



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: June 14, 2023

EXPIRATION: June 14, 2024

995 Partners LLC
c/o Allison Davis
PO Box 323
Brighton, CO 80601

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your Historic Resource in the Laurel School Historic District, the W.E. Pyke Residence at 1014/1016 Peterson 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) Replacement of 1014 Peterson St. entry stair/landing with new concrete stair/landing to conform to building codes and address damage; removal of associated concrete "arms" due to repeated water damage.
- 2) Painting
 - a. *Please note for future painting or other exterior alteration projects, that review for compliance with historic preservation standards (documented through a Certificate of Appropriateness) is required prior to work beginning as described under Land Use Code Sec. 3.4.7.*
 - b. *Please also be advised for future painting projects that should the existing paint be oil-based, an oil-based primer is needed prior to applying a water-based/latex paint to prevent bubbling and peeling.*

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 stair/landing replacement project will not change the residential use of this 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>Although the existing “arms” on the stairs add interest to the stairs, they are not a feature that characterizes the property; their removal does not damage the historic character of the property.</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 material being removed is being replaced in-kind. The stair/landing’s side features that are being removed and not replaced are not character-defining features of this property.</p>	Y

<p>SOI #6</p>	<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 stair/landing has experienced some damage due to water landing on the arms and being directed onto the porch. This concrete feature will be replaced using the same material, but the size/dimensions will be modified slightly to conform with building codes. Because of the tendency of the arms flanking the stairs/landing to divert water from the door hood above onto the stair, which causes cracking/separation issues with the concrete, their removal supports the overall health/longevity of the structure.</p>	<p>Y</p>
<p>SOI #7</p>	<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>N/A</p>
<p>SOI #8</p>	<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 a project of this scale would uncover any archaeological resources, but the owner/applicant should be aware of requirements to protect/preserve in place any resources that may be found.</p>	<p>Y</p>
<p>SOI #9</p>	<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>	<p>N/A</p>
<p>SOI #10</p>	<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>	<p>N/A</p>



BUILDING PERMIT APPLICATION

APPLICATION NUMBER:	FOR OFFICE USE	APPLICATION DATE:
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Job Site Address 1014-1016 Peterson St, Fort Collins, CO **Unit#** _____

PROPERTY OWNER INFO: (All owner information is required – NOT optional)

Last Name Davis First Name Bruce Middle _____
 Street Address PO Box 323 City Brighton State CO Zip 80601
 Phone # 303-210-1925 Email dean@rockandco.com
 Name of Business (COMMERCIAL USE ONLY) 995 Partners LLC

CONTRACTOR INFO: Company Name Rock & Co

License Holder Name Scott Davis LIC # D-920 CERT # 5418-D1

LEGAL INFO:

Subdivision/PUD 1028 Crafts Resub Filing # 19711 Lot # 12 Block # 13 Lot Sq Ft 3920.4

CONSTRUCTON INFO: Total Building Sq Ft (NOT including basement) 1280 Total Garage Sq. Ft. 0

Residential Sq Ft 1280 Commercial Sq Ft 0 # of Stories 1 Bldg Ht 20ft # of Dwelling Units 2

1st Floor Sq Ft 1280 2nd Floor Sq Ft 0 3rd Floor Sq Ft 0 Unfinished Basement Sq Ft 0

Finished Basement Sq Ft 720 # of Bedrooms 4 # of Full Baths 4

¼ Baths 0 ½ Baths 0 # Fireplaces 0

ENERGY INFORMATION: (CHECK ONE)

Prescriptive Performance U/Arescheck ERI ASHRAE Component/Comcheck IDAP

Air Conditioning? YES NO

City of Fort Collins Approved Stock Plan # SPO List Option #s _____

Utilities INFO:

New Electric Service Electric Service Upgrade Electric Meter Relocation

Electric Main Breaker Size (Residential Only): 150 amps or less 200 amps Other:

Gas Electric Electric Temp Pedestal? Yes No

ZONING INFO: (COMMERCIAL USE ONLY)

Proposed Use: (i.e. medical, office, bank, retail, etc.) _____

For Commercial remodels and tenant finishes, please answer the following questions:

Is the remodel/tenant finishes for an existing or new tenant? (Please check one)

Existing Tenant New Tenant

If for a new tenant, is this the first tenant to occupy this space?

