



## 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 – Minor Alteration**

**ISSUED: March 29, 2023**

**EXPIRATION: March 29, 2024**

Claire N. Greenlaw & Rodney M. Hoefs-Hutter  
1201 Laporte Ave.  
Fort Collins, CO 80521

Dear Property Owners:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Blanchard/Bates House and Garage at 1201 Laporte Ave., has been approved by the City's Historic Preservation Division (HPD) because the proposed work appears to be routine in nature with minimal effects to the historic resource, and meets the requirements of Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

The alterations reviewed include:

- Replace existing chain link fence with 6 ft. cedar privacy fence with gate – Move north fence line 4 ft. south. Fence will not be directly attached to historic garage. See attached for additional description.
- Driveway concrete pad expansion – Approximately 4 ft. south, in area cleared by moved fence.

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 work beyond that indicated in your permit application/correspondence requires additional approval.

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.

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) 224-6045.

Sincerely,

Yani Jones  
Historic Preservation Planner

**From:** [Rodney Hoefs-Hutter](#)  
**To:** [Historic Preservation](#)  
**Cc:** [Claire Nelson Greenlaw](#)  
**Subject:** [EXTERNAL] Re: Historical preservation question  
**Date:** Tuesday, March 28, 2023 9:27:16 PM  
**Attachments:** [Screenshot\\_20230328-210530.png](#)

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Thank you for the information. Here are all those things you requested about our fence project.

-The fence project that we are proposing would be a full replacement of the current chain link fence that is in place around the backyard of the house. The new fence would be a 6 foot privacy fence, it would be a basic Cedar privacy fence, with posts and fence rails on the interior side of the fence. We wouldn't paint the fence and it would stay the natural wood color. (Attached is a screen shot of the style of fence we will install, the product we will be using is cedar lumber)

-On the east and south sides of the lot the new fence will follow the current fence line that is established by the chain link fence. On the north side of the yard we will be moving the fence line 4 ft to the south to gain extra driveway space to allow for a second vehicle to be parked off the street. In doing so we will also eventually be adding concrete in that 4 ft to extend the drive way. The fence other then moving 4 ft south from the original line it will remain in a straight east to west run. We will have a gate at the west end of that run almost parallel with the front of the garage, then the fence will take a 90 degree turn and have a short 4 ft section meet with the garage. We will ensure when adding the 4 foot fence run from the garage to the location our gate will go we will not attach the fencing directly to the garage.

-I have attached two photos of the yard with the current fence and the garage.

Please let me know if you need anything else from us. We really appreciate all your help!

Thank you,

Rodney Hoefs-Hutter  
(970) 581-2398  
[rhutter@gmail.com](mailto:rhutter@gmail.com)

On Fri, Mar 24, 2023 at 4:50 PM Historic Preservation <[preservation@fcgov.com](mailto:preservation@fcgov.com)> wrote:

Hi Rodney,

Thanks for reaching out about this! For more complex projects, there is a design review application form we have folks fill out, but I think this is a simple enough project that we can coordinate via email.

Because this fence is around your back yard and doesn't interfere with public view of your

historic house or garage, there are no preservation restrictions against having a 6' fence. Fences 6' and under also don't need a permit, according to the Zoning Division's [website](#) on fences, but it may still be worth a call or email to them to verify there aren't any other Zoning requirements for fences in your area ([zoning@fcgov.com](mailto:zoning@fcgov.com), 970.416.2745).

Regarding styles or materials, a simple design that is not distracting from your historic buildings would be the ideal. Most materials would be fine as well (wood, composite, etc.). Something that creates a false sense of the historical nature of your property (for instance, and ornate wrought iron fence), would not be appropriate, nor would something super flashy that dominates over your historic buildings.

Moving the fence line near your garage south toward the yard is not a problem. Please just be sure that you are careful to protect the historic garage if you'll be pouring more concrete for the driveway, and if the edge of the fence will go up to the garage, please do not mount the fence to it directly.

If you send me the following, I should be able to complete historic preservation review for your fence project:

- A written description of the height, design, and materials for the proposed fence
  - An image or link to the fence product page, if available
  - If you don't end up moving the northmost fence line, please include a statement about how the fence will be in the same location as the existing in this description.
  - If you do end up deciding to move the north fence line a little south into your yard, please include a description of how it will be different.
    - If you'll be doing a related concrete pad expansion for your driveway, please also describe that.
- A photo showing your property from Pearl, including the existing fence area and the garage

Please don't hesitate to reach out if you have any follow-up questions.

Have a nice weekend!

