames have been re-screened as needed and replaced to match existing when required.

Please reference attached photos, timeline, and building ownership and management summary sheets.

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.

DocuSigned by:

Jordan Obermann

79353851CB92429

Signature of Applicant

2/17/2021

Date



Owner	Name	Purchase Date	Sale Date
Rarem LLC	Kent Obermann	November 23rd, 2020	Present Owner
DLOBERMANN IRREVOCABLE TRUST	Kent Obermann	December 28th, 2010	November 23rd, 2020
Long Apartments LLC	Howard Nornes	April 6th, 2004	December 28th, 2010
Howard and Sonia Nornes	Howard and Sonia Nornes	January 30th, 2004	April 6th, 2004
Richard and Elanor Anderson Howard and Sonia Nornes	Richard and Elanor Anderson Howard and Sonia Nornes	July 1st, 1986	January 30th, 2004
Long Apartments LTD	Unknown	Unknown	July 1st, 1986

Property Management Company	Name	Start Date	End Date
Real Property Management	Sam Case	2/1/2019	Presently Managing
Henderson Property Management	Jessica Eads	6/13/2016	1/31/2019
All Property Management	Unknown	4/1/2012	6/13/2016

Note: Property management companies are only know during the time period that Kent Obermann owned the building.

Date	Item	Owner	Permitted	Contractor	Notes
2010	Electric Meters	Howard Nornes	Yes	Dickinson Electric	Permit was pulled on 4/15/2010.
Prior to 2019	Building Screens repaired and replaced.	Uncertain. We haven't been able to determine when this work occurred, but these items are all pictured in the 2019 photos from the agenda. They do not appear in the 1996 photos of the building. We can then assume they happened between 1996 and 2019. There was an effort to market the building to new tenants more starting in 2015, which we believe may have resulted in some of these changes. Permits would not have been required for any of this work.			Actual date is unknown - not pictured in 1996 photos.
Prior to 2019	North Driveway and Step Resurfaced				Actual date is unknown - not pictured in 1996 photos.
Prior to 2019	Paint Color Change				Actual date is unknown - not pictured in 1996 photos. Likely in last 5-7 years.
Prior to 2019	Installation of patterned front stoop tile				Actual date is unknown - not pictured in 1996 photos. Likely in last 5-7 years.
Prior to 2019	Storm Door Removed on 50s Addition Front Entrance				Actual date is unknown - not pictured in 1996 photos. Likely in last 5-7 years.
Prior to 2019	Sconce on 50s Addition Changed				Actual date is unknown - not pictured in 1996 photos. Likely in last 5-7 years.
Prior to 2019	Gutter on Garage Replaced				Actual date is unknown - not pictured in 1996 photos. Likely in last 5-7 years.
Prior to 2019	Hardware on Front Entrance Replaced				Actual date is unknown - not pictured in 1996 photos. Likely in last 5-7 years.
2016	HVAC Mini-Split Venting Installed for all units.	Kent Obermann	Yes	Ft. Collins Heating and Air	Permit was pulled on 10/25/2016
2020	In-fill of 50's Addition Back Door (North)	Kent Obermann	Yes	Forge + Bow	Permit was pulled on
2020	Replacement of 3 existing windows (Unit A)	Kent Obermann	Revision	Forge + Bow	Windows replaced in Fall 2020. Revision to permits submitted in November 2020.
2020	Installation of Egress Window (Unit A)	Kent Obermann	Yes	Forge + Bow	Approved by LPC in 2019.
2020	Installation of cedar fence	Kent Obermann	Not Required	Forge + Bow	Approved by LPC in 2019.

South Elevation (1996)



South Elevation (2021)



Feature F: Change from white to black accent paint color.

South Entrance (1996)



South Entrance (2021)

Feature J:
Hardware

Feature J:
Hardware

Feature B:
Front Stoop Tile



Feature J: Hardware

Feature J: Hardware

South Elevation on 70's Addition (1996)



South Elevation on 70's Addition (2021)

Feature I:
Light

Feature H:
Removal of
Storm Door



Feature F: Change from white to black accent paint color.

East Elevation (1996)



East Elevation (2021)



Feature F: Change from white to black accent paint color.

North Elevation (1996)



North Elevation (2021)



Feature C:
Electric
Meters

Feature D:
Condenser #1

Feature A:
Windows

Feature G:
Driveway

Feature F: Change from white to black accent paint colors.

North Elevation - Electric Meters (2021)



Feature C:
Electric
Meters

North Elevation - Entrance (2021)



Feature A:
Windows

Feature G:
Driveway
(step removed)

North Elevation - Unit A Windows, East (2021)



Feature A:
Windows
(closer photo)

North Elevation - Unit A Window (West) and HVAC (2021)



Feature D:
Condenser #1

Feature A:
Windows
(Converted coal
shoot)

West Elevation (1996)



West Elevation (2021)



Feature A:
Windows

Feature E:
Door

Approved
Egress
Window

Feature F: Change from white to black accent paint color.

West Elevation - Unit A Windows, North (2021)

Feature A:
Windows
(Closer Photo)



West Elevation - Unit A Egress Window, South (2021)

Approved
Egress
Window



North Elevation of 70's Addition (1996)



North Elevation of 70's Addition (2021)

Feature E:
Door



Feature D:
Condenser

West Elevation, Garages (1996)



West Elevation,
Garages (2021)



Feature K: New Gutter

Feature F: Change from white to black accent paint color.

Forge & Bow

220 E Laurel

Feature A: Window Specifications

Quote #: YUVLDCZ

A Proposal for Window and Door Products prepared for:

End Customer:

Forge + Bow Dwellings
116 N. College, Suite 5
Fort Collins, CO 80524

Contact Name: Colin Warner
Mobile: (970) 443-1750
Email: colin@forgeandbow.com

Job Site:

Laurel Bsement
220 E Laurel
Fort Collins, CO 80521

Contact Name: Shelby

Shipping Address:

MAWSON LUMBER & HARDWARE
350 LINDEN STREET
FORT COLLINS, CO 80524

NICK BRISTOW
MAWSON LUMBER & HARDWARE
PO BOX 2206
FORT COLLINS, CO 80522-2206
Phone: (970) 482-8082

Email: nick@mawsonlumber.com

This report was generated on 9/10/2020 2:22:36 PM using the Marvin Order Management System, version 0003.04.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Project Description:

Replacement windows in basement apartment. Kitchen and Living Room units configured as double hung or fixed inserts in existing frames, Bedroom Egress unit configured as full frame double hung for nailfin install.

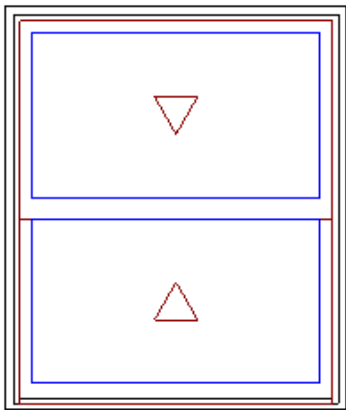
Featuring products from:



LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Kitchen
Qty: 2	



As Viewed From The Exterior

Entered As: IO

FS 31 5/8" X 37 3/8"

RO 32 1/8" X 37 7/8"

Egress Information

Width: 28 11/16" Height: 14 9/64"

Net Clear Opening: 2.82 SqFt

Performance Information

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.33

Visible Light Transmittance: 0.57

Condensation Resistance: 57

CPD Number: MAR-N-332-00254-00001

ENERGY STAR: NC

Performance Grade

Licensee #870

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG50 1206X1206 mm (47.5X47.5 in)

LC-PG50 DP +50/-50

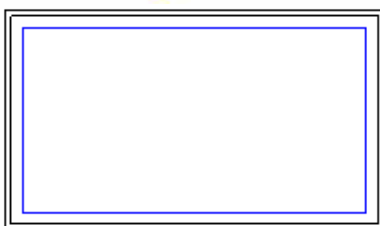
FL9430

Ebony Exterior
Ebony Interior
Essential Double Hung
Inside Opening 32" X 37 5/8"
0 Degree Frame Bevel
Top Sash
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Preserve Film on Exterior/Interior
Bottom Sash
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Preserve Film on Exterior/Interior
Black Weather Strip
2 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Charcoal Fiberglass Mesh
2 1/4" Jambs
Thru Jamb Installation
Frame Filler

***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.

***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Living Room
Qty: 1	



As Viewed From The Exterior

Ebony Exterior
Ebony Interior
Window Frame
Essential Direct Glaze Rectangle
Frame Size 38 1/2" X 22 1/4"
Rough Opening 39" X 22 3/4"
0 Degree Frame Bevel
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Additional Mull Info: Stand Alone
2 1/4" Jambs

Feature A: Window Specifications

Quote Number: YUVLDCZ

Entered As: FS

FS 38 1/2" X 22 1/4"

RO 39" X 22 3/4"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.36

Visible Light Transmittance: 0.63

Condensation Resistance: 59

CPD Number: MAR-N-325-00710-00001

ENERGY STAR: N, NC

Performance Grade

Licensee #814

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG50 2108X2108 mm (64X113.5 in)

