



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: May 3, 2023

EXPIRATION: May 3, 2024

Annmarie Banchy and John Green
2747 Kit Fox Rd.
Fort Collins, CO 80526

Dear Property Owners:

This letter provides you with confirmation that the proposed changes to your historic property, the William B. Miner Property at 503 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) Landscaping
 - a. *Please make sure that the spruce tree at the northwest corner of the house (outlined in red on plan) is moved at least 15 feet from the building, or replaced with a smaller plant/shrub, to protect the foundation from root damage.*
- 2) Masonry repointing/restoration of stone foundation related to landscaping work
- 3) Restoration of chimneys (east and center south)

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 this building</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>This project does not include removal of any historic materials and does not alter features or spatial relationships characteristic to the property. The landscaping will enhance the property and will not unreasonably obscure any historic features.</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 chimney restoration will use salvaged brick, and the masonry repair work being done will ensure that the distinctive brick and stone foundation materials will be preserved and appropriately maintained.</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>This project includes repair of existing masonry materials, and the chimney is being restored to a bell design similar to the original using salvaged brick.</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>It is unlikely that the landscaping work or foundation masonry repair work will uncover any archaeological resources, but the owners/applicants should understand the obligation to protect/preserve any resources should any be discovered.</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>	N/A
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>	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

Annmarie Banchy and John Green	860-970-9356	860-970-9356
Applicant's Name	Daytime Phone	Evening Phone
2747 Kit Fox Rd, Fort Collins		CO 80526
Mailing Address (for receiving application-related correspondence)	State	Zip Code
abanchy@me.com		
Email		

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

Annmarie Banchy and John Green	860-970-9356	860-970-9356
Owner's Name	Daytime Phone	Evening Phone
503 Mathews Street, Fort Collins,		CO 80524
Mailing Address (for receiving application-related correspondence)	State	Zip Code
abanchy@me.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.

1) Exterior landscape changes for frontage, sideyard and courtyard of the Miner House at 503 Mathews Street,
2) Continued restoration / repointing stone foundation exposed by grading work done in above;
3) Restoration of 2 chimney stacks (East and center South) to include repointing existing brick
and rebuilding the original bell design with salvage brick to include similar but different build-out design
(rectangular step-out instead of oval).

The following attachments are REQUIRED:
<ul style="list-style-type: none"> ■ Complete Application for Design Review ■ Detailed Scope of Work (and project plans, if available) ■ Color photos of existing conditions

<p>Reminders:</p> <p>Complete application would need all of checklist items as well as both pages of this document.</p> <p>Detailed scope of work should include measurements of existing and proposed.</p>

<p><i>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.</i></p> <p><i>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).</i></p>

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: 1. Exterior Landscape	Describe proposed work on feature: Current landscape plan attached includes changes to front, side and courtyards. This project continues exterior changes needed related to current rehabilitation of west addition. - trees removed 2022 deemed diseased (spruce SE, elm NW); - demolish existing landscape (mostly rocks and weeds); - grade landscape away from foundation; - install drainage control from all downspouts, to include french drains and other mitigation strategies; - replant four trees per plan (Linden NW, Tree liliac N, Native maple N, and Redbud SE) (finally!!); - install irrigation to plants; - install pavers to courtyard around 3 egress points (units 1,2,3) to include new gates/fence (NW, SE) that continue paved path to sidewalks on Mathews and E. Mulberry; - install plants and mulch.
Feature B Name:	
Describe property feature and its condition: 2. Continued restoration of exterior brick by master Mason	Describe proposed work on feature: Since October 2022 master Mason Mr Gene Maycroft has been fixing our brick and stone foundation, both inside and out, including the crawlspace and interior walls/chimney. This includes repointing, re-installing and structural support to all stone foundation, brick, stone lintels and oculus. Mr Maycroft's work is unparalleled in his attention to detail and dedication to restoration, and highlights our priority to restore the brick. Following masonry analysis, Mr Maycroft has worked his way from inside to out, downside to now upwards. The above landscape grading will lower the grade in the front/east and expose stone foundation that has been buried by earth since 1950s, when the east was filled in and the landscape raised about 3 feet. When the landscape is pulled back, Mr Maycroft will repoint the stone foundation and repair as needed, continuing the work he has completed on the inside foundation. We are excited!

