



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: September 15, 2022

EXPIRATION: September 15, 2023

Daniel Grant Duffy
701 Mathews St.
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the Schroeder/McMurry Property at 701 Mathews St. 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) Basement egress window replacing existing basement window – Wood, casement with false center rail

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 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>The property use will remain residential.</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>Although a basement window will be removed to accommodate the new egress window, it is not a character-defining feature of this Craftsman house. This project will not impact any spatial relationships on the property.</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>The proposed alterations would not create a false sense of history.</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>	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>The basement window that would be removed for the egress window installation is not a distinctive feature for this historic property and is not an example of craftsmanship characteristic of the house.</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>	N/A
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>	N/A

<p>SOI #9</p>	<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>The new egress window on the south elevation of the house will necessitate the removal of an existing basement window, but it is not a character-defining feature of the house. The material of the new window will be wood, which is compatible with the house’s Craftsman architecture, and though the new window will be a casement for the purposes of egress, it will have a false center rail to reference the sash configuration of the other windows.</p>	<p>Y</p>
<p>SOI #10</p>	<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>N/A</p>



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

Daniel Grant Duffy	970-690-8079	same
Applicant's Name	Daytime Phone	Evening Phone
701 Mathews st		CO 80524
Mailing Address (for receiving application-related correspondence)	State	Zip Code
grantduffy@gmail.com		
Email		

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

Daniel Grant Duffy	970-690-8079	same
Owner's Name	Daytime Phone	Evening Phone
701 Mathews st		CO 80524
Mailing Address (for receiving application-related correspondence)	State	Zip Code
grantduffy@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.

Add egress window to basement for added safety to a bedroom area.

- 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>Add egress window to basement on south side of home (not very visible from front of home or north side of home).</p>	<p>Describe proposed work on feature:</p> <p>Window will be wood casement compatible with the craftsmanship of the home, either one over one, three over one, or four over one configuration. Any existing wood window frame or trim will be retained or replaced if absolutely unrepairable.</p> <p>Window will have a false middle rail to imitate the appearance of a sash window.</p> <p>Window will be 30 X 48</p> <p>See permit for more information and dimensions.</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.

Grant Duffy

Digitally signed by Grant Duffy
Date: 2022.09.14 21:08:24 -06'00'

Signature of Applicant

Sept 14, 2022

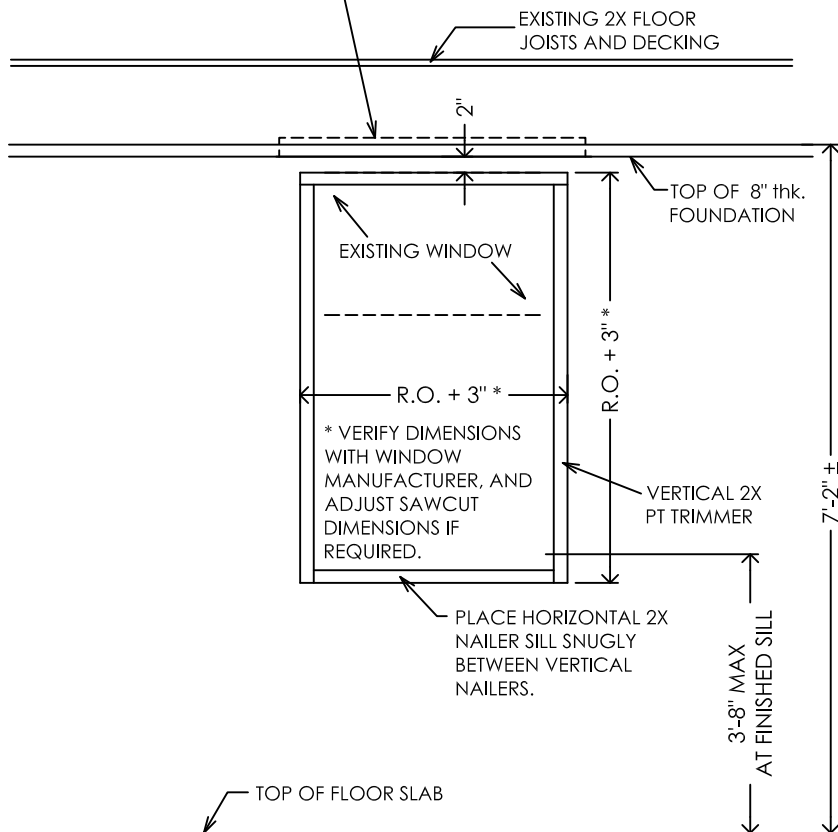
Date





IF PRESENT, EXISTING STEEL LINTEL AT BRICK VENEER TO REMAIN. OTHERWISE, BRICK TO BEAR ON NEW HSS HEADER

IN CASES WHERE THE NEW EGRESS WINDOW R.O. IS LESS THAN OR EQUAL TO THE EXISTING WINDOW WIDTH, THE EXISTING HEADER/LINTEL IS SUFFICIENT TO SUPPORT THE MAXIMUM DESIGN LOADS IMPOSED. NO ADDITIONAL SUPPORT REQUIRED. LEAVE SIDES AND TOP OF EXISTING METAL WINDOW



NOTES

- TEMPORARY SUPPORT IS REQUIRED ON ALL LOAD BEARING WALLS PRIOR TO DECONSTRUCTION
- WINDOW WELL SHALL BE 13 SQ. FT. MIN. AREA WITH 36" MIN. CLEARANCE FROM FOUNDATION WALL TO INSIDE OF WELL. A PERMANENT LADDER IS REQUIRED IN THE WINDOW WELL IF BOTTOM OF WELL IS 44" OR MORE BELOW GRADE.
- DRAINAGE TO EXISTING FOUNDATION DRAINAGE SYSTEM REQUIRED
- GENERAL AREA WELL CODES APPLY. REFER TO IRC R310.3.2
- APPLY LIQUID/MEMBRANE OR METAL Z WINDOW FLASHING. SPRAY FOAM NOT APPROPRIATE FOUNDATION WINDOW FLASHING. REFER TO IRC R703.4



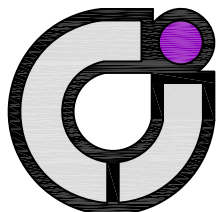
2'-6" X 4'-0" EGRESS WINDOW OPENING - INTERIOR ELEV.
SCALE: NONE

Qty: (2) 30" x 48"
Location: Basement South wall
Type: Tilt & Turn
U Value: .30
At existing window YES
Floor joist bearing NO
Brick veneer

Building Code: 2021 IRC/IBC
Roof Snow: 30 psf
Ground Snow: 35 psf
Nominal/V-Ult. Wind Speed: 140 mph; 3 sec. gust. Exp. B
Seismic Design: Category B

I Mark Benjamin P.E. have observed the proposed installation and determined that this detail meets existing conditions.

09/08/2022



PHI-D&E, INC dba.
crown jade
DESIGN AND ENGINEERING
4165 CRITTENTON LN.
WELLINGTON CO, 80522-0017
(970) 472-2394
www.crownjade.com

STREET ADDRESS:
701 Matthews St.
Fort Collins

DATE: 09/08/2022
SCALE: NONE
DRAWN BY: DI
CHECKED BY: MB
CLIENT: QC Homes

ENGINEER'S
JOB #
QCHM12-22707

SHEET #
1 of 1