LC-PG50 DP +50/-50

FL12378

Thru Jamb Installation

Frame Filler

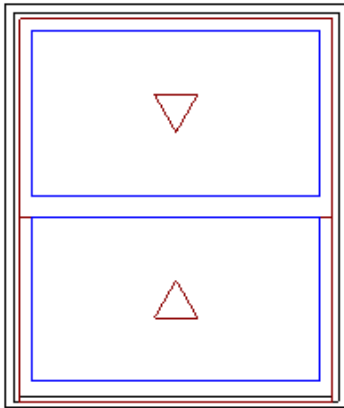
***Note: Unit Availability and Price is Subject to Change

Line #3

Mark Unit: Living Room

Qty: 2

MARVIN 



As Viewed From The Exterior

Entered As: IO

FS 31 5/8" X 37 3/8"

RO 32 1/8" X 37 7/8"

Egress Information

Width: 28 11/16" Height: 14 9/64"

Net Clear Opening: 2.82 SqFt

Performance Information

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.33

Visible Light Transmittance: 0.57

Condensation Resistance: 57

CPD Number: MAR-N-332-00254-00001

ENERGY STAR: NC

Performance Grade

Licensee #870

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG50 1206X1206 mm (47.5X47.5 in)

LC-PG50 DP +50/-50

FL9430

Ebony Exterior

Ebony Interior

Essential Double Hung

Inside Opening 32" X 37 5/8"

0 Degree Frame Bevel

Top Sash

IG - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

Preserve Film on Exterior/Interior

Bottom Sash

IG - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

Preserve Film on Exterior/Interior

Black Weather Strip

2 Matte Black Sash Lock

Ebony Sash Lift

Exterior Aluminum Screen

Ebony Surround

Charcoal Fiberglass Mesh

2 1/4" Jamb

Thru Jamb Installation

Frame Filler

***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.

***Note: Unit Availability and Price is Subject to Change

Line #4

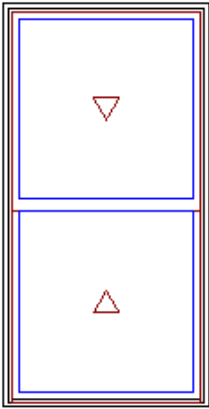
Mark Unit: Bedroom

Qty: 1

Feature A: Window Specifications

Quote Number: YUVLDCZ

MARVIN 



As Viewed From The Exterior

Entered As: FS

FS 32 3/4" X 64 1/8"

RO 33 1/4" X 64 5/8"

Egress Information

Width: 29 13/16" Height: 27 33/64"

Net Clear Opening: 5.70 SqFt

Performance Information

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.33

Visible Light Transmittance: 0.57

Condensation Resistance: 57

CPD Number: MAR-N-332-00254-00001

ENERGY STAR: NC

Performance Grade

Licensee #870

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG40 901X1973 mm (35.5X77.7 in)

LC-PG40 DP +40/-40

FL9430

Ebony Exterior
Ebony Interior
Essential Double Hung
Frame Size 32 3/4" X 64 1/8"
Rough Opening 33 1/4" X 64 5/8"
Top Sash
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Preserve Film on Exterior/Interior
Bottom Sash
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Preserve Film on Exterior/Interior
Black Weather Strip
2 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Charcoal Fiberglass Mesh

2 1/4" Jambs

Nailing Fin

Frame Filler

***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.

***Note: Unit Availability and Price is Subject to Change

LAUREL
APARTMENTS -
UNIT A
220 E LAUREL STREET
FORT COLLINS, COLORADO
80524



www.forgeandbow.com
116 N College Avenue, Suite #5, Fort Collins, CO
80524 ph: 970.797.2354

SPONSORSHIP:

CONSTRUCTION DOCUMENTS

Issued		
No.	Description	Date
1	CONSTRUCTION DOCUMENTS	09-23-2020
2		
3		
4		
5		
6		

Revisions		
No.	Description	Date
1	FIRE RATED WALL NOTATION	11-10-2020
2	FIRE RATED WALL LEGEND	12-02-2020

SEAL:

COPYRIGHT: 12/22/2020 2:22:07 PM

THESE DRAWINGS ARE THE PROPERTY OF FORGE+BOW DWELLINGS. YOU HEREBY AGREE AND UNDERTAKE YOU WILL NOT IN ANYWAY UTILIZE, COPY, REPRODUCE, OR TAKE ADVANTAGE OF THE DRAWINGS FOR ANY PART OF THEM PRIOR TO WRITTEN CONSENT BY FORGE+BOW. ALL RIGHTS RESERVED.

UNIT A FLOOR PLAN &
REFLECTED CEILING
PLAN

DRAWING NUMBER:

A1.0

GENERAL CEILING NOTES:

- CEILING HEIGHTS AS NOTED ON THIS PLAN, REFERENCE INTERIOR ELEVATIONS FOR GYP. BOARD SOFFIT HEIGHTS. ALL CEILING HEIGHTS TO B.O. STRUCTURE UNLESS NOTED OTHERWISE. COORDINATE ALL MECHANICAL, ELECTRICAL, AND FIRE SUPPRESSION SYSTEMS THAT INTERFACE WITHIN CEILING.
- IT IS THE RESPONSIBILITY OF THE MECHANICAL AND ELECTRICAL SUBCONTRACTORS TO REVIEW ALL OF THE DRAWINGS, INCLUDING ARCHITECTURAL, FOR WORK UNDER THEIR RESPECTIVE CONTRACTS. ROOF PLANS AND REFLECTED CEILING PLANS DESCRIBE MECHANICAL AND ELECTRICAL WORK AS DO OTHER DRAWINGS. NO EXTRAS WILL BE ALLOWED FOR WORK SHOWN IN ANY PART OF THESE DRAWINGS, OR DESCRIBED IN ANY PART OF THE SPECIFICATIONS.
- PROVIDE A MINIMUM OF R-19 INSULATION BETWEEN FLOOR JOIST ABOVE LIVING UNITS.
- REFERENCE INTERIOR ELEVATIONS FOR GYPSUM BOARD SOFFITS ABOVE CABINETS.
- SEE RCP'S FOR CEILING TYPES.
- REFER TO MECH. FOR ALL EXPOSED DUCT WORK.
- COORDINATE WITH ELEC. FOR LIGHTING LOCATIONS - ELECTRIC SUB(S) TO COORDINATE DIRECTLY WITH FORGE AND BOW PRIOR TO FINAL LIGHT LOCATIONS - FINAL LOCATION SIGN OFF TO HAPPEN ON SITE WITH FORGE AND BOW.
- ALL GYP. BOARD TERMINATION AT MASONARY WALLS SHALL HAVE A 1/4" J-MOLD REVEAL.

GENERAL NOTES:

