



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: 2/26/2021

EXPIRATION: 2/26/2022

Josh Harrison
PO Box 711
Fort Collins, CO 805122

Dear Mr. Harrison:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the Fort Collins Express/McCormick Building and McCormick Apartments at 155 W. Mountain/130 S Mason Street, have been approved by the City's Historic Preservation Division because the proposed work meets the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

- 1) Replace non-street facing windows with Kolbe Forgent fiberglass windows
- 2) Existing wood window frames to be left intact and rehabilitated, as needed.

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.

Property owners can appeal staff design review decisions by filing a written notice of appeal to the Director of Community Development & Neighborhood Services within fourteen (14) days of receipt of this decision. If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at mbzdek@fcgov.com.

Sincerely,
Maren Bzdek
Senior Historic Preservation Planner

Applicable Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	<i>A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;</i>	Y

SOI #2	<i>The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</i>	Y
SOI #3	<i>Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</i>	Y
SOI #4	<i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i>	N/A
SOI #5	<i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i>	Y
SOI #6	<i>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i>	Y
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>	Y
SOI #8	<i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i>	N/A
SOI #9	<i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i>	N/A
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>	N/A

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

Josh Harrison	720-343-9066	720-343-9066
Applicant's Name	Daytime Phone	Evening Phone
PO Box 711		CO 80522
Mailing Address (for receiving application-related correspondence)		State Zip Code
Jharrison@HelixPropertyManagement.com		
Email		

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

N/A		
Owner's Name	Daytime Phone	Evening Phone
Mailing Address (for receiving application-related correspondence)		State Zip Code
Email		

Project Description

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

Replace existing wood windows (x38) that DO NOT face Mason Street or Mountain Avenue with Kolbe Forgent Fiberglass Windows to match the historic style. The windows to be replaced face toward the roof of the building, or building adjacent, along with the alley to the south of the building. Wood Frames to stay in place and restored as needed. Work to be completed in a timely fashion upon approval from the Historic Preservation Division.

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: Non-street facing window replacement	
<p>Describe property feature and its condition:</p> <p>Please see attached window survey.</p>	<p>Describe proposed work on feature:</p> <p>All windows that are non-street facing are to be removed, leaving the original wood frame intact, then inserting a new fiberglass window that maintains the historic characteristics of the original windows. See attached window size document, Kolbe catalog with highlights specifying design selections, contractor estimate, and drawings.</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.



Signature of Applicant
Josh Harrison

2/15/2021

Date



From: Josh Harrison
To: [Maren Bzdek](#)
Subject: [EXTERNAL] 155 W. Mountain Windows
Date: Friday, January 8, 2021 12:14:58 PM
Attachments: [121920 Bid Form - Forgent Fiberglass.pdf](#)
[Forgent Fiberglass.pdf](#)
[121920 Bid Form - Catalina Equal Sash Replacement.pdf](#)
[Anlin Brochure Catalina.pdf](#)
[121920 Bid Form - Bayview Un-Equal Sash Replacement.pdf](#)

Hi Maren,

I hope you are doing well and had relaxing holidays! Natalie has left her position with Helix and is off to explore new opportunities in Oregon, so I am going to take back over the process on the windows at mountain and mason. I believe that I am pretty caught up as to where we are in the process, but apologies in advance if I repeat any questions you've already addressed.

I have attached three options below from Mark, let me know what your thoughts are and if we should move forward with the approval process on any of them. I was also curious whether we could install aluminum screens on non-street facing windows? It would be nice to set up additional protection for the building if we can. The hope is that we can come up with a relatively affordable method for the non street facing windows, then put the level of attention and money into the street facing windows so they can be done in the best way possible!

I can start into the Design Review Application early next week if you think any of these options are viable.

Thank you,

Josh Harrison
720-343-9066

Begin forwarded message:

From: Mark Wernimont <MWernimont@colosash.com>
Subject: 155 W. Mountain
Date: December 19, 2020 at 12:42:37 PM MST
To: Natalie Wasserman <nwasserman@helixpropertymanagement.com>

All these options are referred to Insert Windows, where you leave the existing frame, sill and brickmould in place and set the insert into the sash opening. As before the sill is metal covered. We can wrap the frame and Brickmould on the sides and top so that you would have a maintenance free exterior.

The vinyl options the Catalina has an equal daylight in the upper and lower

sash. The Bay View is not. See the attached photos.

Let me know if there is any additional information that you need.

