



## 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](mailto:preservation@fcgov.com)

[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

## CERTIFICATE OF APPROPRIATENESS

**ISSUED: May 26, 2022**

**EXPIRATION: May 26, 2023**

ATTN: Rick Massey, Empire Carpentry (contractor)  
RK Holdings, LLC  
5948 Waterfront Dr.  
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to the Peter Anderson House at 300 S. Howes, listed in the National Register of Historic Places on October 25, 1979, 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 and Land Use Code [3.4.7](#).

- 1) Replacement of the rear, two-story wood stair in-kind

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 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 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 [jbertolini@fcgov.com](mailto:jbertolini@fcgov.com) or 970-416-4250.

Sincerely,

Jim Bertolini  
Senior Historic Preservation Planner

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
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><b>Property use is not changing as a result of this project.</b></p>	Y
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><b>The Anderson House was listed in the National Register of Historic Places in 1979. The nomination form notes that the property is significant both as a strong example of a Free Classic Queen Anne residence designed by notable local architect Montezuma Fuller, and as the residence for Peter Anderson, a notable local merchant who was instrumental in building what became the Great Western Sugar Factory along East Vine Drive. The period of significance for the property is 1901 (the construction year for the property) to c.1927, when Anderson passed away in California.</b></p> <p><b>Key features of the property include it's two-story massing built primarily of wood and sandstone, with a hipped roof and decorative brackets along the eave. Wood lapboard siding and multi-light, Palladian, and oriel windows throughout the property as well as the bay windows, Classical wrap-around porch, and distinct chimneys are among the property's character-defining features. There is a non-historic, 1988 addition onto the south side that obscures the southeast corner. The 1943 Sanborn map for this property shows the footprint of the stairwell to be a one-story porch at that time.</b></p> <p><b>The staircase is a non-historic feature constructed some time after 1943 (unclear based on permit history). It is on a rear elevation obscured from the public right-of-way so its replacement in-kind is appropriate under this Standard.</b></p>	Y
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><b>The new stair will be a reasonably simplified design that should be "legible" as a non-historic feature of the building. The on-grade slab foundation is a key feature achieving that.</b></p>	Y

<b>SOI #4</b>	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p><b>The property history reveals the following history of alterations to the Anderson House:</b></p> <ul style="list-style-type: none"> <li>- 1901 – initial construction; 2-story frame residence w/ 12 rooms</li> <li>- 1930 – remodeling</li> <li>- 1932 – move bathroom wall; excavate for basement</li> <li>- 1935 - remodeling</li> <li>- 1938 – new porch steps</li> <li>- 1941 - remodeling</li> <li>- 1946 – basement remodel</li> <li>- 1946 – reroof garage</li> <li>- 1952 – reroof (asphalt composition)</li> <li>- 1979 – conversion to offices</li> <li>- 1987 – reroof</li> <li>- 1988 – addition to south elevation for offices</li> <li>- 2000 – reroof</li> <li>- 2009 – replace 6x6 post on north end of front porch</li> <li>- 2016 – reroof</li> </ul> <p><b>The rear two-story stair is a non-historic feature and does not need to be preserved. Replacement in-kind with modifications for IEBC meet this Standard.</b></p>	<b>N/A</b>
<b>SOI #5</b>	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p><b>As noted above, the rear stair proposed for replacement is not an historic feature and can be replaced under this Standard.</b></p>	<b>Y</b>
<b>SOI #6</b>	<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>	<b>N/A</b>
<b>SOI #7</b>	<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>	<b>N/A</b>
<b>SOI #8</b>	<p><i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i></p>	<b>N/A</b>
<b>SOI #9</b>	<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</i></p>	<b>Y</b>

	<p><i>compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i></p> <p><b>This will be a non-historic, exterior stair on the rear (southeast) corner of the historic building. It is reasonably compatible but distinguishable from the historic building, and subordinate, being placed on the rear of the building.</b></p>	
<b>SOI #10</b>	<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><b>The staircase should be removable in the future without damaging the surviving historic material along the southeast corner of the building, also allowing for the potential reconstruction of the historic porch at this location at some future point, if sufficient documentation exists to do so.</b></p>	<b>Y</b>