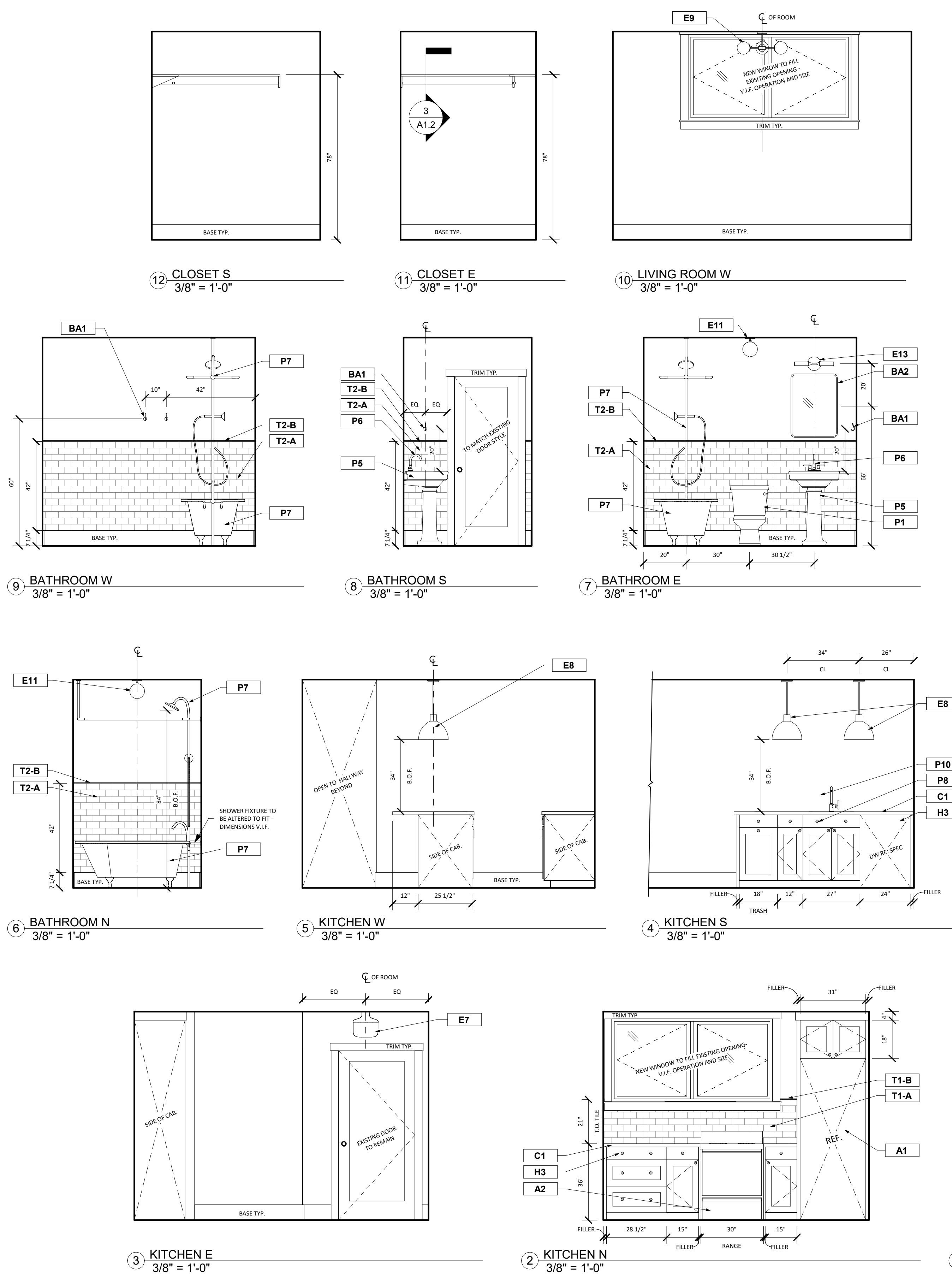
- DO NOT SCALE DRAWINGS. **FIELD VERIFY ALL DIMENSIONS** NOTIFY ARCHITECT IMMEDIATELY WHEN DISCREPANCIES ARE DISCOVERED.
- IT IS THE RESPONSIBILITY OF THE PLUMBING, MECHANICAL AND ELECTRICAL SUBCONTRACTORS TO REVIEW ALL OF THE DRAWINGS, INCLUDING ARCHITECTURAL, FOR WORK UNDER THEIR RESPECTIVE CONTRACTS. ROOF PLANS AND REFLECTED CEILING PLANS DESCRIBE MECHANICAL AND ELECTRICAL WORK AS DO OTHER DRAWINGS. NO EXTRAS WILL BE ALLOWED FOR WORK SHOWN IN ANY PART OF THESE DRAWINGS, OR DESCRIBED IN ANY PART OF THE SPECIFICATIONS.
- DIMENSIONS ARE FROM FACE OF STUD, FACE OF MASONRY, OR FACE OF CONCRETE AND TO GRID LINES UNLESS NOTED OTHERWISE. WHERE DIMENSION IS NOTED "CLEAR", DIMENSION IS TO FINAL FINISH.
- VERIFY WINDOW LOCATIONS AND SIZING ON EXTERIOR ELEVATIONS AND FLOOR PLANS. CROSS CHECK W/ DOOR/WINDOW SCHEDULES AND LEGENDS.
- FRAME DOOR OPENINGS 6" FROM FACE OF PERPENDICULAR WALL FRAMING ON HINGE SIDE AT ROOMS UNLESS NOTED OTHERWISE.
- EXTEND GYPSUM BOARD ON WALLS TO UNDERSIDE OF GYPSUM BOARD CEILINGS UNLESS NOTED OTHERWISE.
- IN THE EVENT OF CONFLICTING INFORMATION BETWEEN APPLICABLE CODES, REGULATIONS, STANDARDS, ETC. REFERENCED IN DRAWING SET, THE MOST STRINGENT BETWEEN THE CONFLICTING INFORMATION SHALL APPLY.
- PROVIDE BLOCKING WHERE REQUIRED.

WALL TYPE LEGEND

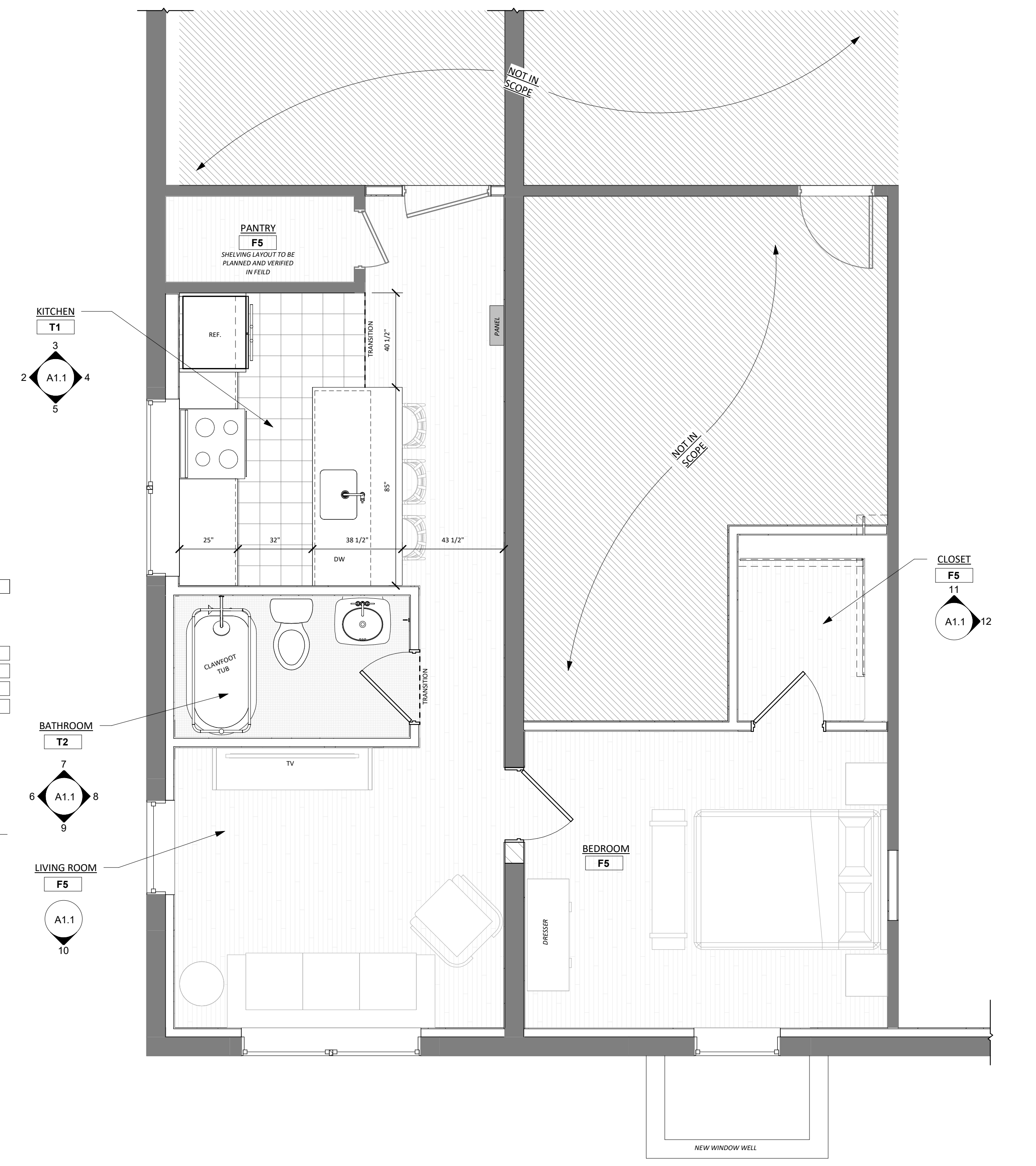
- EXISTING WALL
- NEW FULL HEIGHT WALL
- NEW FIRE RATED WALL: FRAMING AND SPRAY FOAM AND/OR MINERAL WOOL FIRE RATED ASSEMBLY