Thanks

Mark



Colorado Sash & Door, Inc.
4521 Endeavor Drive, Unit C
Johnstown, Colorado 80534
(970)226-1460 office
(970)402-2623 cell



FORGENT® SERIES



THE FORGENT SERIES

Kolbe's dedication to innovation, quality and product design has led to the Forgent® Series. This high-performance product line features proprietary material and thoughtful design, making it simple, convenient and easy to install. Short lead times for projects requiring windows quickly make the Forgent Series a perfect choice for new construction or replacement.

The Forgent Series provides:

- Strong and resilient Glastra® exterior with Glastra or wood interior
- Advanced ladder design with multiple chambers for strength and energy efficiency
- Three convenient installation methods: integral nailing fin, installation clips, and screw through frame
- Stepped frame to accommodate dry wall return
- Welded sash and frame to prevent air and water infiltration
- Specific products designed to achieve IPD4 impact certification



DOUBLE HUNG

OPERATING | STUDIO



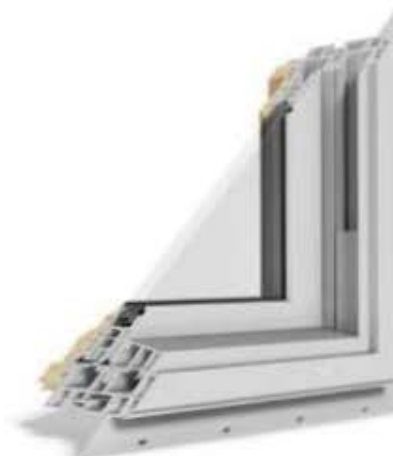
DOUBLE HUNG STANDARD FEATURES

- ▶ Constructed of multi-chambered Glastra extrusions that provide energy efficiency, enhance strength, and reduce the intrusion of outside noise
- ▶ Welded Glastra frame and sash corners help prevent the infiltration of water and air while also providing greater structural integrity and secure joints
- ▶ Glastra exterior with Cloud or Sahara Integral color (see pg. 56)
- ▶ Unfinished pine interior with no visible fasteners and no wood exposed to the exterior environment
- ▶ Overall jamb width is 4-9/16" (New Construction)
- ▶ Energy efficient, insulating LoE²-270 glass
- ▶ Equal glass sizing provides matching sight lines from sash to sash
- ▶ Dry glazed to the interior with beveled glazing bead
- ▶ Wood glazing bead receptor designed for performance and ease of finishing
- ▶ Accessory grooves are integral to the extruded frames for the easy addition of accessories
- ▶ Full frame insect screen with BetterVue® fiberglass mesh
- ▶ Stainless steel, constant force balance system provides durability and ease of operation
- ▶ Clay-colored sash lock and tilt latches
- ▶ Integral 1-1/4" nailing fin provides easier installation and helps seal the window opening (New Construction)
- ▶ Convection barrier for improved energy performance

NOTE: All measurements are nominal.



**GLASTRA/WOOD
NEW CONSTRUCTION DOUBLE HUNG**
(interior)



**GLASTRA/WOOD
NEW CONSTRUCTION DOUBLE HUNG**
(exterior)



DOUBLE HUNG OPTIONS

Glass (see pg. 54):

- ▶ LoE-180
- ▶ LoE²-340
- ▶ LoE²-366
- ▶ ThermaPlus™ LoE
- ▶ Neat®
- ▶ Triple pane
- ▶ Patterned, tinted, or colored
- ▶ Tempered or laminated
- ▶ Preserve™ protective film
- ▶ Other options standard to the industry

Divided Lites (see pg. 56):

- ▶ Performance divided lites with 7/8" or 2-1/4" bars
- ▶ Grilles-in-the-airspace

NOTE: All measurements are nominal.

