



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 – Minor Alteration

ISSUED: September 27, 2021

AMENDED: October 11, 2021

EXPIRATION: October 11, 2022

ATTN: Nico Campana, MNC Holdings, LLC
5100 Abbey Road
Fort Collins, CO 80526

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Morgan-Kickland House & Garage at 408 W. Mountain Avenue has been approved by the City's Historic Preservation Division (HPD) because the proposed work appears to be routine in nature with minimal effects to the historic resource, and meets the requirements of Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

AMENDMENT, 10-11-2021: Revised from September 27 approval to reflect relocation of the driveway curb cut from the southwest corner of the property to the center of the property to avoid utilities conflict. Preservation staff reviewed and considered the shift to still meet the Standards for Rehabilitation, as the driveway will remain along the southwest side of the building.

The alterations reviewed include:

- Installation of a 12' concrete drive approach and 10' concrete driveway along the southwest side of the property. This will include a 2% or greater grade to channel water south to Mountain Avenue, and a slight slope to the west to channel water away from the main house foundation.
 - *Note 1: If feasible, a Low-Impact Development alternative for the 10' drive is encouraged to further reduce the potential for moisture build-up along the southwest foundation of the main house. Use of crusher fines or crusher fines in combination with two-track concrete are suitable alternatives.*
 - *Note 2: Some degree of channeling through the use of gravel or a rock bed between the driveway and house foundation is encouraged to help aerate the soil in this area and further channel water south toward the front yard and Mountain Avenue.*

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



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

Nico Campana	970-402-0919	970-402-0919
Applicant's Name	Daytime Phone	Evening Phone
5100 Abbey Road, Fort Collins		CO 80526
Mailing Address (for receiving application-related correspondence)	State	Zip Code
Aliversabuilders@gmail.com		
Email		

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

MNC Holdings, LLC	970-402-0919	970-402-0919
Owner's Name	Daytime Phone	Evening Phone
5100 Abbey Road, Fort Collins		CO 80526
Mailing Address (for receiving application-related correspondence)	State	Zip Code
Aliversabuilders@gmail.com		
Email		

Project Description

Provide an overview of your project. Summarize work elements, schedule of completion, and other information as necessary to explain your project.

Install a drive approach on the West side of the property in the City of Fort Collins ROW. The drive approach will be about 12' wide. Install a driveway that is approximately 10' wide x 40' long on the West side of the house.

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:	
<p>Describe property feature and its condition:</p> <p>The City parkway is fully landscaped. The drive approach will be located between two street trees on the West side of the property. We will be obtaining a drive approach permit from Engineering and will be working with Forestry on the hydro excavation around the roots of the street trees.</p> <p>The front west of the yard is currently dead grass and mulch.</p>	<p>Describe proposed work on feature:</p> <p>Install a concrete drive approach on the West side of the property in the City of Fort Collins ROW. The drive approach will be about 12' wide and have curbing along both sides to retain the landscape. This will be completed per the Engineering Department's requirements. Install a concrete driveway that is approximately 10' wide x 40' long on the West side of the house. The driveway will be sloped at a minimum 2% toward Mountain Ave. It will also be slightly sloped to the West to channel runoff away from the foundation. There will be a gap between the concrete driveway and the stone foundation. We do not intend to pour the concrete against the stone foundation.</p>
Feature B Name:	
<p>Describe property feature and its condition:</p>	<p>Describe proposed work on feature:</p>

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.

Nicholas Campana

Digitally signed by Nicholas Campana
DN: C=US, E=ncampana@bellisimoinc.com,
CN=Nicholas Campana
Date: 2021.09.24 16:38:29-06'00'

Signature of Applicant

9/24/21

Date



9711 4080 24

412

50.20

97 1140 80 26

402

408

16.66

Approx
10'-0"


Approx
40'-0"

12'-0"

Approx



New drive approach in City ROW



Proposed Driveway



C
Cobblestone
Realty
Your Peak is Value
970-430-5150