2 UNIT A REFLECTED CEILING PLAN
1/4" = 1'-0"

1 UNIT A FLOOR PLAN
1/4" = 1'-0"



- GENERAL INTERIOR NOTES:
- REFER TO COORDINATING INTERIOR ELEVATIONS & FINISH PLAN FOR ALL PLUMBING SPECIFICATIONS
 - REFER TO COORDINATING INTERIOR ELEVATIONS & FINISH PLAN FOR ALL LIGHTING SPECIFICATIONS
 - REFER TO COORDINATING INTERIOR ELEVATIONS & FINISH PLAN FOR ALL TILE/FINISHES SPECIFICATIONS
 - ALL GYPSUM BOARD WALLS AND CEILINGS TO BE 1/2" THICK & RECEIVE A LEVEL 4 TEXTURE FINISH. PAINT ALL GYP. BD. EXPOSED TO VIEW U.N.O. - CEILINGS UNDER ROOF FRAMING TO BE 5/8" THICK U.N.O.
 - USE WATER RESISTANT GYPSUM BOARD IN ALL BATH, SHOWER AND TOILET ROOMS.
 - INFILL AREAS (WALLS AND CEILINGS) TO BE TEXTURED AND PAINTED TO MATCH ADJACENT.
 - REFER TO INTERIOR ELEVATIONS FOR TILE LAYOUT ON WALLS.
 - SEALANT AT INTERSECTION OF BACKSPASH/ COUNTER AND WALL TO BE PAINTED TO MATCH ADJACENT WALL COLOR BY PAINTING CONTRACTOR.
 - GROUT JOINT WIDTHS TO BE PER MANUFACTURER'S RECOMMENDATION, U.N.O.
 - ELECTRICAL SWITCH PLATES AND OUTLET COVERS IN PUBLIC AREAS TO BE WHITE WITH WHITE DEVICES, U.N.O.
 - ELECTRICAL SWITCH PLATES AND OUTLET COVERS IN NON-PUBLIC AREAS TO BE WHITE WITH WHITE DEVICES, U.N.O.
 - MECHANICAL (INCLUDING THERMOSTATS), AND FIRE DEVICES TO BE WHITE, U.N.O.
 - SEE FINISH PLANS FOR LOCATIONS OF FLOORING TRANSITIONS AT CASED OPENINGS IF ANY.
 - TILE FLOORING UNDERLAYMENT TO BE PROVIDED AND INSTALLED BY FLOORING CONTRACTOR.
 - TILE FLOORS (CERAMIC/ PORCELAIN) TO BE CENTERED WITHIN SPACE, U.N.O. AVOID PARTIAL FLOOR TILES LESS THAN 3" WIDE OR HALF THE TILE SIZE, WHICHEVER IS SMALLER.
 - TILED WALLS (CERAMIC/ PORCELAIN) TO BE CENTERED WITHIN SPACE, U.N.O. AVOID PARTIAL WALL TILES LESS THAN 3" WIDE OR HALF THE TILE SIZE, WHICHEVER IS SMALLER.
 - FIELD VERIFY ALL CASEWORK AND SHELVING DIMENSIONS PRIOR TO FABRICATION.
 - PROVIDE A FINISHED PANEL AT EXPOSED CASEWORK ENDS AND BACKS AS NEEDED, TO MATCH ADJACENT CASEWORK. ALL FINISHED END PANELS TO BE SCRIBED TO THE FLOOR
 - ADD FILLER PANEL AS NEEDED AT CABINETS, DRAWERS, ETC. TO ENDURE FULL DOOR SWING AND DRAWER OPERATION. PROVIDE A MINIMUM OF 1 1/2" FILLERS WHEN ADJACENT TO WALLS. MATCH ADJACENT CABINET COLOR.
 - PROVIDE CAULKING AS INDICATED BELOW: a. TRANSLUCENT SILICONE ADHESIVE WHERE BACKSPASH AND COUNTER MEET AND AT COUNTER JOINTS. b. AT WALL / CASEWORK TRANSITION, PROVIDE WHITE, PAINTABLE CAULKING.
 - CASEWORK TO BE MANUFACTURED AND STORED IN COMPLIANCE WITH THE LATEST EDITION OF THE ARCHITECTURAL WOODWORK INSTITUTE QUALITY STANDARD. ALL CABINETS SHALL BE OF STANDARD FULL OVERLAY CONSTRUCTION, CUSTOM GRADE. PROVIDE CABINETS AS SHOWN ON INTERIOR ELEVATIONS.



**LAUREL
APARTMENTS -
UNIT A**
220 E LAUREL STREET
FORT COLLINS, COLORADO
80524



www.forgeandbow.com
116 N College Avenue, Suite #5, Fort Collins, CO
80524 ph: 970.797.2354

SPONSORSHIP:

CONSTRUCTION DOCUMENTS

Issued		
No.	Description	Date
1	CONSTRUCTION DOCUMENTS	09-23-2020
2		
3		
4		
5		
6		
Revisions		
No.	Description	Date
1	FIRE RATED WALL NOTATION	11-10-2020
2	FIRE RATED WALL LEGEND	12-02-2020

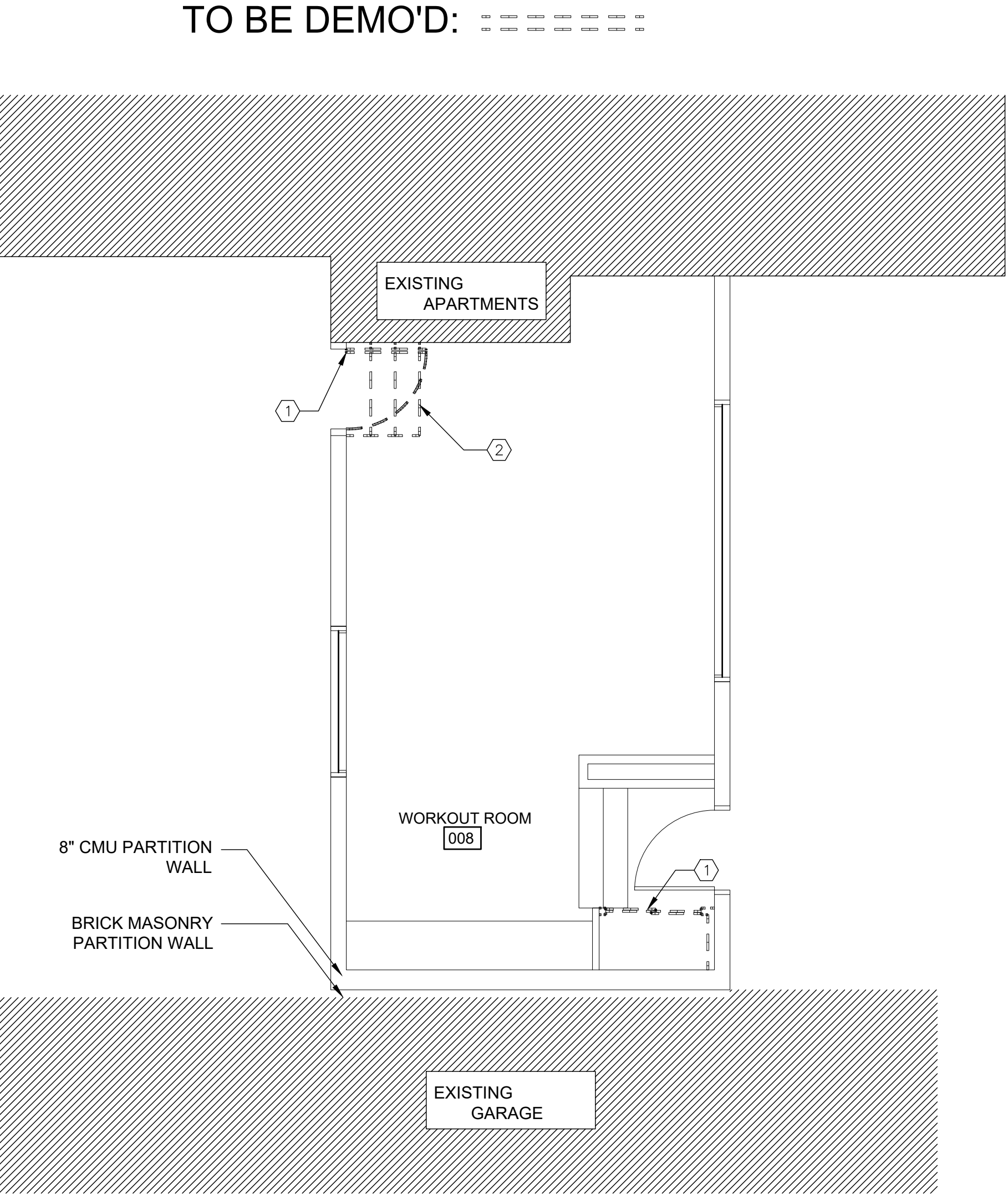
SEAL:

COPYRIGHT: 12/2/2020 2:22:10 PM
THESE DRAWINGS ARE THE PROPERTY OF FORGE+BOW DWELLINGS. YOU HEREBY AGREE AND UNDERTAKE YOU WILL NOT IN ANYWAY UTILIZE, COPY, REPRODUCE, OR TAKE ADVANTAGE OF THE DRAWINGS FOR ANY PART OF THEM PRIOR TO WRITTEN CONSENT BY FORGE+BOW. ALL RIGHTS RESERVED.

