

October 4, 2022

AGENDA ITEM SUMMARY

City Council



STAFF

Paul Sizemore, Director, Community Development & Neighborhood Services
 Maren Bzdek, Manager, Historic Preservation Services
 Jim Bertolini, Senior Historic Preservation Planner
 Brad Yatabe, Legal

SUBJECT

1306 West Mountain Avenue Landmark Design Review Appeal.

EXECUTIVE SUMMARY

The purpose of this quasi-judicial item is to consider an appeal of the Historic Preservation Commission's (HPC) Decision on July 20, 2022, regarding proposed alterations to the City landmark at 1306 West Mountain Avenue, also known as the Jackson-Bailey House & Garage.

This appeal is regarding the final design review decision of the applicants' project by the HPC. The HPC is tasked by Municipal Code Chapter 14, Article IV, with assessing whether a proposed exterior project on a City Landmark meets the *Secretary of the Interior's Standards for Rehabilitation*, and to issue, with or without conditions, or to deny, a Certificate of Appropriateness. In the application that was the subject of the July 20, 2022, decision being appealed, the applicant proposed an addition onto the rear elevation of the main historic building along with related rehabilitation including the modification of windows along the north end of the west elevation. The HPC approved the addition but denied the modification of windows and the Appellant is appealing the denial of the windows both on fair hearing and interpretation and application grounds.

A previous application to make alterations to the same property was approved by the HPC on February 16, 2022, with the written decision issued on and dated February 17, 2022, and included demolition of a non-historic accessory structure, construction of a new garage building, and modification of basement windows for egress compliance under the *International Existing Building Code*. The previous application included an addition to the house that was denied but a modified addition was approved as part of the July 20, 2022, HPC decision.

A Notice of Appeal was filed on August 2, 2022, under the following grounds:

1. The HPC failed to properly interpret and apply relevant provisions of the City Code, the Land Use Code, and Charter, specifically City Code Sec. 14-53, the Secretary of the Interior's Standards for Rehabilitation (Standards 2 and 5), and the Secretary of the Interior's "Interpreting Standards" Bulletin #14 regarding Modifications to Windows on Secondary Elevations.
2. The HPC was biased against the appellant by reason of conflict of interest or other close business, personal or social relationship that interfered with the HPC's independence of judgement.

The HPC's sole consideration was whether the project proposed at 1306 West Mountain Avenue met the City's adopted standards for reviewing projects on historic buildings, the *Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties*, specifically those for adaptive reuse, or *Rehabilitation*.

STAFF RECOMMENDATION

Not applicable.

BACKGROUND / DISCUSSION

SUMMARY OF HISTORIC PRESERVATION COMMISSION HEARING

Subject:

The subject of the July 20, 2022 HPC hearing was the evaluation of a proposal for an addition and window modification to the City Landmark known as the William & Violet Jackson/Robert Bailey Property at 1306 West Mountain Avenue. The property was designated as a City Landmark by Council on December 2, 2014 under Standard 3, Design/Construction as an outstanding example of a Craftsman Cottage in Fort Collins. Projects on properties that have been designated City Landmarks are subject to the review process and requirements of Municipal Code Chapter 14, [Article IV](#).

In this case, the project came to the attention of staff on January 12, 2021, when the applicant applied for demolition permits for both garages on the property, followed by an application for a building permit to construct an addition. Staff has provided an annotated review timeline for the project below to provide context on the HPC's July 20, 2022, decision:

