



**Historic Preservation Services**  
Community Development & Neighborhood Services  
281 N. College Ave.  
Fort Collins, CO 80524  
970.224.6078  
[preservation@fcgov.com](mailto:preservation@fcgov.com)  
[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

**CERTIFICATE OF APPROPRIATENESS – Minor Alteration**

**ISSUED: July 9, 2025**

**EXPIRATION: July 9, 2026**

Carol Johnson  
419 Mathews St.  
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the H.W. Schroeder Property at 419 Mathews St., 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:

- Replacement of damaged concrete retaining wall and steps with Colorado buff stacked stone retaining wall and steps

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](mailto:yjones@fcgov.com) or at (970) 224-6045.

Sincerely,

Yani Jones  
Historic Preservation Planner

**From:** [Carol Johnson](#)  
**To:** [Yani Jones](#)  
**Subject:** [EXTERNAL] Re: Retaining wall question  
**Date:** Wednesday, July 9, 2025 9:10:32 AM

---

They will be stone as well.

On Wednesday, July 9, 2025 at 08:55:15 AM MDT, Yani Jones <yjones@fcgov.com> wrote:

Thanks for sending this over, Carol! Based on that photo of the cracking at the steps, I'm guessing they will also be replaced with that same Colorado buff sandstone – Is that correct? Or are you having those repoured in concrete?

Take care,

Yani

.....  
**YANI JONES**

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

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

(970) 224-6045

<https://www.fcgov.com/historicpreservation/>

*Get monthly historic preservation updates in your inbox by toggling on "Historic Preservation Matters" [here](#), or email [preservation@fcgov.com](mailto:preservation@fcgov.com) to be added to the newsletter mailing list!*

---

**From:** Carol Johnson <rockdog405@yahoo.com>  
**Sent:** Wednesday, July 9, 2025 8:06 AM  
**To:** Yani Jones <yjones@fcgov.com>  
**Subject:** [EXTERNAL] Re: Retaining wall question

Hi Yani, Thank you for your response. The new wall will be terraced with each section of the wall measuring 12" for a total of about 24", our current wall is roughly 20". It will extend across our property line. Colorado buff is the stone color. Photo of a finished project gives an example of the stone, except we will have terracing.

Please let me know if you have any questions.

Carol

On Monday, July 7, 2025 at 04:52:02 PM MDT, Yani Jones <[yjones@fcgov.com](mailto:yjones@fcgov.com)> wrote:

Hi Carol!

Sorry to hear you're having issues with your retaining wall – I would need to review that change to a stacked stone wall, but it would be a very fast review. Whenever you're ready, please go ahead send over the following:

- Something showing the extent of what will be replaced (could be a site or landscape plan, a marked up photo, a marked up Google satellite image, etc.)
- A note of the height of the new wall, or a statement saying it'll be the same height as the existing wall
- Either a note describing the stone that will be used or a photo from the internet showing an example like what you're having installed

Once I have this info, I should be able to make up your Certificate of Appropriateness in the same day.

Take care,

Yani

.....  
**YANI JONES**

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

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

(970) 224-6045

<https://www.fcgov.com/historicpreservation/>

*Get monthly historic preservation updates in your inbox by toggling on “Historic Preservation Matters” [here](#), or email [preservation@fcgov.com](mailto:preservation@fcgov.com) to be added to the newsletter mailing list!*

---

**From:** Carol Johnson <[rockdog405@yahoo.com](mailto:rockdog405@yahoo.com)>

**Sent:** Monday, July 7, 2025 2:31 PM

**To:** Yani Jones <[yjones@fcgov.com](mailto:yjones@fcgov.com)>

**Subject:** [EXTERNAL] Retaining wall question

Hello, We own a landmarked property on the East side of town. Our retaining wall next to the sidewalk is crumbling and we would like to replace it with a stacked stone wall. Does that need to be approved? We have discussed the project with Felix Monrroy, a long-time landscape contractor in the area.

Sincerely,

Carol Johnson

On Wednesday, March 19, 2025 at 03:27:01 PM MDT, Yani Jones <[yjones@fcgov.com](mailto:yjones@fcgov.com)> wrote:

I totally forgot you were working with Deep Roots on your window repair project! I actually just attended a wood window repair workshop they hosted in Loveland – I’m always impressed by their craftsmanship and knowledge about historic features.