Yani

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**YANI JONES**

Pronouns: She/Her ([What's this?](#))

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

(970) 658-0263

<https://www.fcgov.com/historicpreservation/>

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**From:** Rodney Hoefs-Hutter <[rhutter@gmail.com](mailto:rhutter@gmail.com)>  
**Sent:** Friday, March 24, 2023 9:40 AM  
**To:** Historic Preservation <[preservation@fcgov.com](mailto:preservation@fcgov.com)>  
**Cc:** Claire Nelson Greenlaw <[cgreenlaw12@gmail.com](mailto:cgreenlaw12@gmail.com)>  
**Subject:** [EXTERNAL] Historical preservation question

Good morning,

Last year we purchased 1201 Laporte Ave and as we are aware that the house is historically designated by the city of Fort Collins, we know that any exterior projects have to be approved by the preservation department. We do have an exterior project in mind and I know there are forms we need to submit to complete these projects, I just had a couple of questions that I am hoping you may be able to answer before I make my submittal.

The project we are planning is to replace the existing chain link fence around our back yard with a 6 ft privacy fence. In doing so we may move the fence 4 feet on the driveway side to gain additional space on the driveway to fit both of our cars and get them off of pearl street. The questions I have are:

Are there any restrictions to adding the 6 ft privacy fence? Is there any specific fencing materials or styles of fence that we are allowed or not allowed to use? Would there be any restrictions to moving the fence line into our yard to accommodate more driveway space?

Thank you for the help!

Thank you,

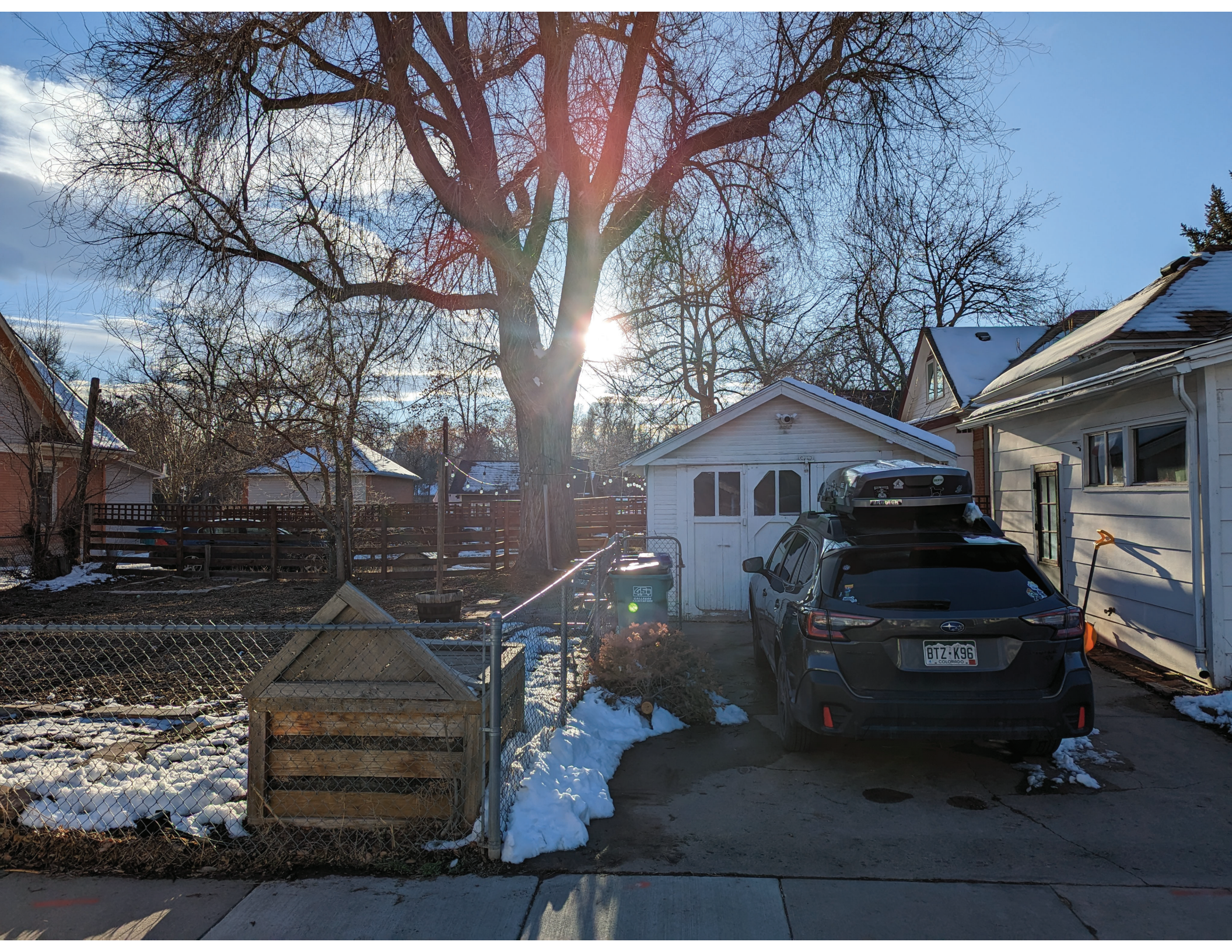
Rodney Hoefs-Hutter

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