**UNIT A FINISH FLOOR
PLAN & INTERIOR AND
CASEWORK
ELEVATIONS**

DRAWING NUMBER:

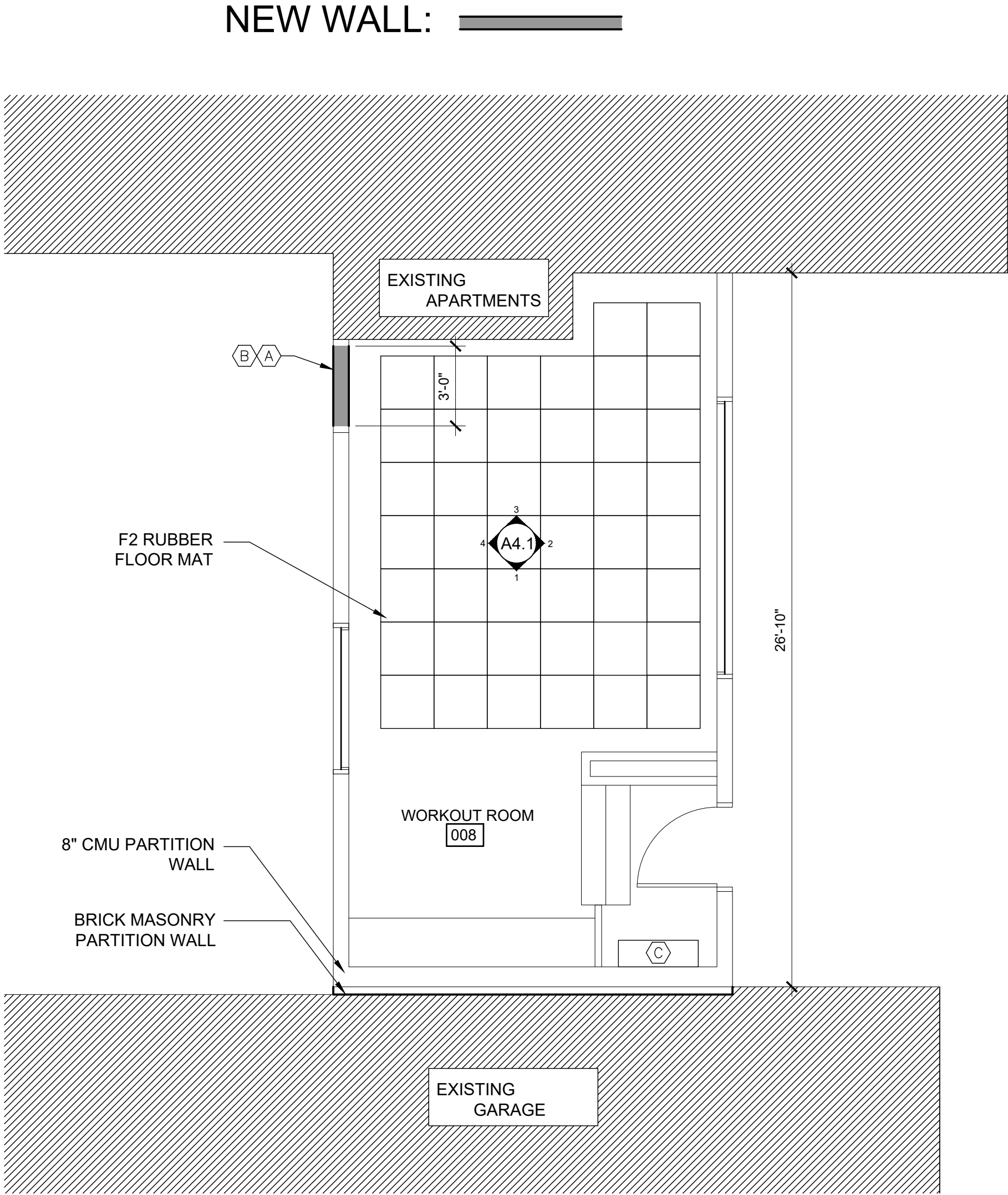
A1.1



1 **WORKOUT ROOM DEMO FLOOR PLAN**
SCALE: 1/4"=1'-0"

DEMO PLAN KEYNOTES:

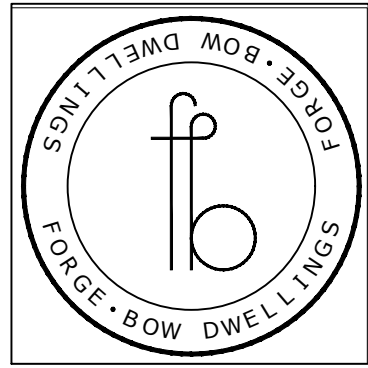
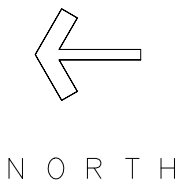
- ① DEMO EXISTING DOOR AND, TRIM AND FRAME.
② DEMO ALL EXISTING INTERIOR STEPS AND REPAIR FLOOR AS NEEDED



2 **WORKOUT ROOM FLOOR PLAN**
SCALE: 1/4"=1'-0"

FLOOR PLAN KEYNOTES:

- Ⓐ NEW WALL LOCATION.
Ⓑ FILL IN OLD DOOR OPENING WITH MATCHING INTERIOR AND EXTERIOR MATERIALS. VERIFY MATERIALS ON SITE.
Ⓒ M6 LOCKERS. REFER TO SPEC SHEET



PROJECT #
220 E LAUREL ST
FORT COLLINS, COLORADO, 80524
PHASE III

CLIENTS
KENT OBERMANN
DLOBERMANN

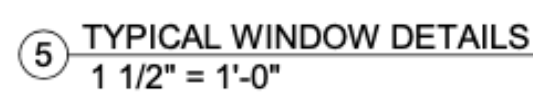
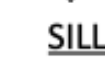
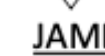
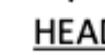
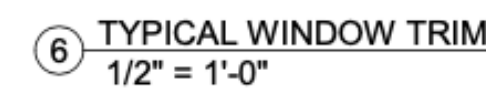
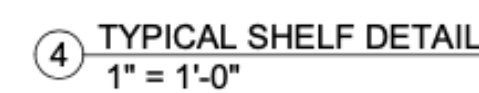
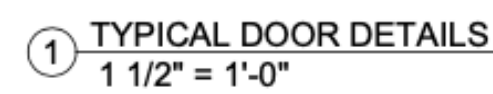
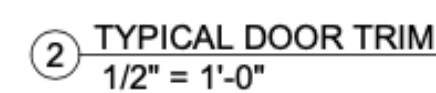
FORGE + BOW
DWELLINGS

DATE	ISSUE
09-28-18	SITE VISIT
10-25-18	PROGRESS
01-08-19	PROGRESS
01-15-19	REDLINES
01-18-19	REDLINES
01-23-19	REDLINES
02-12-19	CON. DOCS
02-14-19	REDLINES
03-03-19	REDLINES
03-29-19	REDLINES
06-18-19	ADDENDUM 1
07-10-19	ADDENDUM 2
08-08-19	UNIT 2 UPDATE
08-20-19	ADDENDUM 3
06-16-20	UNIT A UPDATE
07-16-20	ADDENDUM 4

A2.1
WORKOUT ROOM PLANS



1 FIRE/SOUND WALL DETAIL



- ## GENERAL NOTES:
- DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY WHEN DISCREPANCIES ARE DISCOVERED.
 - IT IS THE RESPONSIBILITY OF THE PLUMBING, MECHANICAL AND ELECTRICAL SUBCONTRACTORS TO REVIEW ALL OF THE DRAWINGS, INCLUDING ARCHITECTURAL, FOR WORK UNDER THEIR RESPECTIVE CONTRACTS. ROOF PLANS AND REFLECTED CEILING PLANS DESCRIBE MECHANICAL AND ELECTRICAL WORK AS DO OTHER DRAWINGS. NO EXTRAS WILL BE ALLOWED FOR WORK SHOWN IN ANY PART OF THESE DRAWINGS, OR DESCRIBED IN ANY PART OF THE SPECIFICATIONS.
 - DIMENSIONS ARE FROM FACE OF STUD, FACE OF MASONRY, OR FACE OF CONCRETE AND TO GRID LINES UNLESS NOTED OTHERWISE. WHERE DIMENSION IS NOTED "CLEAR", DIMENSION IS TO FINAL FINISH.
 - VERIFY WINDOW LOCATIONS AND SIZING ON EXTERIOR ELEVATIONS AND FLOOR PLANS. CROSS CHECK W/ DOOR/WINDOW SCHEDULES AND LEGENDS.
 - FRAME DOOR OPENINGS 6" FROM FACE OF PERPENDICULAR WALL FRAMING ON HINGE SIDE AT ROOMS UNLESS NOTED OTHERWISE.
 - EXTEND GYPSUM BOARD ON WALLS TO UNDERSIDE OF GYPSUM BOARD CEILINGS UNLESS NOTED OTHERWISE.
 - IN THE EVENT OF CONFLICTING INFORMATION BETWEEN APPLICABLE CODES, REGULATIONS, STANDARDS, ETC. REFERENCED IN DRAWING SET, THE MOST STRINGENT BETWEEN THE CONFLICTING INFORMATION SHALL APPLY.
 - PROVIDE BLOCKING WHERE REQUIRED.

www.forgeandbow.com
116 N College Avenue, Suite #5, Fort Collins, CO
80524 ph: 970.797.2354

ONERSHIP:

CONSTRUCTION DOCUMENTS

Issued		
No.	Description	Date
1	CONSTRUCTION DOCUMENTS	09-23-2020
2		
3		
4		
5		
6		
Revisions		
No.	Description	Date
1	FIRE RATED WALL NOTATION	11-10-2020
2	FIRE RATED WALL LEGEND	12-02-2020

REAL:

Copyright: 12/2/2020 2:22:11 PM

THESE DRAWINGS ARE THE PROPERTY OF FORGE+BOW DWELLINGS. YOU HEREBY AGREE AND UNDERTAKE YOU WILL NOT IN ANYWAY UTILIZE, COPY, REPRODUCE, OR TAKE ADVANTAGE OF THE DRAWINGS (OR ANY PART OF THEM) PRIOR TO WRITTEN CONSENT BY FORGE+BOW. ALL RIGHTS RESERVED.