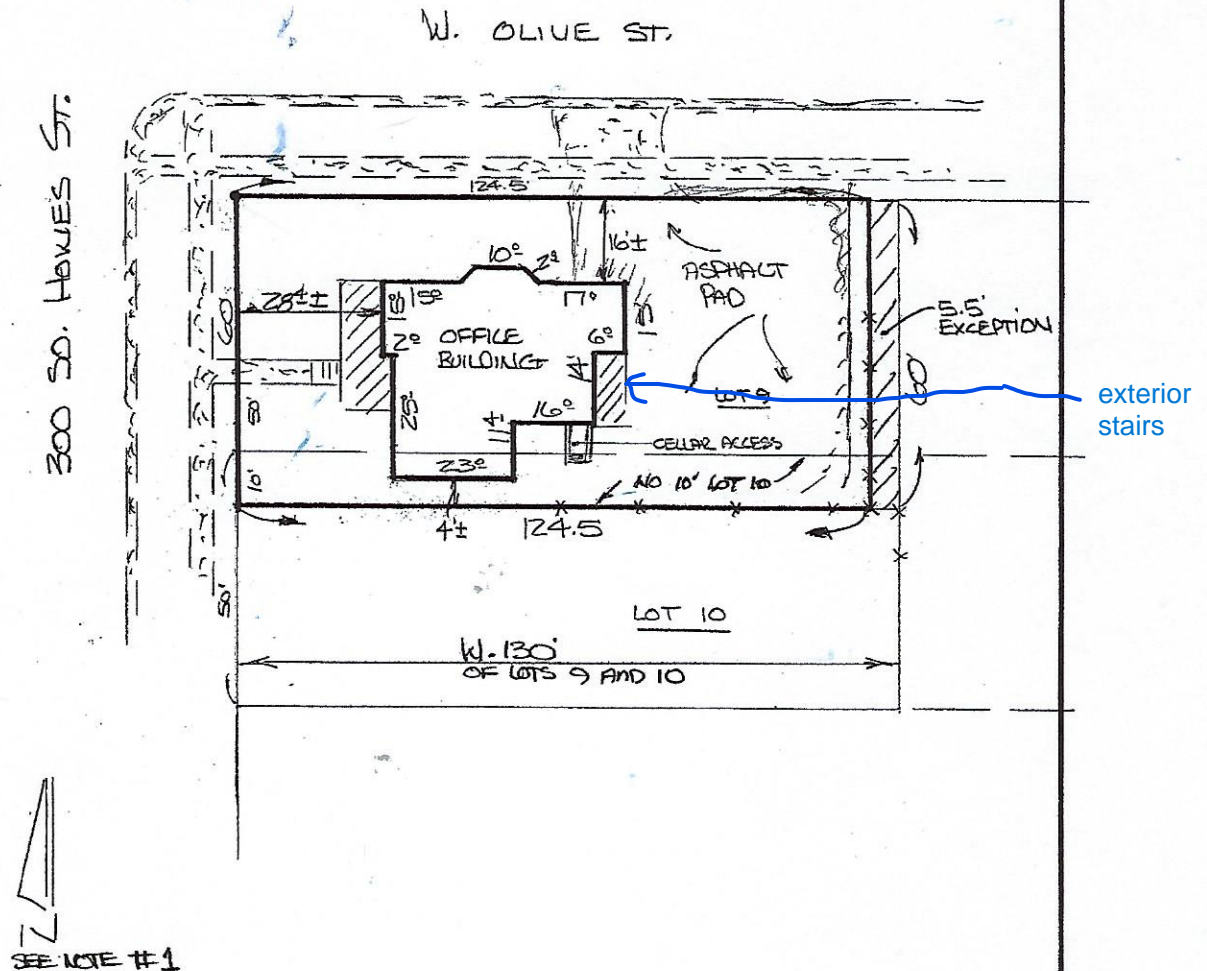


# IMPROVEMENT LOCATION CERTIFICATE

## Legal Description

THE WEST 130 FEET OF LOT 9 AND THE WEST 130 FEET OF THE NORTH 10 FEET OF LOT 10, BLOCK 103, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO  
EXCEPT THE EAST 5.50 FEET OF THE WEST 130 FEET OF LOT 9 AND THE EAST 5.50 FEET OF THE WEST 130 FEET OF THE NORTH 10.05 FEET OF LOT 10, BLOCK 103, CITY OF FORT COLLINS

Source: LAND TITLE FCC25137060-2



## Notes:

- 1) The exact location of property lines, fence lines and utilities can only be determined by a monumented boundary survey. The fence locations shown on this sketch are approximate. Ownership of fences cannot be determined by an Improvement Location Certificate.
- 2) Unless otherwise noted, all easements shown hereon are obtained from recorded Plat.
- 3) Buyer should be aware that underground utilities may exist that are not recorded with the County.

**BORROWER:** RK HOLDINGS, LLC **LENDER:** VERUS BANK OF COMMERCE **TITLE CO:** LAND TITLE  
**ADDRESS:** 300 S HOWES STREET, FORT COLLINS

**CERTIFICATE:** I hereby certify that this improvement location certificate was prepared for KITTLE REAL ESTATE, that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. This certificate is valid only for use by KITTLE REAL ESTATE and LAND TITLE GUARANTEE COMPANY and describes the parcel's appearance on 2-12-16. I further certify that the improvements on the above described parcel on this date, 2-12-16 except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

SCALE: 1" = 30'

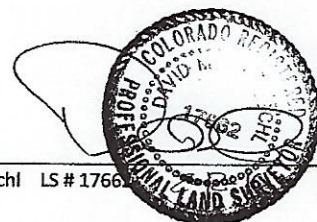
DRAWN: [Signature]

FILE NO.: C4187

REVISED:

LANDSTAR ILC, LLC, 216 GARNET VALLEY COURT, LOVELAND, CO 80537 (970) 667-3294

www.landstarilc.com



David M. Poeschl LS # 1766



300 S. Howes St.  
Stairs on east  
exterior of the  
building.

landing 2: 46"x72". 9 risers, 8  
treads from landing #1. aprox.  
rise 63", run 88"

note: treads are 2- 2x6, with  
aprox. 11" exposed. steps are  
6 3/4 "



landing 3: 48"x72", 9 risers, 8 treads  
from landing 2. aprox. 63" rise, 88"  
run.

landing 1: 48"x72". 4 risers, 3 treads  
from grade. aprox. 29" rise, 36" run.