



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 – Minor Alteration

ISSUED: July 31, 2023

EXPIRATION: July 31, 2024

Brian Berkhausen
c/o Jeffrey Schneider (Armstead Construction)
PO Box 330
Laporte, CO 80535

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the William & Violet Jackson/Robert Bailey Property at 1306 W. Mountain 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:

- Exterior Lighting – The following exterior lighting alterations were added to the scope of the project otherwise reviewed and approved under Building Permit B2100410 (COA issued 7/20/2022):
 - Front porch: Removal of one mounted soffit light and replacement with one can light and installation of two additional can lights in the soffit
 - Front gable end: Installation of a small security light

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 or at (970) 224-6045.

Sincerely,

Yani Jones
Historic Preservation Planner

From: [Jeffrey Schneider](#)
To: [Yani Jones](#)
Cc: [Historic Preservation](#); [Nick Polka](#)
Subject: [EXTERNAL] RE: 1306 W. Mountain - Front Porch Lighting
Date: Monday, July 31, 2023 10:07:10 AM
Attachments: [image001.png](#)

Yes,

Our client would like to install a small light on the front gable for security. Thanks for that reminder, Jeff

Jeffrey J. Schneider, CAPS, CGR, CGP, CR

President

Office # 970-472-1113

Cell # 970-566-9971

email: Jeff@armsteadconstruction.com

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From: Yani Jones <yjones@fcgov.com>
Sent: Monday, July 31, 2023 9:50 AM
To: Jeffrey Schneider <jeff@armsteadconstruction.com>
Cc: Historic Preservation <preservation@fcgov.com>; Nick Polka <nick@armsteadconstruction.com>
Subject: RE: 1306 W. Mountain - Front Porch Lighting

No worries, Jeff! Thanks for the info - I was just wanting to confirm that what Jim and Nick discussed was the final plan before sending a formal statement of addendum to the Certificate. Is there also a security light going in on the front gable end?

Take care,

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/>

From: Jeffrey Schneider <jeff@armsteadconstruction.com>
Sent: Monday, July 31, 2023 9:41 AM
To: Yani Jones <yjones@fcgov.com>
Cc: Historic Preservation <preservation@fcgov.com>; Nick Polka <nick@armsteadconstruction.com>
Subject: [EXTERNAL] RE: 1306 W. Mountain - Front Porch Lighting

Hi Yani,

I apologize that I wasn't able to respond to you last week with being out of town. It was my understanding that when Nick met with Jim on site there wasn't any concerns or issues. We removed a mounted soffit light and replaced that with a can and then added two additional can lights in the front porch soffit. Please let me know if there is anything else we need to do at this time. Thanks for your help and have a nice day, Jeff

Jeffrey J. Schneider, CAPS, CGR, CGP, CR

President

Office # 970-472-1113

Cell # 970-566-9971

email: Jeff@armsteadconstruction.com

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From: Yani Jones <yjones@fcgov.com>
Sent: Monday, July 31, 2023 9:13 AM
To: Jeffrey Schneider <jeff@armsteadconstruction.com>
Cc: Historic Preservation <preservation@fcgov.com>
Subject: RE: 1306 W. Mountain - Front Porch Lighting

Hi Jeff,

Would you please give me a call or email about this? I would like to get the property owner squared away with the necessary approvals for this project.

Take care,

Yani

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YANI JONES

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

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From: Yani Jones
Sent: Friday, July 21, 2023 4:54 PM
To: Jeff Schneider <jeff@armsteadconstruction.com>
Subject: RE: 1306 W. Mountain - Front Porch Lighting

Hi Jeff,

Just checking in about this – Do you have any details on the front porch lighting you can give me so I can get you squared away with a new COA or COA addendum for your project at 1306 W. Mountain Ave.?

Take care,

Yani

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YANI JONES
Pronouns: She/Her ([What's this?](#))
Historic Preservation Planner
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From: Yani Jones
Sent: Monday, July 17, 2023 2:46 PM
To: Jeff Schneider <jeff@armsteadconstruction.com>
Subject: 1306 W. Mountain - Front Porch Lighting

Hi Jeff!

I'm reaching out about your permit out for 1306 W. Mountain Ave. – Most everything has been approved through either the original COA issued by the HPC a while back or through the mop-up COA addendum I issued more recently for a couple changes between what was shown to the HPC and the plans submitted for the permit. Jim B. and Jacob with Building Inspection were out at the site today, and there were a couple questions about gutters and lighting for the front porch from the foreman.

I actually already approved a gutter, with the condition that it be shallow enough not to obscure the exposed rafter tails, through that COA addendum, so that's in place. But for the front porch lighting, I'll need to issue another COA addendum – Can you send to me either through a plan drawing, or a description along with product links, what the lighting plan is for the front porch so I can review it? Lighting that is not visible from the sidewalk, like lighting that is in/on the porch's ceiling, would be approved, and if a security light is needed in the gable-end, something that is small/minimal in design would be approved.

Let me know what the plan is, and I'd be happy work on that COA addendum for you ASAP!

Take care,

Yani

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YANI JONES
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