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 Applicant

4/28/2023

Date



The Miner House @ 503 Mathew:

Scientific Name

1. MULBERRY ROADWAY

4 Autumn Amber sumac
4 Sporobolus heterolepis Prairie dropseed
2 Juniperus horizontalis "Mother Lode"
1 Pinus strobus
1 Pine minature mugo
2 Spruce St Mary's Broom
1 Spruce Lanham's Beehive
1 Pine Jakobsen mugo
4 Helictotrichon sempervirens
8 Buckwheat Kannah Creek

2. MATHEWS ROADWAY

3 Penstemon rostriflorus
15 Anacyclus pyrethrum var. depressus
8 Sporobolus heterolepis Prairie dropseed
6 Buckwheat Kannah Creek sulphur flowers
1 Pine white bud mugo
2 Spruce Pusch Dwf Norway

3. PROPERTY BOUNDARY LINE - FUTURE HISTORIC FENCE (low

16 Juniperus horizontalis 'Wiltonii'

4. NORTH SIDEYARD

1 Tilia cordata 'Greenspire'
1 Syringa reticulata "Ivory Silk"
1 Acer tataricum 'Hot Wings'
3 Festuca glauca Boulder Blue
2 Achnatherum calamagrostis "Pundo2S"
1 Andropogon gerardii "PWIN01S"
2 Penstemon rostriflorus
5 Gazania linearis 'POO4S'
6 Carex caryophylla
6 Sagina Subulata
2 Hydrangea arborescens 'Annabelle'
2 Picea abies 'nidiformis'
3 Helenium autumnale
1 Picea abies 'Cupressina'
1 Lonicira sempervirens

5. EAST FRONTYARD

1 Cercis canadensis
1 Taxus x media 'Hicksii'

- 1 Cytisus purgans
- 3 Euonymus fortunei 'Emerald 'n Gold' vs CANADALE
GOLD
- 3 Sagina Subulata
- 3 Pulsatilla vulgaris
- 3 Helleborus 'Spanish Flare' Yellow/marg
- 3 Helleborus 'Rio Carnival' Yellow/burg
- 4 Veronica filiformis
- 8 Veronica 'Reavis'
- 3 Artemisia versicolor 'Sea Foam'
- 1 Penstemon Strictus
- 1 Rosa woodsii
- 3 Zinnia grandifloa 'Gold on Blue'
- 1 Vitis x 'St. Theresa Seedless'
- 1 Hydrangea arborescens 'Annabelle' vs Bobo
- 6 Ajuga tenorii 'Valfredda'
- 3 Aquilegia coerulea
- 1 Helenium autumnale

6. COURTYARD

- 2 Ninebark Sweet Cherry Tea,
- 3 Heuchera micrantha 'Palace Purple'
- 2 Heuchera 'Silver Scrolls'
- 2 Crocosmia 'Lucifer'
- 3 Crocosmia x crocosmiiflora 'George Davidson'
- 3 Echinacea 'Cheyenne Spirit'
- 1 Parthenocissus quinquefolia
- 1 Hydrangea anomala petiolaris
- 4 Calamagrostis brachytricha
- 1 Lonicira sempervirems

s (Banchy/Green Residence)