Other Options:

- ▶ **Replacement double hungs**
(3-1/4" overall frame depth for All Glazra units, 4-1/16" for Glazra/Wood units; no nailing fin and pre-drilled for installation; see drawings on pg. 20. Frame design does not match New Construction profile.)
- ▶ Latex primed Interior** (Glazra/Wood units)
- ▶ Interior prefinishing (Glazra/Wood units; see pg. 57)
- ▶ **All Glazra units with Cloud** or Sahara Integral Interior color (see pg. 56)
- ▶ Exterior acrylic film in Midnight or Bronze (see pg. 56)
- ▶ Interior acrylic film in Midnight or Bronze (only on All Glazra units with Midnight or Bronze exterior; see pg. 56)
- ▶ Fixed top sash
- ▶ Multiple trim accessories (shipped loose; see pg. 59)
- ▶ Insect screen available with aluminum or UltraVue® mesh; frame available in Sand, White, Bronze or Black
- ▶ Half screen
- ▶ Extension jambs available in depths up to 9" overall
- ▶ Offset extension jambs
- ▶ Stepped frame for drywall return (no extension jambs)
- ▶ Galvanized steel installation clips
- ▶ Window Opening Control Device (WOCD) (see pg. 58)
- ▶ Sash limiters for safety
- ▶ Cottage and reverse cottage style
- ▶ Impact performance modifications (see pg. 61)

**Latex primer is not a final finish.

HARDWARE

A **Clay-colored sash lock and tilt latches** are applied to double hungs as standard. Other available finishes include **White**, **Satin Nickel** and **Matte Black**.

White or **Clay** lift handles are applied to All Glazra units as standard.*



SASH LOCK



TILT LATCHES



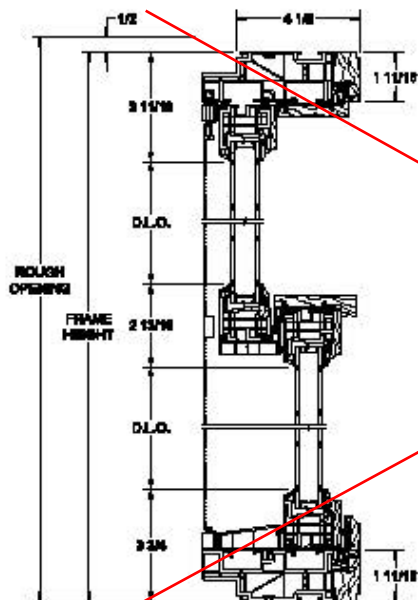
LIFT HANDLE*
(All Glazra units)

*Sash lift handles are not available on Glazra/Wood replacement double hungs.