UNIT A SECTIONS AND DETAILS

DRAWING NUMBER:

A1.2

PROJECT NAME

220 EAST LAUREL STREET, LONG APARTMENTS – AFTER-THE-FACT DESIGN REVIEW

STAFF

Karen McWilliams, Historic Preservation Division Manager
Brad Yatabe, Legal

PROJECT INFORMATION

PROJECT DESCRIPTION:	This is a request for final design review of work to the Landmark-designated Long Apartments, 220 East Laurel Street, that was undertaken without approval and has already occurred.
APPLICANT/OWNER:	Jordan Obermann, Forge and Bow Dwellings, on behalf of Kent Obermann, Rarem LLC.
RECOMMENDATION:	Staff recommends approval in part, and denial in part, of a Certificate of Appropriateness.

EXECUTIVE SUMMARY

The purpose of this item is to review an after-the-fact application, for work to the Long Apartments, 220 East Laurel Street, that has occurred without approval. The landmark property is owned by Kent Obermann, who is updating the apartments into high-end units. In December 2020, staff noted that revised plans submitted to the Building Department for a building permit contained alterations to the Landmark property. When contacted about the required historic review, the owner's representative, Forge and Bow Dwellings, informed staff that the work had already occurred without the required issuance of a Certificate of Appropriateness. The Chief Building Official issued a stop-work order for the property on January 25, 2021. The owner's representative, Forge and Bow Dwellings, had previously been made aware of the requirement for a Certificate of Appropriateness by both staff and the Landmark Preservation Commission, prior to undertaking this work.

COMMISSION'S ROLE

The Long Apartments property is designated as a Fort Collins Landmark by Ordinance No 027, 1997. Alterations to Landmark properties are governed by Municipal Code Chapter 14, Article IV, and are reviewed for compliance with the *U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties* (the Standards). The applicant is seeking a Certificate of Appropriateness for work that has already occurred and is requesting a final design review.

Following discussion and consideration of the materials presented and the staff analysis, the Commission's role, as a decision-maker, is to determine what portions, if any, of the work contained in this application meets the Standards. The appropriate Standards are the Rehabilitation Standards, which contains ten Standards all of which must be met (or found to not apply) in order for that work to be approved.

Following the Commission's action, Staff's role will be to ensure that any work found not to meet the Standards (and therefore not approved) is restored back to its original condition and will ensure this occurs in a manner that does not cause additional damage to the property. If staff, with the assistance of relevant experts, determines that restoration of an item would cause enough additional damage that restoration work would not meet the Standards, then the item will be brought back to the LPC.

As noted in Section 14-51(d), if an alteration does not meet the Standards and is not approved, the property owner shall restore the site, structure, or object to its original condition prior to the alteration occurring:

Sec. 14-51 (d): If any alteration is made without first obtaining a certificate of appropriateness, the City may issue a stop work order for any permits issued for the property upon which the designated resource is located, refuse to finalize any issued permits, refuse to issue a certificate of occupancy, refuse to issue additional City permits, and take any other available action, or any combination of the aforementioned, until the applicant has applied for and received approval for the alteration. If the alteration is not approved, the property owner shall restore the site, structure, or object to its original condition prior to any alteration occurring.

ARCHITECTURAL DESCRIPTION

The Long Apartments property was surveyed at the intensive level in August 2019 by Jason Marmor, Retrospect. Mr. Marmor found that the building is significant under several of the City's Local Landmark-eligibility criteria: (1) Association with events contributing to the broad patterns of history; (2) Association with lives of significant people or groups; and (3) Embodying distinctive characteristics of a type, period, or method of construction. In addition, Mr. Marmor noted the property's contributing status to the Laurel School National Register District and determined that the Long Apartment property is eligible for individual designation on the National Register.

Architectural features include:

- The red brick building's cubic form and austere design with little ornamentation;
- Use of flush-laid contrasting yellow/buff-colored brick as simulated lintels at the top of each window;
- Symmetrical fenestration on the façade and side elevations;
- Recessed and slightly elevated front entry with flat canopy and tiled step; rear entry on the north elevation;
- The c.1951 single-story flat-roofed addition, with horizontal picture window flanked by narrow windows on the front; (a similarly sized window opening filled with glass block is located on the rear elevation);
- The addition's original painted wooden entry door with small diamond-shaped light; a matching opening and matching entry door were located on the rear elevation but is now filled in;
- The virtually unaltered brick 7-bay garage with original wooden doors.

PREVIOUS DESIGN REVIEWS

In 2019, the applicant, Forge and Bow Dwellings, submitted plans to the Building Department for alterations to this landmark property, and were contacted about the need for landmark design review and a Certificate of Appropriateness. In June 2019, a design review application was submitted by Annie Obermann, Forge and Bow Dwellings, and the proposed work was reviewed by qualified preservation staff for compliance with the City's standards for alterations to Landmark properties. Staff found that several aspects of the work did not comply with the standards and denied this work.

The applicant appealed staff's decisions, and in August 2019, the work proposed under that application, along with additional work, was reviewed by the Landmark Preservation Commission. At its August 19, 2019 meeting the Commission approved, with conditions, the construction of a pergola in the rear courtyard area behind the

c. 1951 addition; and approved construction of a cedar fence along a portion of the rear property line. The Commission denied requests to replace the addition's windows and door; to paint the addition's unpainted brick; to alter the landscape on the Laurel and Mathews elevations; and to add a rear screen by the dumpster. The Commission also asked for a Plan of Protection, a requirement for most work on or adjacent to landmark properties.

In December 2020, staff noted that revised plans submitted to the Building Department for a building permit contained alterations to the Landmark property, which is the subject of this review.

HISTORY OF FUNDED WORK/USE OF INCENTIVES

The applicant has not used any of the incentive programs for this project.

PUBLIC COMMENTS SUMMARY

To date, no public comment has been received.

REQUESTS FOR ADDITIONAL INFORMATION

At its March 10, 2021 Work Session, Landmark Preservation Commission members requested that the following information be provided:

1. *What is the status of the pergola? Is there any other work proposed for the future?*

The applicants plan to finish the courtyard in the future and do plan to construct a pergola at some point. The applicants do not currently have a detailed proposal to submit. The applicants are aware of the requirements to first receive an approved Certificate of Appropriateness and Plan of Protection before undertaking this, or any, exterior work.

2. *Please provide a photograph of the new sconce on the addition.* Added

3. *Please clarify if the sconces flanking the front entry door have also been changed?*

It is not known if the front sconces are replacements. The sconces appear to match the photo from 1996; earlier photographs are indistinct or do not show the sconces.

4. *Please add the date to the letter from Alex Henze included in the packet.*

The letter attached to the application (previous packet page 158, item 7, attachment 5) was submitted to Building Services prior to the applicant's decision to officially pursue any exterior work with the LPC.

5. *Update packet to include all other work that has been noted and is not already included.* Added

6. *Please provide a comprehensive list of work that has occurred over time: what happened when? What occurred prior to the LPC meeting in 2019; what was brought to the LPC in 2019; what was/wasn't approved at that time; what's happened since; what is still going to happen (if anything)* Please see "Construction/Exterior Alteration History" section, below.

7. Additional Information Sought

Given the Commission's role in design review (to determine if an item does or does not meet the Standards for Rehabilitation), some of the information requested by the Landmark Preservation Commission from staff and the applicant may not be relevant to this application and so has not been provided in this report. If at the meeting the Commission believes that any of this information is indeed necessary for its review, Staff will be prepared to provide the answers. The additional information asked for was:

- Does all of the work that was done meet the Building codes?

- What work was done with, and what work was done without, Building Department approval?
- What is the responsibility of a later owner to reverse unapproved work?
- Please provide a technical report regarding the potential for any damage resulting from the reversal of unapproved work and restoration of the building to its previous condition.