Common Name	Height	Width
ground cover shrub	10-14"	6-8'
Native accent grass clump	24"	24"
creeping flat coniferous evergreen shrub	4"	8-10'
Dwarf eastern white pine 'Blue Shag", tidy mo	3-5'	5'
Pinus mugo dwarf, Mops, slow growing globul	2-5'	3-5'
evergreen creeper	18"	24"
Dwarf Norway spruce, oval	3'	4'
groundhugging evergreen spreader	24"	4'
Blue avena native grass, blue oat grass	2-3'	2-3'
perennial native wildflower, xeric, 4season	12-15"	15-24"
Bridges penstemon, Southwest native wildflow	28-32"	24-30"
Mount Atlas Daisy low-growing spreading pere	1-3"	12"-15"
Native accent grass clump	24"	24"
perennial native wildflower, xeric, 4season , blo	12-15"	15-24"
low mounding evergreen shrub	3-4'	3-6'
Dwarf spreading evergreen shrub with red tips	1-2'	2-3'
evergreen 'hedge in front of fence)		
Wilton Carpet juniper in rock bed, Blue Rug jun	4-6"	4-6'
Linden Greenspire, littleleaf linden, magnifient	45'	30'
Ivory Silk Japanese Liliac tree	15-25'	15-20'
Hot Wings Tatarian Maple tree	15-18'	15-18'
Grass Boulder Blue Fescu	6-18'	15'
Undaunted Alpine Plume Grass	18-24"	2-3'
Windwalker big bluestem, upright sept burg pl	5-6'	18-24"
Bridges penstemon, Southwest native wildflow	28-32"	24-30"
Gazania Colorado Gold Hardy, perennial glossy	4-6"	12"
sedge	6"	12"
Pearlwort / Irish Moss	1-2"	8-12"
decid shrub, white 10" blooms	3-5'	4-6'
Bird's nest spruce, evergreen scrub screening f	3-4'	6-8'
Sneezweed, perennial aster late summer/fall	2-5'	1-2'
Spruce fastigiate Norwy, upright columnar, fa	20-25'	4-6'
Trumpet vine, yellow if possible, trellis at arbo	25-40'	10-15'
Eastern Redbud	20-30'	20-30'
Upright Yew	8-12'	3-4'

Spanish Gold Broom, drought tolerant evergre	3-4'	6'
Emerald 'n Gold Euonymus CANADALE GOLD	18-24"	3-4'
Pearlwort / Irish Moss	1-2"	8-12"
Pasquel Flower med colors, low-growing herb	8-12"	12"
Spanish Flare Lenten Rose	18-24"	18-24"
Rio Carnival Lenten Rose	18-24"	18-24"
Creeping speedwell, perennial ground cover	5"	30"
Speedwell crystall river, dense ground-hugging	3"	12"
Rose Sea Foam Sage	8-12"	20-36'
Rocky Mtn Penstemon Beardstongue	24-30"	36"
Wild Rose, Woods' Rose	2-5'	4'
Golden flowered prairie zinnia, native	8-10"	18"
St. Theresa seedless grape, native	15-20'	3-8'
Annabelle Smooth Hydrangea vs BOBO (small)	3-4'	3-4'
Dwarf Carpet Bugle	2-4"	8-12"
Rocky Mountain Columbine	18-24"	12-18"
Sneezeweed, perennial aster late summer/fall	2-5'	1-2'
Ninebark Sweet Cherry Tea	36"	36"
Palace Purple Coral Bells	12-18"	12-18"
Silver Scrolls Coral Bells	1-2'	10-12"
Lucifer Montbretia	2-3'	12-18"
George Davidson Montbretia	2-3'	18-24"
Mixed Colors Coneflower	18-30"	10-20"
Virginia Creeper	50'	10'
Climbing Hydrangea	50'	5-6'
Korean feather reed grass	2-4'	3'
Trumpet vine, orange or red, trellis on fence to	25-40'	5-10'



Maycroft Construction LLC

9267 Skylark Lane Loveland Co. 80538 Cell(970)566-4284 mayconst.llc@gmail.com

Mortar Analysis Report 503 Mathews St.

SUBMITTED TO. Annmarie

DATE. 8/14/21

PROJECT ADDRESS.

A 100-gram sample was taken from all brick and stone exterior brick wall and was gently crushed. A 12.5 % Hydrochloric Acid solution was then added to the ground sample, dividing the bunders from the arrogates. After irrigating and drying the sample weighed in at 66 grams.

