



Historic Preservation Services

Community Development & Neighborhood Services
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CERTIFICATE OF APPROPRIATENESS

ISSUED: July 20, 2022

EXPIRATION: July 20, 2023

Brian and Barbara Berkhausen
1306 W. Mountain Avenue
Fort Collins, CO 80521

Dear Property Owners:

As you are aware, on Wednesday evening the Historic Preservation Commission gave a Final Design Review decision for the work you are proposing for the Jackson-Bailey House & Garage at 1306 W Mountain Ave, approved by motion on a vote of 4 in favor, 2 against, and 1 recusal.

More specifically, the Commission **approved**:

1. Construction of an addition totaling 339 ft² (264 new ft²) onto the existing 1,097 ft² home

The Commission **approved with conditions**:

2. Modification of windows on west wall of northwest bedroom on historic house.
 - o Condition: That the window treatment of the northwest bedroom in the historic building be modified to retain the existing window opening, delete one or both of the proposed two new window openings, and install an egress-compliant window in the existing historic opening.

Note: The following work has already been approved by the HPC at its February meeting, but remains part of the project scope:

1. Replacement of all historic basement windows with egress-compliant window units.
2. Demolition of non-historic garage, and construction of a new 630-ft² garage at the rear of the lot.

An analysis is included below.

Applicable Code Standard	Secretary of the Interior's Standards for Rehabilitation: Summary of Code Requirement and Analysis	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> The property will remain in residential use.	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>Designated as a significant example of a Craftsman Cottage, the building is characterized by its small size and compact massing compared to larger Victorian and modern homes. Its simple rectangular form under the front-gabled roof, and other Craftsman-style features including exposed rafter tails, the styled brick exterior, wood sash windows, and prominent brick chimneys together characterize the property.</p> <p>The addition appears to meet this Standard. The overall compact massing of the property remains intact, and the addition retains the overall massing, scale, and spatial relationships of the primary residence.</p> <p>The treatment of the windows at the northwest bedroom's west wall, which will result in the removal of a visible historic window and the creation of two new window openings, is the only item that staff considers as not meeting this Standard by unnecessarily altering the historic window pattern. While such modifications can be accepted in limited circumstances where no other egress alternative exists, alternatives do appear to exist in this case so staff is recommending a condition that this item not be approved.</p> <p><u>Interpreting the Standards Bulletin 14, New Openings in Secondary Elevations or Introducing New Windows in Blank Walls may be helpful in making this determination.</u></p> <p>With the condition that the existing window opening in the northwest corner of the property is retained and new window openings are not installed, staff finds this Standard met.</p>	Y (w/ Condition)
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>	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>The primary historic feature proposed for removal is the rear porch. While this feature appears to date from the property's historic period and represents a common adaptation to historic residences in Fort Collins, staff does not believe the porch is a character-defining feature based on the significance of the property for Design/Construction as a significant example of a Craftsman Cottage. While staff generally encourages retention of rear porches whenever possible, in this case retaining it is not required in order to meet this Standard.</p>	Y
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>The project as proposed in the current version, conditionally meets this Standard. The plan has been modified from previous iterations to avoid demolition of the primary exterior</p>	Y (w/ Condition)

	<p>wall of the house at its northeast corner. In this case, with one exception, all distinctive, or character-defining, features are being preserved.</p> <p>The exception is the treatment of the west-facing window in the historic northwest bedroom. The upper floor windows of the property and the existing window pattern is a character-defining feature of the property. While some modification of windows on secondary elevations can be allowed in limited circumstances, alternatives appear to exist here to avoid demolition of historic masonry and the loss of the historic window opening. Staff recommends a condition to retain the existing window opening in the northwest bedroom, to delete the creation of two new window openings in this space from the project plan, and to install an egress-compliant new window unit in the existing historic opening.</p> <p><i>Interpreting the Standards Bulletin 14, New Openings in Secondary Elevations or Introducing New Windows in Blank Walls may be helpful in making this determination.</i></p> <p>With that condition in place, staff would consider this Standard met.</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>Staff has discussed with the applicant the requirements for rehabilitation of the existing windows. That is likely, and may include addition of piggy-back or other integrated storm windows that do not require seasonal removal/reinstallation.</p>	Y
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>	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>The proposal includes excavation for the foundation and finished basement under the addition. Based on the construction date of the property, the disturbed nature of the soil, and distance away from natural waterways (beyond 200 ft), it is unlikely that excavation would uncover significant archaeological materials from the pre-contact or Euro-American settlement periods.</p>	Y

