



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

ISSUED: October 31, 2023

EXPIRATION: October 31, 2024

Peter Workman and Anna Bernhard
c/o Steve Josephs, Craftsmen Builders
319 E. Magnolia St.
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the Oliver and Leota Chandler Property at 710 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) Demolition of existing mudroom, balcony, and deck
- 2) Construction of new mudroom structure and balcony in same width, but 3 ft deeper, using similar materials, including wood windows and door, pine beadboard siding, and smooth composite trim. Stucco skirt on north elevation to match new deck.
- 3) Construction of new deck with wood rail and balustrade and stucco skirt

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 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 970-224-6045.

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 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>Located at the rear of the property and not an original feature, the existing mudroom/balcony is not a character-defining feature, and the scale of the replacement is similar. For those reasons, this Standard is met.</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> <p>This project does not add any conjectural features from other historic properties.</p>	Y
SOI #4	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p>The existing mudroom/balcony and deck do not have historic significance in their own right, and so their removal does not violate this Standard.</p>	Y
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>Impacting only the non-original mudroom, balcony, and deck, this project will not be removing any distinctive materials or features.</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>	N/A

SOI #7	<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>	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>Although it is unlikely that any archaeological resources will be uncovered during any needed excavation for the new mudroom or deck, the applicant is advised of this Standard and should contact Historic Preservation Services immediately for guidance should this occur.</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> <p>This project removes an existing mudroom, balcony, and deck, but these are not original, and not character-defining, features of this house; additionally, use of an existing opening minimizes loss of historic wall material from the main house. The design of the new features use wood materials, simple wood rails and balusters, and the mudroom features pine beadboard siding, all of which are compatible with the period of the existing house, and the stucco skirt, modern windows with insulated glass, and smooth MiraTEC trim boards sufficiently differentiate this addition as new construction.</p>	Y
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> <p>Because loss of historic materials has been minimized, this mudroom, balcony, and deck could be removed in the future with very little impact on the historic brick house.</p>	Y

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

Steve Josephs	970-218-6905	970-218-6905
Applicant's Name	Daytime Phone	Evening Phone
319 E.Magnolia St. Ft. Collins		CO 80524
Mailing Address (for receiving application-related correspondence)	State	Zip Code
steve@craftsmenbuildersinc.com		
Email		

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

Peter Workman and Anna Bernhard	1-608-852-6654	
Owner's Name	Daytime Phone	Evening Phone
710 Mathews St., Ft Collins		Co 80524
Mailing Address (for receiving application-related correspondence)	State	Zip Code
a.w.bernhard@gmail.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.

Project includes demolition of existing mudroom, balcony, and deck to be replaced by a new structure that is the same width and ht but 8' deep instead of 5ft. materials and finishes to be similarv with new all wwood windows and patio door. pine bead bord siding. and smooth composite trim. fondation to be harcoat stucco on addition, and deck skirt.

The following attachments are REQUIRED:

- Complete Application for Design Review
- Detailed Scope of Work (and project plans, if available)
- Color photos of existing conditions

Reminders:
Complete application would need all of checklist items as well as both pages of this document.

Detailed scope of work should include measurements of existing and proposed.

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.

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).

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: Existing mudroom on rear of building. current condition: -unheated -uninsulated -single pain glass -lead base paint that is peeling	Describe proposed work on feature: We proposed to demo the existing structure to make room for a new expanded mudroom that is heated and insulated.
Feature B Name:	
Describe property feature and its condition:	Describe proposed work on feature:

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.

Anna Bernhard

Signature of Owner

10/10/2023

Date



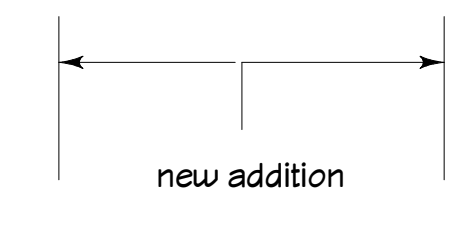
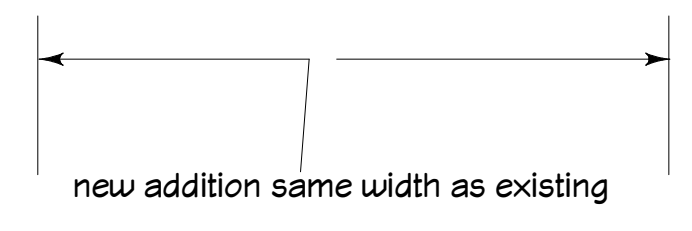