CONSTRUCTION/EXTERIOR ALTERATION HISTORY

- 1922 – construction of the Long Apartment Building
- 1926 – construction of the 7-bay brick car garage
- 1940 – re-roof garage
- 1951 – insulate ceiling on 4th [top] floor
- c.1951 – addition between apartment building and garage
- 1954 – metal canopy roof over front entrance
- 1985 – reroof
- **1997 – Landmark designation**
- 2010 – relocate new electric meters on 15 unit multi-family building
- 2015 - reroof apartment complex
- 2016 – HVAC - install 16 minisplit condensers and 30 minisplit heads
- 2017 – electrical: Upgrade service from 400 amp to 600 amp; move panels from stairway to apartments unit (may be entirely interior)
- c.2015 - 2019 – half-round gutter on garage replaced with k-style gutter
- c.2015 - 2019 – front stoop tile changed from red “quarry” tile to patterned tile
- c.2015 - 2019 – storm door removed on c. 1951 addition
- c.2015 - 2019 – trim/wood paint color changed from white to black
- c.2015 – 2019 – sconce on c. 1951 addition replaced
- c.2015 – 2019 – Hardware changes and lock boxes added by front entry
- Pre 2019 – apartment building rear storm door removed; step removed
- Pre 2019 – driveway regraded and resurfaced;
- Pre 2019 - building screens repaired and replaced with aluminum
- 2019 – Staff design review July 2019/ LPC design review Aug. 2019:
 - Replace front window of addition (denied);
 - replace door of addition (denied);
 - paint unpainted brick on addition white (denied);
 - install cedar fence (approved LPC);
 - add dumpster screen (denied);
 - change landscaping along Laurel and Mathew Streets (denied);
 - change landscaping in rear courtyard (approved – Staff)
- 2020 – basement window lengthened down for egress window; wood window well (approved – staff)
- 2020 – in-fill of c.1951 addition rear (courtyard) entry door
- 2020 – replacement of 3 existing wood windows with fiberglass
- 2020 – cedar fence constructed along portion of north lot line

WORK FOR WHICH APPLICANT IS SEEKING A REPORT OF ACCEPTABILITY

The applicant is seeking a Certificate of Appropriateness for the following work:

- Removing the historic door and filling in the historic opening on the north (rear) elevation of the addition with masonry block.

- Replacing three wood windows with fiberglass replacements in Unit A (basement); according to the applicant, the wood window surrounds were retained. On a field visit, staff noted that the bottom sill of the converted coal chute window has either been replaced or covered with the fiberglass material, while the rest of the surround appears to be wood. (A fourth window was approved by staff in 2019 to be converted to an egress window.)
- Replacement of sconce on c. 1951 addition's south (front) elevation. The design and materials of the previous sconce is unknown.
- Changes to hardware including the door handle, lock and address numbers and the addition of lock boxes.
- Removal of two storm doors, on the front elevation of the addition, and on the rear entry of the apartment building.
- Adding electric meters, conduits, and HVAC condensing units.
- Changed the front stoop tile from a solid color tile to a patterned tile.
- Changed the trim paint color from white to black.
- Removal of concrete step at rear entry door and regrading driveway; repair/replace driveway concrete.
- Replace half-round gutters with k-style gutters on front elevation of garage.
- Wood-framed screens replaced with aluminum frames

PROCESS AND STANDARDS FOR REVIEW

Chapter 14, Article IV of the Municipal Code provides the process for reviewing proposed alterations and changes to properties that have been officially designated as Landmarks. Section 14-53(b)(1) identifies the Standards for review, the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. The relevant treatment for this application is the *Rehabilitation* treatment which contains ten (10) Standards, of which all applicable Standards must be met.

To understand how each of the ten Secretary of the Interior's Standard's for Rehabilitation work together, it is important to review the explanatory text found in "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings." The document, which was previously provided to the applicant, presents a clear hierarchy of preservation priorities as follows: 1) identify, retain, and preserve the historic materials and features of a building and its historic setting; 2) protect and maintain those materials and features, 3) repair those materials and features when the physical condition warrants it; and finally, 4) replace deteriorated historic materials and features only when "the level of deterioration or damage of materials precludes repair" (see "Introduction" section, page 77).

STAFF EVALUATION OF WORK AND APPLICABLE REVIEW CRITERIA:

As provided for in Chapter 14-53, qualified historic preservation staff meeting the professional standards contained in Title 36, Part 61 of the Code of Federal Regulations has reviewed the project for compliance with the Secretary of the Interior's Standards for Rehabilitation. The [Standards and Guidelines](#) present a clear hierarchy for the treatment of historic fabric: 1) identify, retain, and preserve the historic materials and features; 2) protect and maintain those materials and features; 3) repair those materials and features when the physical condition warrants it; and finally, 4) replace deteriorated historic materials and features only when "the level of deterioration or damage of materials precludes repair;" and if so, replaced "in-kind" with matching materials.

Secretary of the Interior Standards for Rehabilitation		
Applicable Code Standard	Summary of Code Requirement and Analysis	Does Work Meet Standard?
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 building retains its historic use as a multi-family building.</p>	YES
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>Removal of rear access door on the c.1951 addition; infill opening with masonry block: The removal and in-fill of the rear access door on the c.1951 addition notably alters distinctive features and spaces that characterize the property, including an understanding and appreciation of the historic courtyard itself. Further, the door, with its small diamond light, is a very distinctive design element. The applicant argues that the door did not allow for code-compliant interior steps; however, alternatives that would preserve the door and provide for code compliance were easily implemented. The interior stairs could have been redesigned or removed, and the door fixed and made inoperable on the interior, retaining the exterior appearance and historical understanding while achieving the same result.</p> <p>Removal of the red “quarry” entry tile and replacement with patterned tile: The replacement of the red quarry tile with brightly patterned tile is a noticeable alteration of the property’s characteristics. The size and shape, flat surface, and color of the tile that was removed was appropriate to the building’s time period, utilitarian appearance, and use.</p> <p>Mechanical equipment and conduit: The addition of a substantial amount of mechanical equipment and conduit on the rear elevations of the apartment building and c.1951 addition affects both the building’s materials and appearance. More sympathetic approaches to placement and installation would have better hidden the equipment and conduit and would have prevented damage to the brick and masonry.</p>	NO
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>This Standard is not relevant for this application.</p>	N/A

<p>SOI #4</p>	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p>Removal and in-fill of the rear access door on the c.1951 addition: The Landmark Preservation Commission determined at the time of the property's Landmark designation that the c.1951 addition had historical significance in its own right and was a part of the property's significance. City Council agreed and designated the entire property. The removal and in-fill of the rear access door on the c.1951 addition notably alters distinctive features and spaces that characterize the property, including an understanding and appreciation of the historic courtyard. The door itself, with its small diamond light, is a very distinctive design element.</p> <p>Removal of the garage's half-round gutters and replacement with k-style gutters: While likely not original, the half-round gutters are a character-defining feature that have attained significance in their own right; the k-style gutters are typically attached to a building's roof-line in a manner that can cause damage to the eaves or facia, and obscure historic construction techniques that would otherwise be visible.</p> <p>Removal of the sconce light in the c. 1951 addition: Information on the design and materials of this historic feature is not available.</p>	<p>NO</p>
<p>SOI #5</p>	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p>This standard is unambiguous in regard to retention of historic materials, stating that distinctive character-defining features, including their materials and construction techniques, <u>will</u> be preserved.</p> <p>Removal and in-fill of the rear access door on the c.1951 addition is the most significant alteration under this standard; its alteration, as well as the removal or alterations of the windows and entry tile are each a loss of distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize this property.</p> <p>Remove and replace wood screens with aluminum: Similarly, the loss of the historic wood screens is a loss of distinctive materials, features, finishes, and construction techniques that characterize this property. The aluminum screens do not match the design, color, and especially, the materials, of the historic screens.</p> <p>The materials and design of the sconce light is unknown, and its replacement cannot be evaluated.</p>	<p>NO</p>

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>Removal and in-fill of the rear access door on the c.1951 addition; replacement of three window with new materials; removal of two storm doors; removal of sconce light; removal and replacement of tile; addition of condensers, mechanical equipment and conduit: All of this work was done without sufficiently exploring the possibility of repair. The burden is on the applicant to demonstrate that severity of deterioration “requires replacement,” which means that there is no option for repair. Further, many of the replaced features do not match the old. Staff cannot find any basis for claiming that the Standard would be met.</p>	NO
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> <p>This Standard is not relevant for this application.</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> <p>This Standard is not relevant for this application.</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> <p>Mechanical equipment and conduit: The addition of a substantial amount of mechanical equipment and conduit on the rear elevations of the apartment building and c.1951 addition is not a minimal change, affecting both the building’s materials and appearance. Attachments and penetrations were made into the brick and masonry in numerous locations. More sympathetic approaches to placement and installation would have better hidden the equipment and conduit and prevent damage to the brick and masonry. Work occurred between 2010 and 2021, including new HVAC condensing units installed between 2016 and 2021.</p>	NO
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> <p>This Standard is not relevant for this application</p>	N/A

FINDINGS OF FACT

In evaluating the request for a Certificate of Appropriateness for the alterations to the Long Apartments, 220 East Laurel Street, staff makes the following findings of fact:

- **The Long Apartments, 220 East Laurel Street, was designated as a City Landmark by City Council Ordinance No. 027, 1997.**

- That the **paint color, the driveway elevation, the rear entry step, and the hardware on the entry door that was removed** are not significant character-defining features of the property; while their alteration is still required to be evaluated by staff or the Commission in the design review process (as are all alterations to the building's exterior and site), staff recommends their approval.
- That, depending on the amount of deterioration, the **removal of three lower-level historic wood windows and replacement with fiberglass windows** could meet the Standard for Rehabilitation #6 and 9, which allow for the removal and replacement of materials that are in poor condition and cannot be repaired;
- That a Certificate of Appropriateness be **denied for the remainder of the work**, finding that the work does not meet one of more of the Standards;
- No information has been provided about the **sconce light** to adequately evaluate its removal and replacement.

