



Historic Preservation Services

Community Development & Neighborhood Services

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**CERTIFICATE OF APPROPRIATENESS
AND
LANDMARK REHABILITATION LOAN AWARD NOTICE
ISSUED: May 25, 2023
EXPIRATION: May 25, 2024**

Lori Thompson
623 Mathews St.
Fort Collins, CO 80524

Dear Property Owner:

Congratulations! We are pleased to inform you that your proposed project for which you applied for Landmark Rehabilitation Loan funding has been approved and awarded. This letter provides you with confirmation of Loan funding and that the proposed changes to your designated Fort Collins Landmark property 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.

The following work elements have been reviewed and approved, as more particularly described in the analysis table and attached application materials:

- 1) Removal and replacement in-kind of portions of rotted porch decking (3 boards)
- 2) Replacement of rotting porch railing bases with fiberglass bases
- 3) Sanding, priming, refinishing, repainting of porch decking and railing
 - a. *Condition of Approval: Surface preparation should be low abrasion (e.g., no sandblasting or other highly abrasive methods that could damage the wood materials), including light sanding. Please also be advised that if the existing paint is oil-based, an oil-based primer must be used before applying either an oil-based or latex paint. Any paint applied should be vapor permeable.*

Loan Funding Information

You have been approved for City Landmark Rehabilitation Loan Funding for up to \$1,817 to support the qualified work items included in your application for the program related to this Certificate. Historic Preservation staff will follow up with you for any additional necessary details about project timeline, signing loan documents, or loan closing.

Project Approval

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 preservation@fcgov.com, or 970-224-6078.

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 does not impact 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>This porch rehabilitation project ensures that the historic character of the property will be retained because it does not include removal of distinctive materials and does not alter the porch in ways that changes its character.</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 removal of original materials will be minimized to include only the few decking boards and other elements of the porch railing bases so rotted or deteriorated that they must be replaced.</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 small number of deteriorated porch boards will be replaced in kind. The handrail post's rotted trim and caps will be replaced in the original style as well. A fiberglass material is an appropriate option in this case for the handrail post base to reduce risk of rotting in the future due to moisture at the ground level.</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> <p>The surface preparation for the deck and railing painting should be low-abrasion, including light sanding rather than more damaging methods like sand-blasting, which can cause damage to wooden materials. This has been noted on Page 1 as a condition of approval.</p>	Y
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
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