Sample location	South exterior wall
Color	
Weight	100 g
%HCL	12.5%
Dried weight	66g

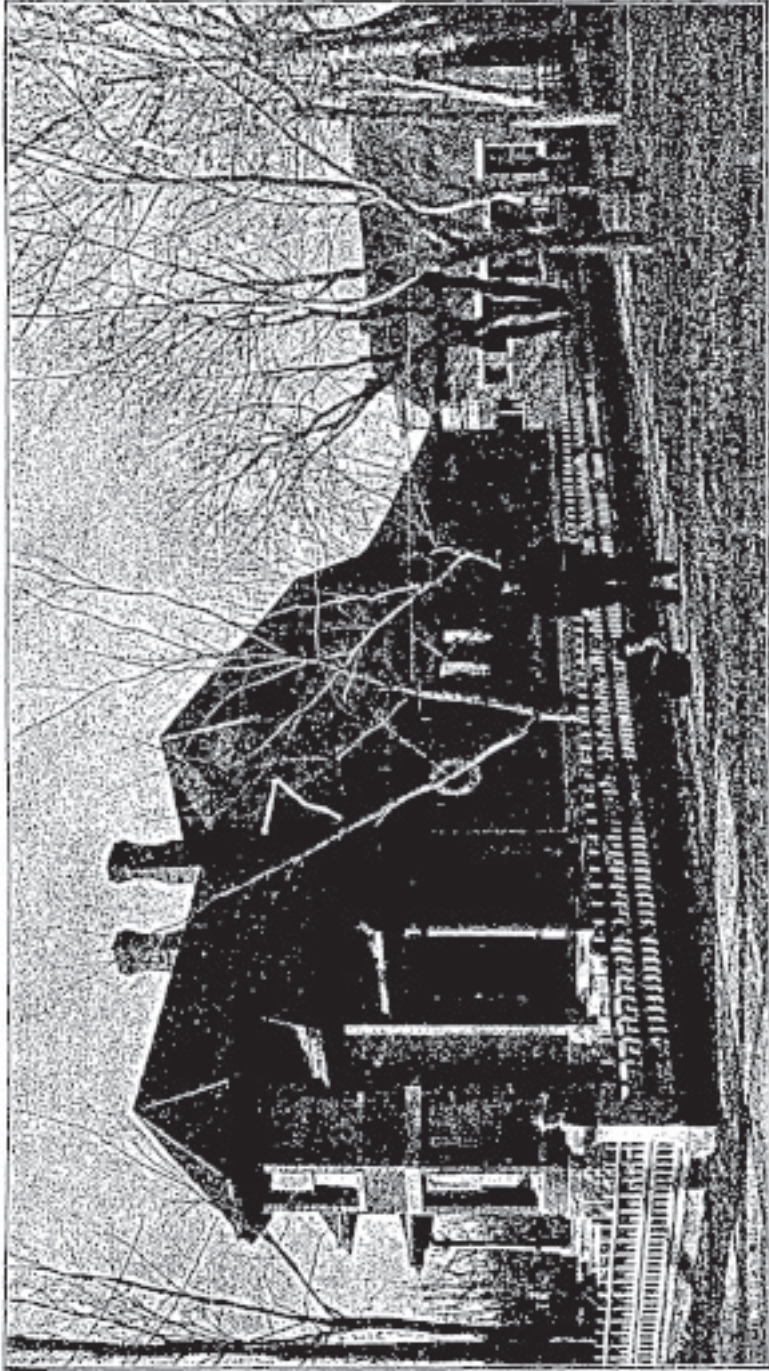
The Sample was then passed through a series of screen sieves to determine its aggregate composition by weight the tables below reflects our findings.

10 grit	35 Grit	60 grit	120 Grit
7g	59 g		

Our conclusion after calculating the sample's weight to volume ratio is that the mortar mix used was a Type k with a 1-3 ratio by weigh with, 3 parts lime binder to 8 parts irregular unwashed sand,

Our replicated mix is a Type k Mortar by conversion of weight to 3. part lime, and 1part Portland 8 parts sand and Solomon 10 H Light Buffdye, just enough to replicate the aging of the original mix.





RESIDENCE OF WM. B. MINER.