I wonder what’s going on with the ceiling... When you reconnect with Deep Roots, if they’re unable to diagnose what’s causing the buckling and suggest you need to get an engineer to look at it, please consider reaching out again – My office has a mini grant program called Design Assistance that helps with costs for project planning for historic properties, and we could connect you with an engineer and cover up to \$2,000 of the costs of their evaluation. I think you already have a copy of this, but please also be sure to submit a Design Review/Certificate of Appropriateness application when you’re ready to move forward with the porch repair work – That’s attached so it’s handy.

Totally understandable about preferring not to take out a loan. One additional financial support program you might consider is the [State Preservation Tax Credits](#) – The State Historic Preservation Office offers owner-occupied Landmark properties State income tax credits for qualifying rehab work after approval, typically 20% of a project’s cost. Your window repair would also qualify for this program, but I don’t believe you’re allowed to apply for work that’s already been done anymore. Since this is a State program, you’ll want to direct any specific questions to Sara Kappel, the program administrator, at

[sara.kappel@state.co.us](mailto:sara.kappel@state.co.us), but my team could help you with the application/take photos, if you decide you'd like to apply for this program and would like assistance.

Take care,

Yani

.....  
**YANI JONES**

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

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

(970) 224-6045

<https://www.fcgov.com/historicpreservation/>

*Get monthly historic preservation updates in your inbox by toggling on "Historic Preservation Matters" [here](#), or email [preservation@fcgov.com](mailto:preservation@fcgov.com) to be added to the newsletter mailing list!*

---

**From:** Carol Johnson <[rockdog405@yahoo.com](mailto:rockdog405@yahoo.com)>  
**Sent:** Wednesday, March 19, 2025 2:51 PM  
**To:** Yani Jones <[yjones@fcgov.com](mailto:yjones@fcgov.com)>  
**Subject:** [EXTERNAL] Re: Porch redo

Hi Yani,

Thank you for your response. We definitely want to keep the wrap around porch. The floor boards are starting to fail in a number of places. When Deep Roots was working on our windows last year, they mentioned the ceiling of the porch has buckled, and that might be caused by water damage. They have one more window to work on this year and we thought our next project would be to look into repairing the porch. So I guess we could ask them how they would repair the porch.

We know about the loans for historic properties, but would rather pay for the repairs than take out a loan.

Thank you for your assistance,

Carol

On Wednesday, March 19, 2025 at 02:42:16 PM MDT, Yani Jones <[yjones@fcgov.com](mailto:yjones@fcgov.com)> wrote:

Hi Carol,

Thanks for reaching out about this! Based on your Landmark nomination, it looks like the wrap-around porch was most likely built in 1902 by Herman Schroeder, and the porch also reflects your home's Queen Anne architecture, so it's an important feature of your house to maintain. That means that keeping the design like it is would be the appropriate treatment under the review standards for historic preservation.

What's going on with your porch, Carol? Typically, a whole-cloth replacement of a porch would not be allowed under the historic preservation regulations because historic features are required to be repaired rather than replaced when possible – Deteriorated materials can of course be replaced in kind, though, so it sort of depends on the situation! I'm also wondering if there might be some financial support programs through historic preservation that could help out with costs - I can give you some info on what programs your project might be eligible for after learning more about the condition of the porch.

If you think it'd be helpful to chat on the phone or in person about this, please let me know – I'd be happy to!

Take care,

Yani

.....  
**YANI JONES**

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

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

(970) 224-6045

<https://www.fcgov.com/historicpreservation/>

*Get monthly historic preservation updates in your inbox by toggling on "Historic Preservation Matters" [here](#), or email [preservation@fcgov.com](mailto:preservation@fcgov.com) to be added to the newsletter mailing list!*

---

**From:** Carol Johnson <[rockdog405@yahoo.com](mailto:rockdog405@yahoo.com)>  
**Sent:** Wednesday, March 19, 2025 1:30 PM  
**To:** Historic Preservation <[preservation@fcgov.com](mailto:preservation@fcgov.com)>  
**Subject:** [EXTERNAL] Porch redo

Hello,

We have a landmarked home at 419 Mathews Street. We are considering replacing our wrap-around front porch. Should we duplicate the design as it now stands, or would you prefer for us to look for older photos to see how/if the porch changed over time?

Thank you,

Carol Johnson

















\*Example of similar design