EAST ELEVATION



SOUTH ELEVATION

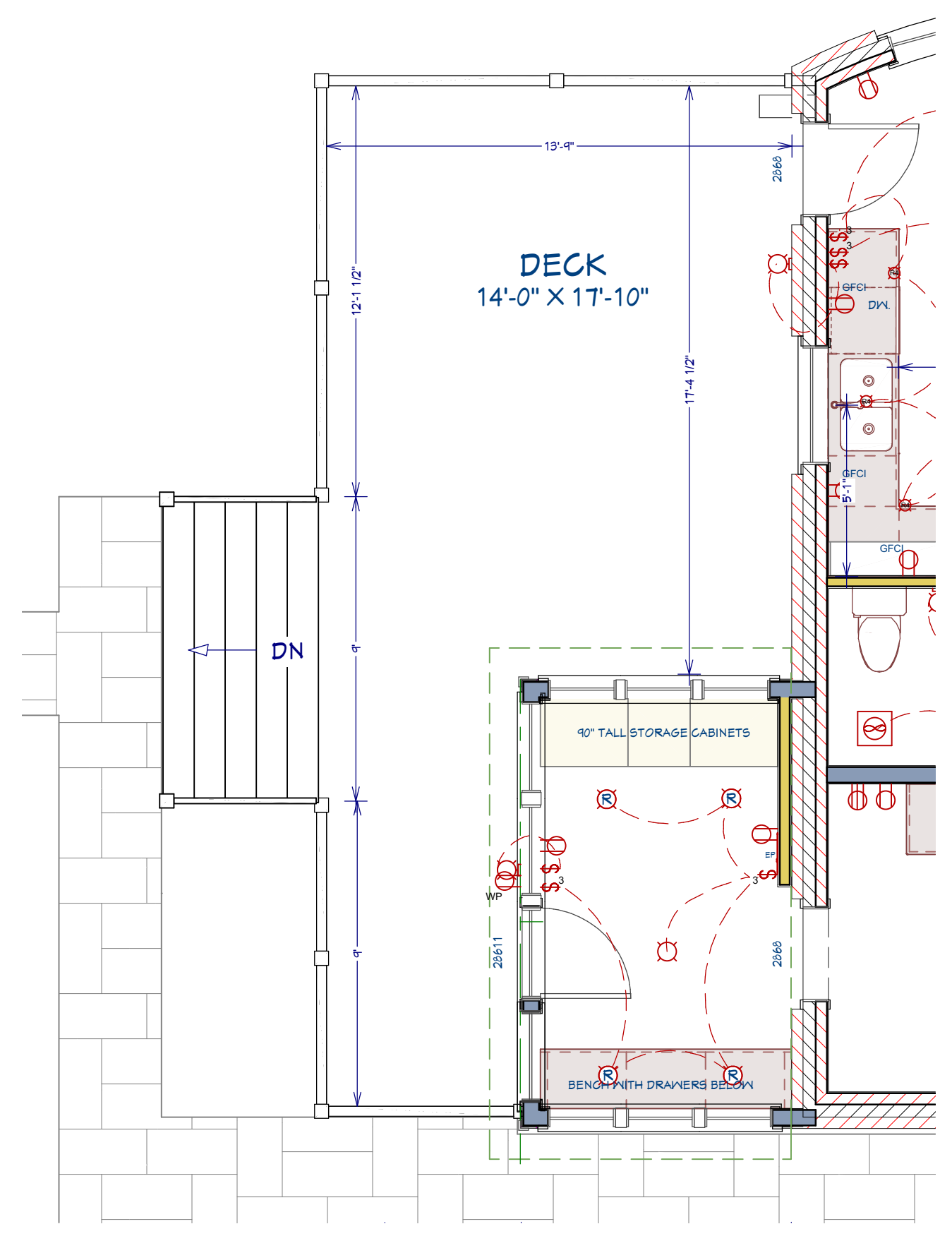
Stucco skirt on new deck and addition



NORTH ELEVATION

Stucco skirt on new deck and addition

new addition extends 3' more ft. past existing



From: [Steve Josephs](#)
To: [Historic Preservation](#)
Subject: [EXTERNAL] 710 MATHEWS
Date: Thursday, October 26, 2023 10:28:24 AM
Attachments: [2019 Revised COA Application - fillable.pdf](#)
[710 MATHEWS REAR MUDROOM.pdf](#)

Good morning,

We are applying for a permit to remove and replace a back porch at 710 Mathews St.. Below is the application, plans, and pictures of the existing porch. Let me know anything else you need. Building Permit application will be applied for today as well.

Thanks,

Steve Josephs
Craftsmen builders Inc