- [January 12, 2021](#) – Demolition permit application received for both garages at the property.
- [January 19, 2021](#) – Building permit application received for rehab with a large-scale addition onto the historic residence.
- [January 22 & February 2, 2021](#) - staff contacted the applicant to let them know that the demolition of the historic 1942 garage, and the addition design, were not compatible with the character-defining features of the property based on the 2014 Landmark nomination. A virtual meeting was offered to discuss alternatives.
- [February 4, 2021](#) – Zoom meeting with applicant to discuss Standards, review process, and alternatives; no resolution; scheduled for March 2021 HPC meeting for a conceptual review.
- [February 25, 2021](#) – Zoom meeting held with applicant and contractor to re-discuss Standards and options to move ahead.
- [March 17, 2021](#) – HPC Conceptual Review - Item was continued from March 17, 2021, at applicant's request due to late hour on agenda. This included an offer to use the Design Assistance Program to help resolve project conflicts with the Standards. Seventeen (17) public comments in opposition to project received.
- [May 11, 2021](#) – In-person meeting with applicant and City staff to discuss options including offer of Design Assistance grant to help resolve project conflicts with the Standards; no resolution;
- [June 28, 2021](#) – Meeting with code officials, Preservation staff, and applicant to discuss project and options, including offer of Design Assistance grant to help resolve project conflicts with the Standards; no resolution.
- [October 27, 2021](#) – Process follow-up with applicants on revised plans and process
- [November 19, 2021](#) – HPC Conceptual Review (1st round); HPC generally found addition did not meet Standards, largely based on size, footprint, and degree of demolition of the historic house; 17 written comments received opposing project – 2 also appeared in person in opposition.

- January 22, 2022 – HPC Conceptual Review (2nd round); HPC found the proposal improved but still inconsistent with the Standards, mostly due to size and east bump-out; 32 written comments received (31 against and 1 in favor); 1 also attended to speak against the proposal in-person.
- February 16, 2022 – HPC Final Design Review; HPC approved non-historic garage demolition and basement window modifications. HPC denied addition. Motion passed 5-0 (1 recusal, 1 absent, 2 vacant); 55 written public comments received (54 opposed, 1 in favor); 10 individuals also appeared in person to express opposition. (The HPC written decision and minutes of the meeting are included in the appeal record)
- April 27, 2022 – In-person meeting with HPS staff and applicant at property to walk through plans. At this meeting, staff noted the new addition plans were compliant but that the northwest window treatment may be a cause for concern.
- May 18, 2022 – HPC Conceptual Design Review; HPC generally found addition met the Standards but treatment of northwest windows to be problematic; 1 public comment at meeting expressing concern on window treatment;
- May 20, 2022 – Staff correspondence to applicant recommending no changes to the addition and recommending modification to the northwest window treatment to retain the existing window opening;
- July 20, 2022 – HPC Final Design Review; HPC approved project with conditions (addition approved with no conditions; northwest window treatment denied); 1 public comment at meeting expressing concern on window treatment. Motion passed 4-2 (1 recusal, 2 vacant). The motion in question is as follows (from verbatim transcript):

The Historic Preservation Commission adopted the following motion on a 4-2 vote: that the Historic Preservation Commission approve all plans and specifications for the Jackson/Bailey property located at 1306 West Mountain Avenue, except the proposed changes to the northwest bedroom window, finding that all but the window proposal meet the *Secretary of the Interior's Standards for Rehabilitation*, and that the Commission deny approval of the proposed treatment of the windows on the northwest bedroom's west wall, which would inappropriately result in the removal of a historic window and the creation of two new window openings, which does not meet Secretary of Interior standards two or five, nor follow the guidance in standards bulletin number 14. (*Verbatim Transcript p. 15, starting at line 24*)

Staff would note that under this decision, and based on the HPC's decision and discussion, modification to the northwest windows could include the replacement of the window unit within the existing opening to allow for modern egress compliance, without demolishing any of the brick wall. This alternative was discussed in depth during the HPC's discussion period at both the conceptual review on May 18, 2022, and the final review on July 20, 2022.

City Code Requirements:

The City requires that most exterior projects on designated City Landmarks must be reviewed by either City staff or the Historic Preservation Commission and approved or denied based on their compliance with the *Standards for Rehabilitation* (Municipal Code 14, [Article IV](#)).

The Standards themselves provide a basis for decision-making, while the National Park Service's library of Guidelines help to interpret the Standards for specific situations, including the construction of additions onto historic houses, and the modification of historic window patterns on historic buildings. While the City retains some flexibility to interpret those Standards and Guidelines in a manner that is consistent with our local legal jurisdiction, environment, architectural history, and community priorities, the expectation of City Code is that the Standards will be met for a project to be approved. Historic Preservation staff or the Historic Preservation Commission are the decision-maker for exterior projects on designated City Landmarks.

