



Historic Preservation Services

Community Development & Neighborhood Services

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CERTIFICATE OF APPROPRIATENESS

ISSUED: October 13, 2022

EXPIRATION: October 13, 2023

Michala de Linde Henriksen
412 Wood St.
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 Juan and Mary Barraza Property at 412 Wood 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) Repair of inoperable wood windows as described in Design Assistance assessment by Scott Andrews, Historic Preservation Services, LLC, dated 10/4/2022
 - a. Refer to [NPS Brief #9](#), "Repair of Historic Wood Windows," for this work.
- 2) New screens with wood frames built to match existing storms

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>This project will not change the residential use of the property.</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>No materials or features are being permanently removed by this window repair project.</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>	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>	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 wood windows are character-defining features of this property; they will be preserved.</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>The historic wood windows on this property will not open and will be repaired to make them operable again, address warping where applicable, add glazing compound to prevent water penetration where needed, and remove excess paint from class. The new screen will be in the same style as the existing storm.</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	<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

Michala de Linde Henriksen	3522158303	3522158303
Applicant's Name	Daytime Phone	Evening Phone
412 Wood Street		CO 80521
Mailing Address (for receiving application-related correspondence)	State	Zip Code
michala.henriksen@colostate.edu		
Email		

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

Michala de Linde Henriksen	3522158303	3522158303
Owner's Name	Daytime Phone	Evening Phone
412 Wood Street		CO 80521
Mailing Address (for receiving application-related correspondence)	State	Zip Code
michala.henriksen@colostate.edu		
Email		

Project Description

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

Five widows in my house hare not able to open and they have been evaluated by historical contractor 'Scott Andrews' and will need repair to be functional. I'm attaching Scott Andrews' assessment report. I'm hoping to get approval from the historic preservation division to follow all Scott Andrews recommendations for repair of all windows.

I'm also attaching a power point of all windows that will need repair.

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:	
Describe property feature and its condition: Five windows are in good condition but can not open.	Describe proposed work on feature: Please see attached PDF of Scott Andrews evaluation and recommendation for repair.

Feature B Name:	
Describe property feature and its condition:	Describe proposed work on feature:

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.

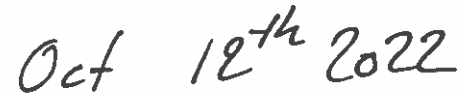
- ☐ Drawing with dimensions.
- ☒ Product specification sheet(s).
- ☐ Description of materials included in the proposed work.
- ☐ Color sample(s) or chip(s) of all proposed paint colors.

☐ **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 Owner



Date



1. Bedroom 1; NW corner of house

Description

Double hung window with fixed upper sash and operable lower sash
Two spring bolts, one on each stile
One sash lock
Exterior storm window
Small strip of weatherstripping on each stile of lower sash

Assessment

Lower sash is stuck in place
Lower sash is warped
Glazing compound needs additional compound

Repairs Suggested

Remove interior stops and take out sash
 review degree of warping of sash
 repair if needed or replace
 lightly sand interior stop and edge of sash for smooth operation
 inspect glazing compound
 if needed add compound to prevent water penetration
 touch up paint over new compound
 scrape excess paint from glass

2. Living Room; west side of house

Description

Double hung window with fixed upper sash and operable lower sash
Two spring bolts, one on each stile
One sash lock
Exterior storm window
Small strip of weatherstripping on each stile of lower sash

Assessment

Lower sash is stuck in place
Right Springbolt is broken
Lower sash is warped
Glazing compound needs additional compound

Repairs Suggested

Remove interior stops and take out sash
 review degree of warping of sash
 repair if needed or replace
 lightly sand interior stop and edge of sash for smooth operation
 inspect glazing compound
 if needed add compound to prevent water penetration
 touch up paint over new compound
 scrape excess paint from glass

3. Living Room; south side of house

Description

Double hung window with fixed upper sash and operable lower sash
Two spring bolts, one on each stile
One sash lock
Exterior storm window
Small strip of weatherstripping on each stile of lower sash

Assessment

Lower sash is stuck in place
Glazing compound needs additional compound
Lower sash glass is loose

Repairs Suggested

Remove interior stops and take out sash
 review degree of warping of sash
 repair if needed or replace
lightly sand interior stop and edge of sash for smooth operation
inspect glazing compound
 if needed add compound to prevent water penetration
tighten loose glass with glazing compound
touch up paint over new compound
scrape excess paint from glass

4. Dining Room; south side of house

Description

Double hung window with fixed upper sash and operable lower sash
Two spring bolts, one on each stile
One sash lock
Exterior storm window
Small strip of weatherstripping on each stile of lower sash

Assessment

Lower sash is stuck in place
Glazing compound needs additional compound
Parting stop on left stile is too wide, window slides out of channel

Repairs Suggested

Remove interior stops and take out sash
 review degree of warping of sash
 repair if needed or replace
lightly sand interior stop and edge of sash for smooth operation
remove left parting stop and narrow the stop, reinstall
inspect glazing compound
 if needed add compound to prevent water penetration
touch up paint over new compound
scrape excess paint from glass

5. Master Bedroom; east side of house

Description

Double hung window with fixed upper sash and operable lower sash
Two spring bolts, one on each stile
One sash lock
Exterior storm window

Assessment

Lower sash is stuck in place
Lower sash is warped
Right Springbolt is missing

Repairs Suggested

Remove interior stops and take out sash
 review degree of warping of sash
 repair if needed or replace
lightly sand interior stop and edge of sash for smooth operation
inspect glazing compound
 if needed add compound to prevent water penetration
touch up paint over new compound
scrape excess paint from glass

Build exterior screen window to match extant storm

Width: 23-1/4

Height : 57-3/4

Center rail: 1-1/2 Wide

27-1/2 from top of frame

28-3/4 from bottom of frame

Summary

Repair 5 windows, build one screen	\$2,115
O&P 20%	<u>\$423</u>
	\$2,538
Contingency	<u>\$508</u>
Total	\$3,046

Rebuild sashes that are too warped to repair

\$600-\$800 each + repair cost

Michala de Linde Henriksen
412 Wood Street
Fort Collins 80521
Colorado

October 12th - 2022

Repair of 5 windows that cannot open correctly

Repaired by Scott Andrews

Front of the house



Back of the house



One side - North of the house



Other side - South of the house



Front of the house = 1 out of 2 windows



Front of the house = 1 out of 2 windows



South side of the house = 1 out of 2 windows



South side of the house = 1 out of 2 windows



Backside of the house = 1 window

