



## 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: June 30, 2022**

**EXPIRATION: June 30, 2023**

Matthew/Nicole Ross  
1006 Laporte Ave.  
Fort Collins, CO 80521

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the Marsh-Geist House & Garage at 1006 Laporte Ave. 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) New door opening and steel door on north gable-end wall leading onto back porch.

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 can be reached at [yjones@fcgov.com](mailto:yjones@fcgov.com) or at (970)658-0263.

Sincerely,

Yani Jones  
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>The use of the building will remain residential.</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>Removal of distinctive materials is minimized by the small size of the door opening, which is located on the rear elevation.</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>Proposed door is steel and does not create false sense of history.</b></p>	Y
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><b>There are no impacts to features that have acquired historic significance in their own right within the scope of this project.</b></p>	N/A
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><b>Although some original wall material will be lost to create the door opening, the distinctive features of this Craftsman house are not impacted.</b></p>	Y
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><b>There are no deteriorated historic features within the scope of this project.</b></p>	N/A

<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> <p><b>Chemical/physical treatments are not proposed as part of this project.</b></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> <p><b>No excavation is proposed as part of this project.</b></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 compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i></p> <p><b>The exterior alteration of this property is limited in nature and does not destroy character-defining materials. The new door is reasonable in size and is differentiated by material.</b></p>	<b>Y</b>
<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>No new additions or construction are proposed as part of this project.</b></p>	<b>N/A</b>

# **CASTON ENGINEERING & DESIGN, Inc.**

1821 Lowell Ln., Fort Collins, CO  
(970) 682-1668, sam@castonengineering.com

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June 14, 2022

Matthew Ross  
1006 LaPorte Ave.  
Ft. Collins, CO

Subject: New door in the existing residence located at:  
1006 LaPorte Ave.  
Fort Collins, CO

Dear Matthew:

This letter shall serve as the structural design specifications for a new door opening in the mentioned residence.

Door location: North gable end wall  
Door size: 6'8" x 3'-0"  
Door header: (2) 2x6  
Door trimmers: (1) 2x4  
Door Kings: (1) 2x4

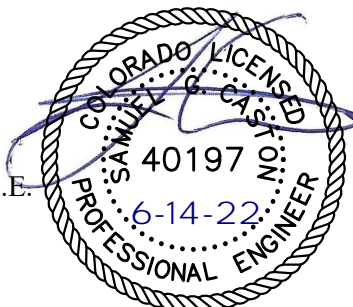
The design and all construction standards shall utilize the 2021 INTERNATIONAL RESIDENTIAL CODE with the City of Fort Collins Amendments. The most stringent or restrictive shall govern. The engineer shall be notified prior to construction if, in the opinion of the contractor, finds any omissions, contradictions, ambiguities, or deficiencies within the specifications.

1. Contractor shall furnish all labor, material, and equipment necessary to remove the designated building sections. The means and methods of performing demolition operations are the sole responsibility of the Contractor.
2. Contractor shall maintain the integrity of walls & roof members, and shall provide any and all shoring and bracing required for their support. All shoring and bracing shall be done by mechanics experienced in this type of work.
3. The contractor shall use professional judgment at all times to verify all existing structural elements to be in satisfactory condition. Any fatigued or deteriorated structural elements shall be reported to the engineer prior to replacing or repairing.
4. Minimum Framing Lumber values shall be S-dry Spruce Pine Fir (SPF-2) S4S, #2
5. Carry all column supports to foundation without interruption.

If you have any questions or comments, please do not hesitate to call.

Sincerely,

Samuel G. Caston, P.E.



1006 LaPorte Ave., Ft. Collins, CO



New door