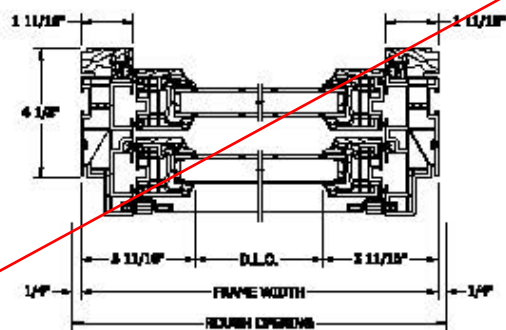
DOUBLE HUNG | Cross Section Drawings

REPLACEMENT DOUBLE HUNGs – GLASTRA/WOOD

Vertical Section

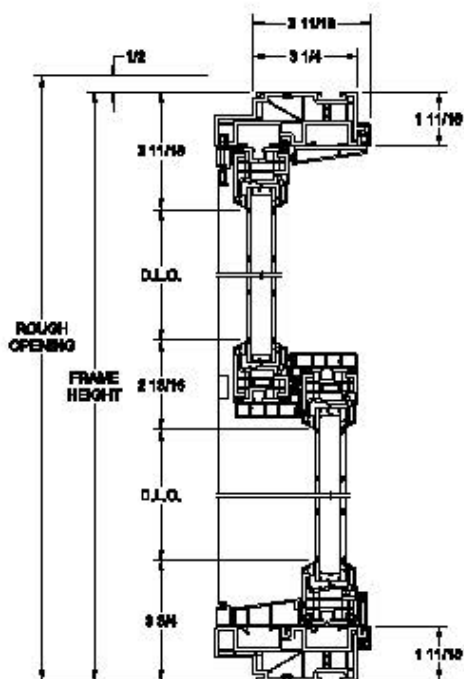


Horizontal Section

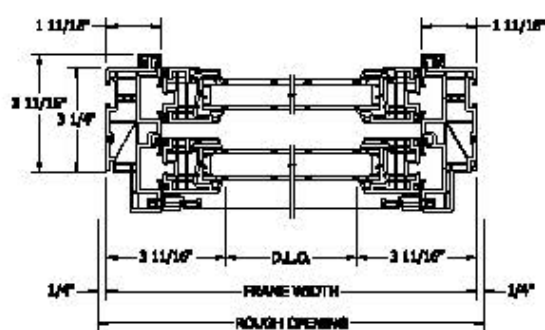


REPLACEMENT DOUBLE HUNGs – ALL GLASTRA

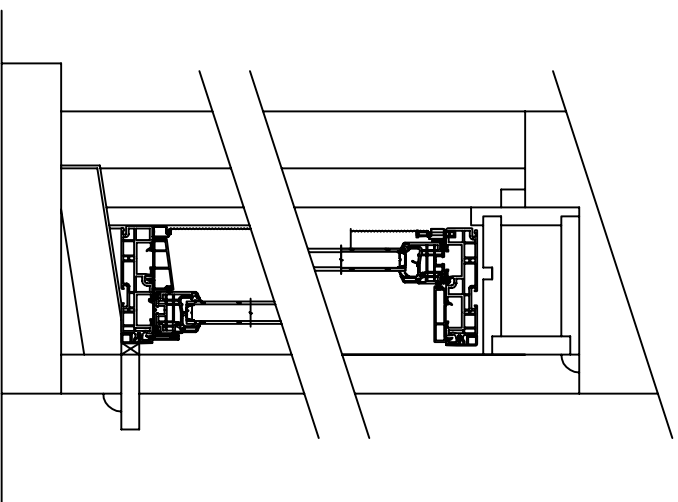
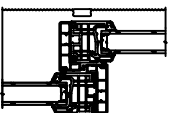
Vertical Section



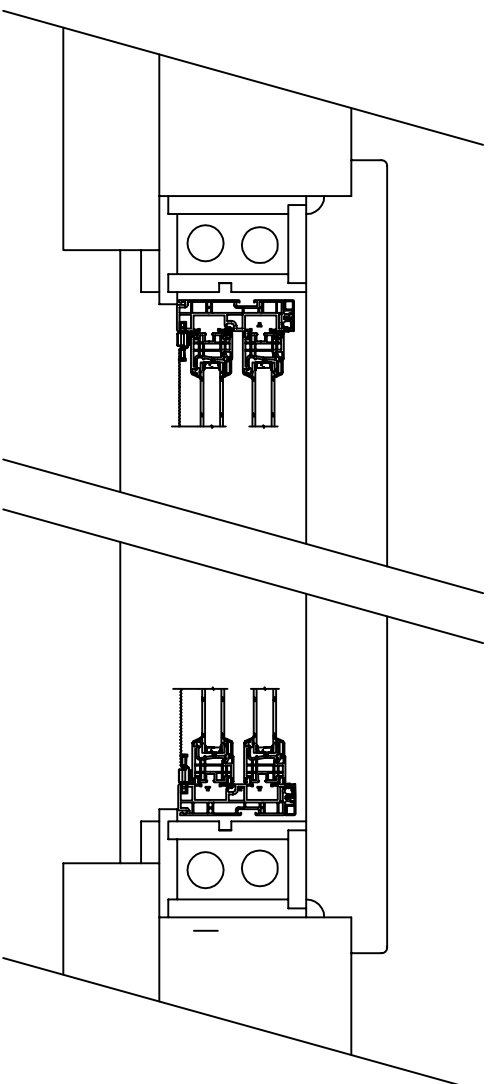
Horizontal Section



NOTE: Drawings are not to scale. For Forgotten accessory drawings, see pg. 59. Additional and the most current drawings are available at kolbewindows.com



Historic Wood Window Frame
Forgent Fiberglass Double Hung Window
Metal Sill Cover - White
With Optional Screen



Historic Wood Double Hung Frame
With Forgent Fiberglass Window
Cloud Interior and Exterior
Low-E Glass
Optional Factory Screens

BID DATE:	February 1, 2021
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4521 Endeavor Drive, Unit C
Johnstown, Colorado 80534
Phone (970)226-1460, Cell (970)402-2623
E-Mail mwernimont@colosash.com

YES	NO
XX	
XX	
7.55%	XX
	XX

7.55%	XX
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	XX
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Terms:	50% Start up Costs, Balance due when completed.
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Other Information:

President

On Behalf Of: Colorado Sash & Door Inc

Address: 4521 Endeavor Drive, Unit C
Johnstown, CO 80534

Phone: 970-226-1460

Fax: (970) 797-6392

Contact: Mark Wernimont

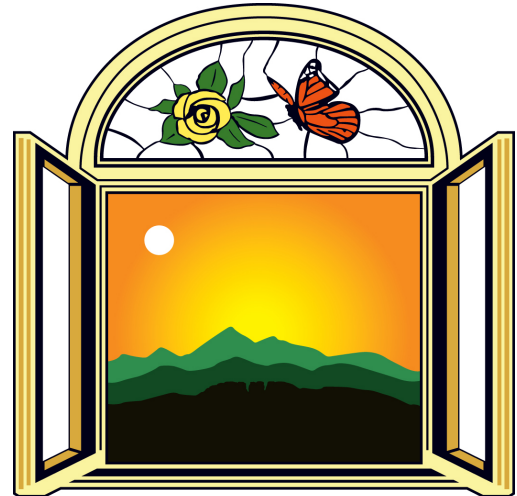
Email: mwernimont@colosash.com

Address: 4521 Endeavor Drive
Unit C

Johnstown, Colorado 80534

Phone: 970-226-1460

Mobile: 970-402-2623



COLORADO
SASH & DOOR, INC

KOLBE
WINDOWS & DOORS

We're for the visionaries.™

**Quote 974397D: 155 W. Mountain
Project: Helix Properties
Printed: 2/1/2021 2:33:46 PM**

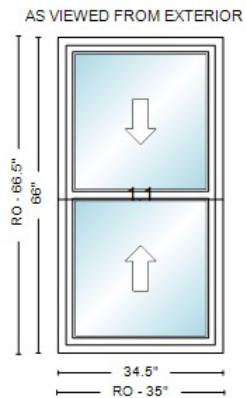


Printed By: Mark Wernimont
Created: 12/10/2020

2021 Pricing

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

Rough Opening Schedule



001 Type A

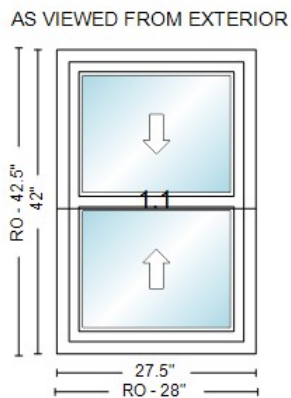
Quantity: 9

Forgent Replacement Rectangle Double Hung

Rough Opening: 35" X 66 1/2"

Frame Size: 34 1/2" X 66"

Unit Dimension: 34 1/2" X 66"



002 Type B

Quantity: 1

Forgent Replacement Rectangle Double Hung

Rough Opening: 28" X 42 1/2"

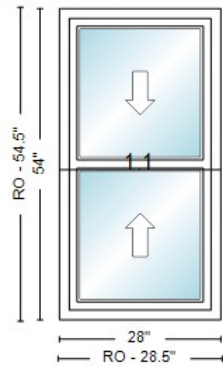
Frame Size: 27 1/2" X 42"

Unit Dimension: 27 1/2" X 42"



Rough Opening Schedule

AS VIEWED FROM EXTERIOR



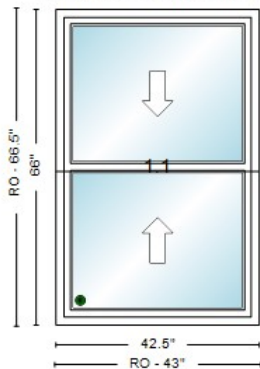
003 Type C

Quantity: 1

Forgent Replacement Rectangle Double Hung

Rough Opening: 28 1/2" X 54 1/2"**Frame Size: 28" X 54"****Unit Dimension: 28" X 54"**

AS VIEWED FROM EXTERIOR



004 Type D

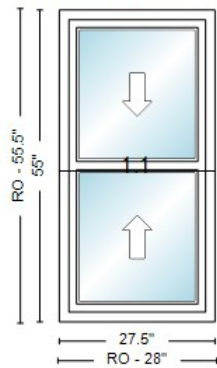
Quantity: 2

Forgent Replacement Rectangle Double Hung

Rough Opening: 43" X 66 1/2"**Frame Size: 42 1/2" X 66"****Unit Dimension: 42 1/2" X 66"**

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



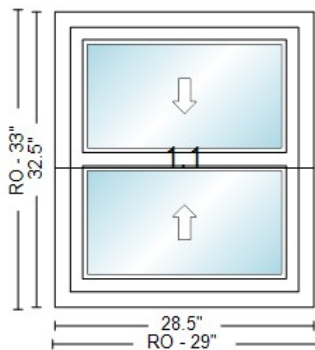
005 Type E

Quantity: 1

Forgent Replacement Rectangle Double Hung

Rough Opening: 28" X 55 1/2"**Frame Size: 27 1/2" X 55"****Unit Dimension: 27 1/2" X 55"**