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>Generally, this Standard calls for additions to meet three main requirements: to be <i>compatible</i>, <i>distinguishable</i>, and <i>subordinate</i>. Staff's analysis is that the project meets these requirements.</p> <p>The addition is comparatively small in footprint, adding approximately 264 ft² of new space to the building, making it compatible and subordinate in size and scale. The massing of the addition will be retained behind the historic building, being flush on the east elevation, and setback slightly on the west elevation. The addition also incorporates the roof forms of the historic building into it, including the hipped roof of the mudroom addition that will be demolished over the new bathroom, and a gabled-end over the new kitchen. Exposed rafter tails, one-over-one windows, and a thin brick foundation for the addition also allude to the features of the historic building.</p> <p>The addition will be distinguishable, primarily by being clad in lapboard above the foundation, a common treatment for additions during the historic period as well, and having the foundation clad in, or constituted by, thin brick (less common for additions like this but compatible with the brick cladding of the main building, especially with the contrasting use on the foundation rather than the addition's primary walls).</p> <p>The addition will be subordinate to the main property. It is flush with the east elevation side wall on the main house, and set in from the west elevation side wall. The roof of the addition will be below that of the historic. The addition is also only adding 264 new ft² to the property (total square footage is 339 ft², minus the 75 ft² mud porch proposed for demolition). This is within the realm of normal additions added onto historic properties under this Standard.</p>	Y
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>In these revised plans, this Standard appears to be met. The mud room addition is not considered a character-defining feature, and</p>	Y

<p>the main brick wall that was formerly along this wall section has already been removed. The modification of the north-facing window at the northwest corner of the house into a passageway into the new bathroom is a common modification to provide passage in between existing and new additions and meets this Standard.</p>	
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The Commission found that Item 1, the proposed addition to the historic house met all criteria and standards in Chapter 14, Article IV of the Fort Collins Municipal Code and was approved without condition.

The Commission found that the proposed Item 2, the modification of windows on the west wall of the northwest bedroom on the historic house could meet the criteria and standards in Chapter 14, Article IV of the Fort Collins Municipal Code, provided certain conditions were met, namely retaining the historic window opening and reducing the amount of demolition and infill.

Notice of the decision regarding this 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 approved 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,