Under Article IV, projects sent to the Historic Preservation Commission complete a two-step process for approval: first, a conceptual review with the HPC to gather feedback related to a project concept; and second, a final design review where a decision is made about the project. This allows the owner to gather more informal feedback at the conceptual review and affords them the ability to modify project concepts before going through the time and expense of formal construction drawings for a building permit. This can

be waived at the discretion of the property owner if they would like to proceed to final review immediately, although this is rarely recommended for building additions due to the care needed in design to ensure the addition meets the Standards. If a project receives final approval, the City can issue permits and the project can proceed.

The City does protect historic resources from non-compatible, unpermitted work under Secs. 14-6 and 14-10 of the Municipal Code.

Decision and Findings: To arrive at a decision for the project proposed at 1306 W. Mountain Avenue, the HPC considered the property's City Landmark nomination, which included the reasons why the property was designated (Standard 3, Design/Construction as an outstanding example of a Craftsman Cottage), as well as the material submitted by the applicant and the relevant guidelines related to the proposed work to assist in interpreting the *Standards for Rehabilitation*.

The HPC voted on July 20, 2022, on a vote of 4-2 to approve the proposed project, with the following motion (*Verbatim Transcript p. 15*, starting at line 24):

MOTION from verbatim transcript: The Historic Preservation Commission approve all plans and specifications for the Jackson/Bailey property located at 1306 West Mountain Avenue, except the proposed changes to the northwest bedroom window, finding that all but the window proposal meet the *Secretary of the Interior Standards for Rehabilitation*, and that the Commission deny approval of the proposed treatment of the windows on the northwest bedroom's west wall, which would inappropriately result in the removal of a historic window and the creation of two new window openings, which does not meet *Secretary of Interior Standards* two or five, nor follow the guidance in standards bulletin number 14.

The HPC found that the proposed addition met the Standards, with much of the discussion centering on the treatment of the west-facing windows on the historic building, which included removal and infill of an historic window, and the creation of two new windows. The HPC's discussion noted that for egress compliance, although not required in this case, a replacement window in the historic opening could be allowed, such as a casement with a faux meeting rail to replicate the historic window pattern.

Note: A verbatim transcript of the HPC's hearing, along with a link to the FCTV recording on this item, is part of the record provided to Council for this appeal.

APPEAL ALLEGATION

The Notice of Appeal alleges the following:

1. The HPC failed to "properly interpret and apply relevant provisions of the City Code, the Land Use Code, and Charter, specifically Municipal Code 14-53 pertaining to approval of projects on City Landmarks, and failed to properly interpret *Rehabilitation* Standards 2 and 5, and the guidelines in the National Park Service's *Interpreting the Standards* Bulletin Number 14 pertaining to the modification of windows on historic buildings.
2. The HPC was biased against the applicant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the HPC's independence of judgement.

Despite the order in which arguments are made in the Notice of Appeal by the applicant, Council must consider argument #2 first as it deals with hearing fairness. If Council finds that an unfair hearing was held, it need not analyze the appellant's argument regarding interpretation or application of Section 14-22 of the City Code. Staff analysis will deal with the allegations in the order Council should consider them.

Allegation #2:

“Commission Member conflict of interest in a personal and social relationship that [sic - interfered?] with the Decision Maker's independence of judgement:

- Commission member Meg Dunn stated that she knew and was acquaintances of the former property owner Mr. Bob Baily [sic].
 - *Staff note: this disclosure was not made at the July 20 meeting, but rather at both the November 17, 2021 and January 19, 2022 conceptual review hearings.*
- Commission member Meg Dunn was also a member of the board on September 10th of 2014 when Mr. Baily [sic] applied to have the property designated and was unanimously approved by the Board to recommend to City Council to designate the property at 1306.
- Commission member Meg Dunn made statements in both the May 18th Design Review hearing as well as in the July 20th Final Design Review hearing "that if the new owners can not fit their furniture into a 1922 home maybe they should not have bought an old house and go buy something different". This is a bias statement and does not support the role of the commission to determine the facts of appropriateness.
- After working with staff and the commission for 18 months, 13 meetings along with 6 plan modifications, questions are asked if some commission members have created a bias because we have made so many changes to the plans.

