



Historic Preservation Services
Community Development & Neighborhood Services
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580
970.224.6078
preservation@fcgov.com
fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS – Minor Alteration

ISSUED: August 23, 2023

EXPIRATION: August 23, 2024

Anne Taylor Stewart
c/o Justin Bernhardt
1006 W. Mountain Ave.
Fort Collins, CO 80521

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Judge Claude C. Coffin House at 1006 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:

- Alteration to non-historic addition: Removal of French door on addition's south elevation, existing header to remain. Reduction in opening size (siding and trim to match existing) and installation of wood fixed window (primed exterior and natural pine interior) with loE366 glass (56-3/4" H x 18-5/16" W).

Notice of the approved application will be 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: [Justin Bernhardt](#)
To: [Yani Jones](#)
Subject: [EXTERNAL] Re: Re: Window dimensions for French Door replacement project
Date: Wednesday, August 23, 2023 9:14:40 AM

Hi Yani! Thanks for the clarification request. Your description is correct for the most part...
The French door will be removed.
The existing header will remain as is.
In place of the door, 1 fixed window (dimensions and frame material is correct in your description) will be installed.
I'll then match existing siding and trim style across the previous door opening.

On Tue, Aug 22, 2023 at 10:48 AM Yani Jones <yjones@fcgov.com> wrote:

Hi Justin,

Bumping this up in your inbox – Let me know if I've described the plan for Anne's window project correctly below, and I'll get going on the Certificate of Appropriateness. If the details aren't finalized yet, that's also okay – Let me know!

Take care,

Yani

.....
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: Yani Jones <yjones@fcgov.com>
Sent: Tuesday, August 15, 2023 9:03 AM
To: Justin Bernhardt <justin.bernhardt@gmail.com>
Cc: Yani Jones <yjones@fcgov.com>
Subject: RE: [EXTERNAL] Re: Window dimensions for French Door replacement project

Thanks, Justin!

Just to confirm that I'm understanding, so I get it right on the Certificate of Appropriateness – On the addition to Anne's house, a French door is being removed and replaced with this window, which will reduce the total opening size but use the existing header. The window will be wood (primed exterior and natural pine interior), with a fixed transom window over an (operable) sash window using loE 366 glass in the opening dimensions 56-3/4" (height) x 18-5/16." (width) Is that correct?

Take care,

Yani

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YANI JONES

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

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From: Justin Bernhardt <justin.bernhardt@gmail.com>

Sent: Monday, August 14, 2023 5:46 PM

To: Yani Jones <yjones@fcgov.com>

Cc: Anne Taylor Stewart <atmountain@hotmail.com>; Maren Bzdek <mbzdek@fcgov.com>

Subject: [EXTERNAL] Re: Window dimensions for French Door replacement project

Hi Yani,

Thank you for outlining the information you require. Here it is:

- R.O. 56-3/4" x 18-5/16"

-sash loE-366 fixed

-primed wood exterior and natural pine interior

Please let me know if you need more or clarifying information.

Justin

On Tue, Aug 8, 2023 at 5:11 PM Yani Jones <yjones@fcgov.com> wrote:

Hi Anne and Justin,

Thanks for reaching out about your window project next steps, Anne!

Justin, the information I need to complete the historic preservation review for this project is:

- The size of the proposed window
- The type of the proposed window under the transom (e.g., a casement, a sash window, etc. - or correct me if I've misunderstood what's proposed, please!)
- Window material proposed

Anne, although I'll be doing a historic preservation-specific review and will send you a "Certificate of Appropriateness" documenting that review, you (or Justin) will need to work with Building Services to get a building permit for your project as well - If you go to [this website](#) and look in the table under "Window and Door Fenestration," there is some information about permitting for window/door projects as well as a link to the application form. If you have questions about permitting, you can send Building Services an email (buildingservices@fcgov.com), give them a call, or walk in during business hours (9-12 and 1-4, Monday-Friday), and the permit technicians will be able to help you out!

Take care,

Yani

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YANI JONES

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

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-----Original Message-----

From: Anne Taylor Stewart <atmountain@hotmail.com>

Sent: Tuesday, August 8, 2023 4:54 PM

To: Maren Bzdek <mbzdek@fcgov.com>; Yani Jones <yjones@fcgov.com>

Cc: Justin Bernhardt <justin.bernhardt@gmail.com>

Subject: [EXTERNAL] Window dimensions for French Door replacement project

Good Afternoon Maren and Yani,

Justin Bernhardt, who will be removing the French doors from my addition on 1006 West Mountain Avenue, will be sending you the dimensions for the transom window that will replace the doors.

I think I also need to apply for a permit. Do I do this through the Historic Preservation Services or through the Building services?

Many thanks.

Anne Stewart

970-224-9299