RECOMMENDATION

- Staff recommends that the Landmark Preservation Commission approve the request for a Certificate of Appropriateness for the **paint color, driveway elevation and rear entry step, and the hardware that was removed on the apartment building's front entry**, finding that these items are not significant character-defining features of the property.
- Staff recommends that the Landmark Preservation Commission approve the request for a Certificate of Appropriateness for the **removal of three lower-level historic wood windows and replacement with fiberglass windows**: The Standards for Rehabilitation allow for the removal and replacement of materials that are in poor condition and cannot be repaired. According to the applicant, the original window sashes were rotted out, but the existing frames were in good condition and are still in place. The new windows were direct set in the existing frames and matched the exterior trim, reusing existing pieces when possible. The sill section of the converted coal chute window frame is fiberglass, but the other sections of frame are the original wood.

As the work has already occurred, it is unknown as to whether the windows could have been repaired. When replaced, the replacement needs to match the old in "design, color, texture, and where possible, materials." The applicants matched the design, color and texture of the historic windows, but used a fiberglass material that had been previously approved on the egress window. Staff's approval of the fiberglass material for the egress window was based on the egress window being installed partially below grade (and so subject to moisture) and to distinguish the new window from the historic.

- Staff recommend that the request for a Certificate of Appropriateness be denied, and the objects ordered to be restored to their original condition prior to the alteration occurring, for the **courtyard door and in-filled opening**; removal of **two storm doors**; the **electric meters, conduits, and HVAC condensing units** attached to the brick and masonry; the front entry tile; the k-style gutters on the garage; and the aluminum screens; finding that:
 - The items are character-defining features of the property;
 - The work does not meet one or more of the Secretary of the Interior's Standards for Rehabilitation, as described in this Staff Report of March 17, 2021:
 - The proposed work does not comply with Municipal Code Chapter 14, Article IV, because it fails to satisfy all of the applicable Secretary of the Interior's Standards for Rehabilitation, as required.
 - Because the proposed work does not meet the requirements of the Municipal Code, there is no basis for approval.

SAMPLE MOTIONS

SAMPLE MOTION TO PROCEED TO FINAL REVIEW: I move that the Landmark Preservation Commission move to Final Review of the after-the-fact work at the Long Apartments, 220 East Laurel Street.

SAMPLE MOTION FOR APPROVAL: I move that the Landmark Preservation Commission approve a Certificate of Appropriateness for **[insert specific alterations]**, to the Long Apartments, 220 East Laurel Street, finding that:

- The proposal meets the Secretary of the Interior's Standards for the Treatment of Historic Properties as required under Section 14, Article IV of the Fort Collins Municipal Code.
- **[Add findings on how the project meets the applicable standards]**

This decision is based upon the materials and information provided to the Commission for this item and the Commission discussion. The Commission adopts the findings and conclusions contained in the staff report provided for this hearing.

SAMPLE MOTION FOR APPROVAL WITH CONDITIONS: I move that the Landmark Preservation Commission approve a Certificate of Appropriateness for **[insert specific alterations]**, to the Long Apartments, 220 East Laurel Street, subject to the following conditions **[insert specific conditions]**, finding that:

- The proposal meets the Secretary of the Interior's Standards for the Treatment of Historic Properties as required under Section 14, Article IV of the Fort Collins Municipal Code.
- **[Add findings on how the project meets the applicable standards]**

This decision is based upon the materials and information provided to the Commission for this item and the Commission discussion. The Commission adopts the findings and conclusions contained in the staff report provided for this hearing.

SAMPLE MOTION FOR DENIAL: I move that the Landmark Preservation Commission deny a Certificate of Appropriateness for **[insert specific alterations]**, to the Long Apartments, 220 East Laurel Street, finding that:

- The proposal does not meet the Secretary of the Interior's Standards for the Treatment of Historic Properties as required under Section 14, Article IV of the Fort Collins Municipal Code.
- **[Add findings on how the item(s) do not meet the applicable standards]**

This decision is based upon the materials and information provided to the Commission for this item and the Commission discussion. The Commission adopts the findings and conclusions contained in the staff report provided for this hearing.

ATTACHMENTS

1. Location Map
2. Landmark Designation
3. 2019 Intensive Survey by Retrospect
4. Design Review Application – revised 3/16/21
5. Staff Presentation – added 3/16/21
6. Approval for Remote Meeting
7. LPC August 21, 2019 Minutes Excerpt
8. Sconce Detail Photos

From: Maycroft Construction
To: [Karen McWilliams](#)
Subject: [EXTERNAL] Re: 220 E. Laurel entry stoop tile
Date: Tuesday, March 16, 2021 12:32:23 PM
Attachments: [MC.LLC. 220 E Laurel St. report.pdf](#)
[MC.LLC. 220 E Laurel St Reporte invoice.pdf](#)

Good afternoon Karen here's the report you asked us for addressing the additional concerns.

Thank you
David Maycroft
Maycroft Construction LLC.

On Fri, Mar 12, 2021 at 12:01 PM Karen McWilliams <KMCWILLIAMS@fcgov.com> wrote:

Hello, Gene – Thank you for checking on the reversibility of the tile on the building's main entry stoop. The Landmark Preservation Commission's question is if this tile can be removed without causing damage to historic fabric. It would also help to know if this earlier tile (or tile very similar to the previous tile) is still available. Also, can you determine an approximate date range for the earlier tile? The apartment building was constructed in the early 1920s, and the one-story addition was constructed in the early 1950s; however the earlier tile might also be more recent – I have no idea. If you can't estimate the date range with a fair amount of certainty, just state that. I've included a photo of the current tile as well as one of the earlier tile – sorry, I just have the one of the earlier tile.

Also, I didn't think of this until after we hung up, but I realized that I have more questions you could answer for us:

- A door was filled in with concrete block on the back of the one-story addition. Could you also take a look at that and give us your professional opinion on reversing the infill and re-installing the doorframe back as it was historically? For reference, the door frame was the same as the addition's front door.
- Also, a couple of condensers and different mechanical equipment/conduit were install on the back of the apartment building itself, and on the rear of the addition (see photo).
- And, by the front door, some hardware was added (see photo)

On a case-by-case basis, how difficult is it to reverse and repair the holes into the brick and into the concrete block? If one or more of the items are removed, is there a good solution for re-installing that doesn't just cause more damage to the building?

I've told the owner's representative (Alexandra Henze, Forge and Bow) that you will be on the property, so you should not have any trouble, but if a resident challenges you, you can have them contact me at 224-6078 or kmcwilliams@fcgov.com; or Jordan Obermann or Alexandra Henze at (262) 313-7875 or alex@forgeandbow.com.

Please let me know if you have any questions.

Just include the bill for your time along with the report. And thanks again for doing this on such short notice!

Best, Karen

Karen McWilliams

Historic Preservation Manager | City of Fort Collins

kmcwilliams@fcgov.com | 970.224.6078

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

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/>

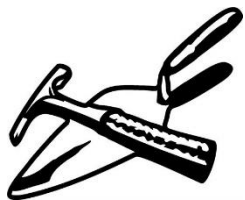
Recursos COVID-19

Para integrantes de la comunidad: <https://www.fcgov.com/eps/coronavirus>

Para empresas: <https://www.fcgov.com/business/>

¿Quieres ayudar o necesitas ayuda? <https://www.fcgov.com/neighborhoodservices/adopt>

Recursos de United Way: <https://uwaylc.org/>



Maycroft Construction LLC

9267 Skylark Lane Loveland Co. 80538

Cell (970) 566-4284 mayconst.llc@gmail.com

REPORT SUBMITTED TO. Karen Mcwillians /City of Fort Collins

DATE. 3/16/21

PROJECT ADDRESS. 220 E. Laurel St. Ft. Collins Co.

SCOPE OF RESTORATION WORK

1. Removal of the Spanish looking tile from the front step and replace with tile similar to the original ones on the step. (we believe we can find a close match)
2. Mitigation of all holes in exterior brick walls. In most cases the damaged brick can be carefully removed cleaned and reinstalled with the undamaged side as the new brick face. Replacement brick can be found and used if that is the only option left. (This work can be done by a qualified restoration contactor without damaging or effecting other parts of the building.)
3. The door on the addition can be replaced to match the from door by removing block to determine dimensions and toothing them back into the coursing of the rest of the wall. Installing the door frame and block as needed. If the block along the door jam are grooved we can accommodate for that as well. (door will have to be built)