Other Facts Alleged by Appellant:

- After working with staff on the latest design for the May 18th Conceptual Review, at the hearing a couple of commission members stated they still do not like the current plan, and we should come back to them with something different. This is just to continue and delay the process along with costing more money for everyone involved including the city.
- The comment was made in the May 18th hearing by Commissioner Meg Dunn that we could go up to 50% of the existing building size and square off the back, when in previous meetings we were clearly told the rule of thumb for expansions of historic properties is 33% of the existing building size is appropriate to add onto an existing home.
- It was also stated in the May 18th Design Review hearing that we could remove a 12-foot section of the north existing brick wall if needed for a better design. When in previous meetings were told clearly that the existing exterior north brick wall cannot be removed. Which is why we are proposing to retain the existing 12-feet of brick wall to comply with the commissioners' comments during previous meetings.
- The question of bias comes after each Historic Preservation Commission hearing or meeting, we were given inconstant direction or guidance as to changes that need to be made or modified for the commission to issues a certificate of appropriateness. All we heard from some commission members, is that "we just didn't like the plan and told we should go back to the drawing board to bring back a new design". Even the Chair Mr. Kurt Knierim stated in his closing remarks that "you must be more confused now than when you walked in the door for this hearing tonight".
- We have made numerous changes and modifications to the plans along the 18 months to comply with staff and the commissions wishes, but after the May 18th hearing you wonder if some of the commission members did not want to see anything happen to this property at all.”

Allegation #1:

“1306 West Mountain Historic Preservation Commission Appeal Justification Item One: City Code 14-53:

- Staff did not interpret the Secretary of the Interior's Standards for Rehabilitation number 2 or 5 regarding the west facing window or interpreting the Standards Bulletin 14.
 - (See verbatim transcript of 7-20 hearing, p2 [line 36] to p4 [line 23])
- In the Secretary of the Interior's or National Park Service standards and guidelines, there is no documentation that does not allow you to remove one window and or add a new window opening into the existing Historic Wall Fabric. These standards and guidelines are just that, they are not codifiable or a requirement to comply with standards 2 or 5.
 - (See verbatim transcript of 7-20 hearing, p2 [line 36] to p4 [line 23])
- In the Certificate of Appropriateness that was issues [sic] on February 17th for the property after the February 17th hearing. It clearly states in SOI #2 "The modification of the west bathroom window from one historic unit to two non-historic is not ideal, but by itself may be considered consistent with this Standard due to its location on the side elevation, the reduced visibility of this window, and considering the context of the proposed preservation and rehabilitation of most of the remaining windows on the historic building". It also clearly states in SOI #5, "While the modification of the bathroom window on the west elevation is not recommended, it does not appear to conflict with the Standard". The only difference from the previous plan to the current proposed plan is to move that same window modification further to the rear of the west elevation wall and not modify the bathroom window in the middle of the west elevation.
- In the Secretary of the Interior's Standards, they provide a Technical Bulletin 14 that describes how to add new window opening into a Secondary Elevation. The window that we are proposing to remove along with adding new windows is on the west elevation or secondary elevation and it is all the way to the north corner [sic] of the structure. This window elevation is not on the primary or street fronting elevation. If someone was looking you can see the window walking down the street, but you would have to be looking for it. Also, we are proposing with the new windows to match the look and charter of the existing window details. This way when you are walking down the street and look back you would not tell they are new windows.
- We are also proposing to repurpose the existing brick and fill in the existing window so no one walking down the street would tell that there was a window in the current location. Again, in the Secretary of the Interior's or National Park Services standards and guidelines, there is no documentation that states you cannot fill in an existing opening in an existing Historic Wall Fabric.

Other Facts Alleged by Appellant:

- During the May 18th Conceptual Design Review meeting with the Commission. There were conversations about the windows not disrupting the existing brick bond line. The proposed windows at that hearing to meet egress showed them breaking the brick bond line. There was not a conversation that we should not or could not add two new windows or fill in the existing window. There was a question about if we could use a different window in the existing location to meet current egress code but nothing about adding a window. The current plans show we modified the window size to not break the existing brick bond line with a different size window that still complies with current egress building code for life, health, and safety.
- During the July 20th Commission Hearing, Mr. Guenther who is the neighbor to the west or the most impacted with these modifications spoke highly in support of these window modifications. So, the person that is the most impacted spoke in support of the project in its entirety.