Yes No If not for the initial tenant for this unit, what was the previous use of this tenant space?

Are there any exterior building changes (including mechanical) associated with the work? Yes No

If yes, please describe: Porch Replacement - Driveway and Street Sidewalk Repairs

\$20000 per unit

Value of Construction (materials and labor): \$ \$40,000.00

Description of Work: Work started out with having the HVAC replaced. It was determined that this required upgraded electrical panel and wiring

In addition, some bathroom fixtures were upgraded. Repairs were made to the drywall. Trim and doors were replaced where needed. A new gas line was ran to each laundry room.

New flooring was installed over the existing floors. The units have been painted. The concrete porch on unit 1014 needs to be removed and replaced.

HVAC permit was pulled through Fort Collins Heating and Air Conditioning

JOBSITE SUPERVISOR CONTACT INFO: Name Dean MacLennan Phone 303-210-1925

SUBCONTRACTOR INFO: Electrical Rock Solid Electrical LLC Mechanical Fort Collins Heating & Air Conditioning

Plumbing Ottoman Empire Plumbing & Mechanical Framing _____ Roofing _____

Fireplace _____ Solar _____ Other _____

ASBESTOS STATEMENT DISCLOSURE: In accordance with the State of Colorado Senate Bill 13-152, property owners, applying for a remodel permit, shall indicate their awareness about their property having been inspected for Asbestos Containing Materials (ACM's).

- I do not know if an asbestos inspection has been conducted on this property.
- An asbestos inspection has been conducted on this property on or about (enter date) _____
- An asbestos inspection has not been conducted on this property.

Applicant: I hereby acknowledge that I have read this application and state that the above information is correct and agree to comply with all requirements contained herein and City of Fort Collins ordinances and state laws regulating building construction.

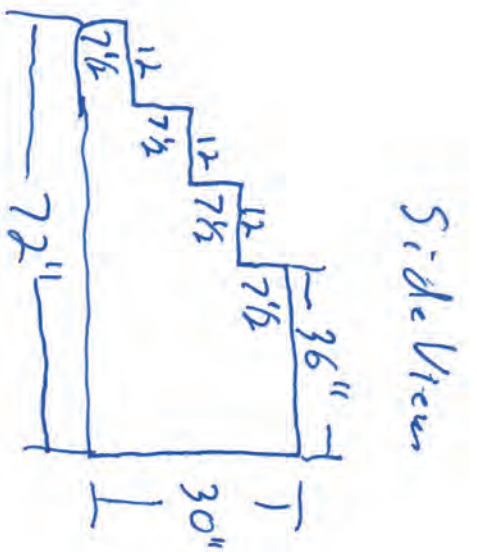
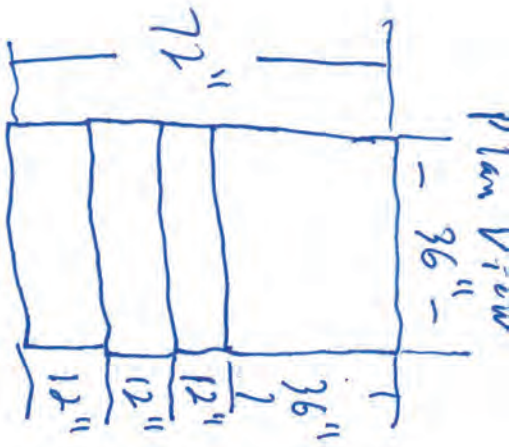
Applicant Signature Allison Davis

Type or Print Name Allison Davis

Phone # 303-594-5047

Email Allison@rockandco.com

THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE



1014-1016 Peterson St Fort Collins Co

Rorch Replacement
Drawings