AS VIEWED FROM EXTERIOR



006 Type F

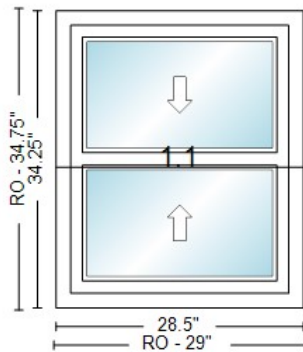
Quantity: 3

Forgent Replacement Rectangle Double Hung

Rough Opening: 29" X 33"**Frame Size: 28 1/2" X 32 1/2"****Unit Dimension: 28 1/2" X 32 1/2"**

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



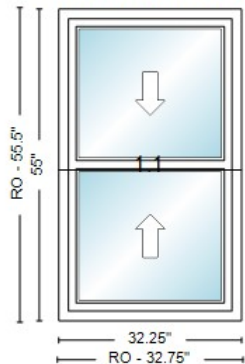
007 Type G

Quantity: 1

Forgent Replacement Rectangle Double Hung

Rough Opening: 29" X 34 3/4"**Frame Size:** 28 1/2" X 34 1/4"**Unit Dimension:** 28 1/2" X 34 1/4"

AS VIEWED FROM EXTERIOR



008 Type H

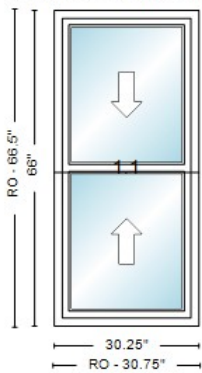
Quantity: 1

Forgent Replacement Rectangle Double Hung

Rough Opening: 32 3/4" X 55 1/2"**Frame Size:** 32 1/4" X 55"**Unit Dimension:** 32 1/4" X 55"

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



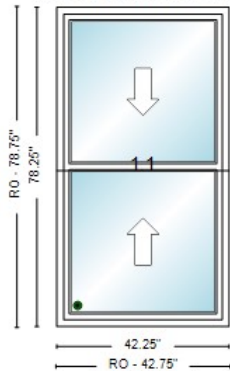
009 Type J

Quantity: 7

Forgent Replacement Rectangle Double Hung

Rough Opening: 30 3/4" X 66 1/2"**Frame Size: 30 1/4" X 66"****Unit Dimension: 30 1/4" X 66"**

AS VIEWED FROM EXTERIOR



010 Type K

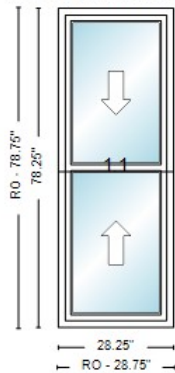
Quantity: 5

Forgent Replacement Rectangle Double Hung

Rough Opening: 42 3/4" X 78 3/4"**Frame Size: 42 1/4" X 78 1/4"****Unit Dimension: 42 1/4" X 78 1/4"**

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



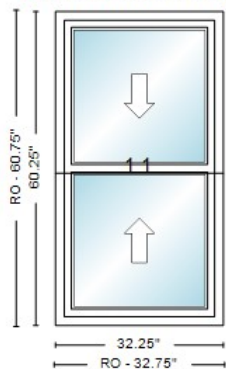
011 Type L

Quantity: 1

Forgent Replacement Rectangle Double Hung

Rough Opening: 28 3/4" X 78 3/4"**Frame Size: 28 1/4" X 78 1/4"****Unit Dimension: 28 1/4" X 78 1/4"**

AS VIEWED FROM EXTERIOR



012 Type M

Quantity: 6

Forgent Replacement Rectangle Double Hung

Rough Opening: 32 3/4" X 60 3/4"**Frame Size: 32 1/4" X 60 1/4"****Unit Dimension: 32 1/4" X 60 1/4"**

Notes / Totals / Signature

Total Quantity: 38 **Total Cubic Feet:** 342.62 **Total Perimeter Feet:** 7,252.50

Total Amount includes Kolbe and/or Non-Kolbe lines if applicable

Signature: _____ **Date:** _____

Purchase Order: _____



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Created: 12/10/2020

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Notes / Totals / Signature Page 8 of 8

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

