



## 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: February 15, 2023

EXPIRATION: February 15, 2024

Wayne and Jeanne Snyder  
319 E. Plum St.  
Fort Collins, CO 80524

Dear Wayne and Jeanne Snyder:

As you are aware, last evening the Historic Preservation Commission gave Final Design Review approval for the work you are proposing for the Schalk-Stallings House at 319 E. Plum St.

More specifically, the Commission approved:

1. Re-roofing – Change of materials from wood shingles to architectural asphalt shingles, including a Waiver of Conditions under Municipal Code Sec. 14-5, finding the wood shingles not a character-defining feature of the house, and therefore not diverging from the requirements of Chapter 14 except in nominal or inconsequential ways.

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>This house will retain its historic use as a single-family residence.</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>This standard is considered met because the HPC found the wood shingle roofing material not a characteristic feature of this Craftsman Bungalow.</b></p>	Y (waiver granted)
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

<b>SOI #4</b>	<i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i>	<b>N/A</b>
<b>SOI #5</b>	<i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i>  <b>Because the HPC found that the wood shingle roofing material is not a distinctive feature, this standard is met.</b>	<b>Y (waiver granted)</b>
<b>SOI #6</b>	<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>  <b>This standard is met because the HPC approved use of an architectural asphalt shingle, which imitates the shingle design of the existing material, and approved a waiver of conditions to permit the material change due to the wood material not being a character-defining feature.</b>	<b>Y (waiver granted)</b>
<b>SOI #7</b>	<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>	<b>N/A</b>
<b>SOI #8</b>	<i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i>	<b>N/A</b>
<b>SOI #9</b>	<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>	<b>N/A</b>
<b>SOI #10</b>	<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>  <b>Because roofs are intended to be replaced as they are damaged over time, roofing projects are reversible; the material could be changed back to wood at a later date.</b>	<b>Y</b>

The Commission found that the proposed work meets the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code. Notice of the approved application will be forwarded 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.

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](mailto:preservation@fcgov.com) or at (970) 224-6078.

Sincerely,

DocuSigned by:  
  
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Kurt Knierim, Chair  
Historic Preservation Commission