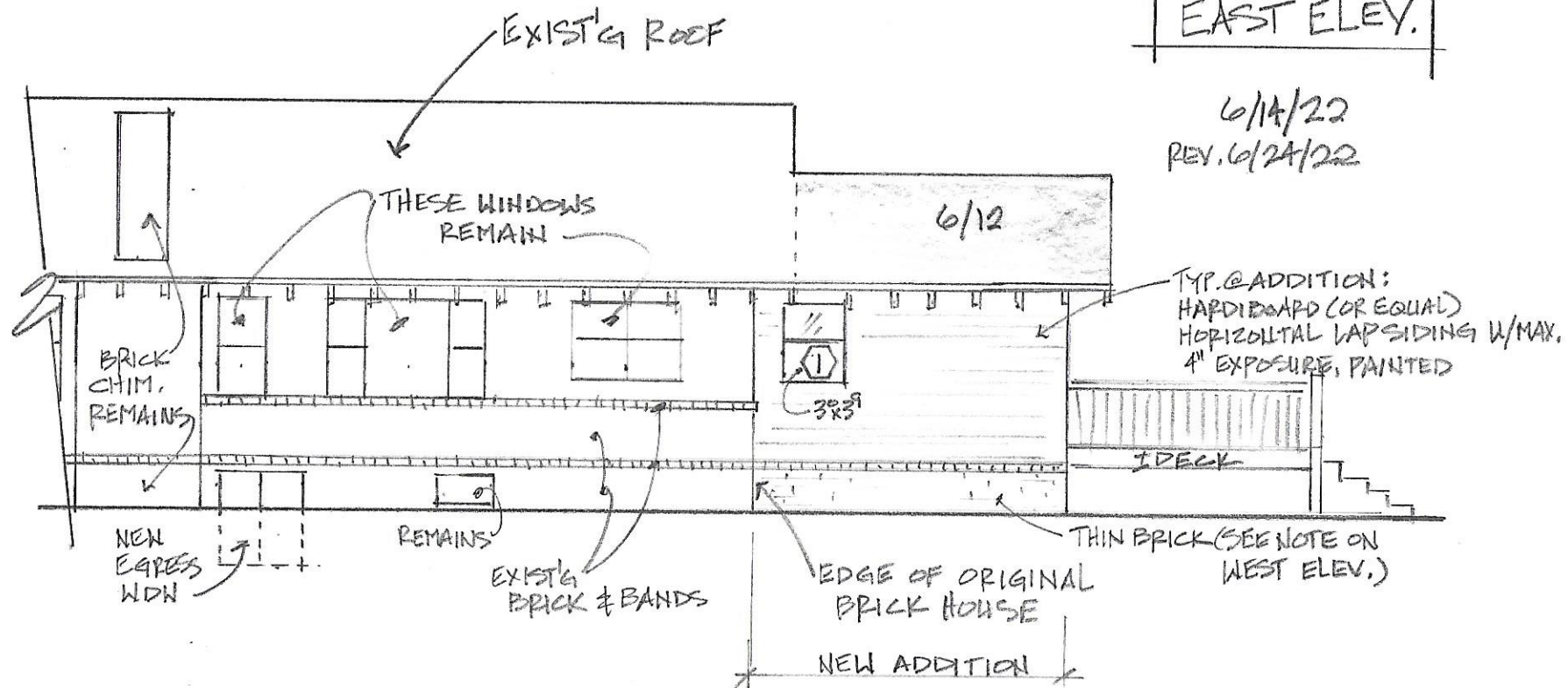


Kurt Knierim, Chair
Historic Preservation Commission

EAST ELEV.

6/14/22

REV. 6/24/22



WEST
ELEV.

REV. 5/12/22
REV. 6/14/22
REV. 6/24/22

6/12 BEYOND

3/12

REMOVE 30"x46" SH. NON-EGRESS
WINDOW, FILL/FINISH W/SALVAGED BRICK
TO MATCH

EXIST'G

REPLACE
W/TEMP. GL.

NEW
BATH

30"x46"
REMAINS

EXIST'G
BRICK
BANDS

GENERAL SHALE BRICK
MANUF. (OR EQUAL) THIN BRICK
TO MATCH COLOR, TEXTURE, SIZE
& STYLE OF EXIST'G BRICK EXTERIOR.
(TYP. @ ADDITION)

(2) NEW CSMT.
24"x50" EGRESS WOOD
WINDOWS W/PAUX
D.H. GRIDS

EXIST'G
BRICK

NEW
EGRESS
+/- LOCATIONS

NEW KITCH,
ADD.

EXIST'G
HOUSE BEYOND
6/12

TYPICAL @ ADDITION:
HARDIBOARD (OR EQUAL) HORIZONTAL LAP
SIDING W/MAXIMUM 4" EXPOSURE, PAINTED.

(2)
30"x40" D.H.
W.DWS

3/12

30"x46"

EXIST'G
BEYOND

NEW BATH
& CLOS.

THIN BRICK

NORTH
ELEV

4-29-22 REV. 6/14/22 REV. 6/24/22
REVIEW POTENTIAL ROOF 1/0 = 1'-0"

WINDOW SCHEDULE											
OPENING ID	TYPE	W x H	QTY	FRAME	SCREEN	HEADER	TEMPERED	EGRESS	F.FLR TO B.O. SILL	COMMENT	MANUF'R
①	3/0 X 3/9 DOUBLE HUNG	3'-0" x 3'-9"	1	WOOD	YES	7'-0"	YES	NO	39"	ALL WINDOWS SHALL BE WOOD FRAME CONSTRUCTION AND MATCH EXISTING BRICK HOUSE WINDOWS FOR STYLE/DETAILS ON EXTERIOR	TBD
②	3/6 X 4/0 DOUBLE HUNG	3'-6" x 4'-0"	2	WOOD	YES	7'-0"	NO	NO	36"		TBD
③	3/0 X 4/6 DOUBLE HUNG	3'-0" x 4'-6"	2	WOOD	YES	7'-0"	NO	NO	30"		TBD
④	4/0 X 1/4 TRANSOM FIXED	4'-0" x 1'-4"	1	FIBERGL.	NO	7'-0"	YES	NO	68"		TBD
⑤	2/0 X 3/0 DOUBLE HUNG	2'-0" x 3'-0"	1	WOOD	YES	7'-0"	NO	NO	48"		TBD
⑥	2/4 X 5/0 CASEMENT	2'-4" x 5'-0"	2	WOOD	YES	7'-6"	NO	YES	30"	WITH FAUX DH GRIDS.(THESE WINDOWS REPLACE EXISTING 3/0x4/6 DH UNIT THAT DOES NOT MEET IRC 2021 EGRESS REQUIREMENTS)	TBD





1306

CIRCA
1922