In conclusion, it is our option [sic] staff, and some members of the commission did not interrupt [sic] the Secretary of the Interior's Standards for the Treatment of Historic Properties correctly as it pertains to SOI # 2 and 5 and that staff has made a different interpretation from their review of Appropriateness from the February 17th hearing and findings of fact that was issued.”

CITY FINANCIAL IMPACTS

Designated City Landmarks qualify property owners to apply for certain financial incentives funded by the City, as well as allows private property owners to leverage State tax incentives for repairs and modifications that meet national preservation standards. These include a 0% interest revolving loan program and Design Assistance mini-grant program through the City, and the Colorado State Historic Tax Credits.

COMMISSION RECOMMENDATION

On a vote of 4-2 (1 recusal, 2 vacancies), the HPC voted to approve the addition as proposed with no conditions and voted to deny the northwest window treatment. The HPC held significant discussion over how important or visible the proposed modification of the northwest window treatment would be, and whether this modification would still meet the Standards and supporting Guidelines, or if it was required for future occupancy in the residence.

Note: A verbatim transcript of the HPC's hearing, along with a link to the FCTV recording on this item, is part of the record provided to Council for this appeal.

PUBLIC OUTREACH

The HPC's recommendation was made at a properly noticed public hearing.

ATTACHMENTS

1. Notice and Mailing List
2. Notice of Appeal
3. Staff Report to Historic Preservation Commission
4. Staff Presentation to Historic Preservation Commission
5. Verbatim Transcript of Historic Preservation Commission Meeting
6. Link to Video of Historic Preservation Commission Meeting
7. Historic Preservation Commission Decision Letter
8. Additional Documents Related to Historic Preservation Commission Meeting, February 16, 2022
9. Additional Documents Related to Historic Preservation Commission Meeting, May 18, 2022
10. Presentation

City Clerk's Public Hearing Notice Mailing List



City Clerk
300 LaPorte Avenue
PO Box 580
Fort Collins, CO 80522
970.221.6515
970.221-6295 - fax
fcgov.com/cityclerk

PUBLIC HEARING NOTICE

**Appeal of the Landmark Preservation Commission Decision regarding the
1306 W. Mountain Avenue Final Design Review
located at 1306 W. Mountain Avenue**

The Fort Collins City Council will hold a public hearing on the enclosed appeal.

- Appeal Hearing Date:** October 4, 2022
- Time:** 6:00 pm (or as soon thereafter as the matter may come on for hearing)
- Location:** Council Chambers, City Hall, 300 LaPorte Avenue, Fort Collins, CO
- Agenda Materials:** Available after 3 pm, September 29, 2022, in the City Clerk’s office and at fcgov.com/agendas.

Why am I receiving this notice? City Code requires that a Notice of Hearing be provided to Parties-in-Interest, which means you are the applicant of the project being appealed, have a possessory or proprietary interest in the property at issue, received a City mailed notice of the hearing that resulted in the decision being appealed, submitted written comments to City staff for delivery to the decision maker prior to the hearing resulting in the decision being appealed, or addressed the decision maker at the hearing that resulted in the decision being appealed.

Further information is available in the Appeal guidelines online at fcgov.com/appeals.

The Notice of Appeal and any attachments, any new evidence that has been submitted and presentations for the Appeal Hearing can be found at fcgov.com/appeals.

If you have questions regarding the appeal process, please contact the City Clerk’s Office (970.221.6515). For questions regarding the project itself, please contact Paul Sizemore, Community Development and Neighborhood Services Interim Deputy Director (psizemore@fcgov.com 970.224.6140).

The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call the City Clerk’s Office at 970.221.6515 (V/TDD: Dial 711 for Relay Colorado) for assistance.

A petición, la Ciudad de Fort Collins proporcionará servicios de acceso a idiomas para personas que no dominan el idioma inglés, o ayudas y servicios auxiliares para personas con discapacidad, para que puedan acceder a los servicios, programas y actividades de la Ciudad. Para asistencia, llame al 221-6515 (V/TDD: Marque 711 para Relay Colorado). Por favor proporcione 48 horas de aviso previo cuando sea posible.

Anissa Hollingshead, City Clerk

Notice Mailed: September 13, 2022

Cc: City Attorney
Community Development and Neighborhood Services
Landmark Preservation Commission

Names	Street N	Street Name	City	State	Zip Code	Email Address	Phone
Eric Guenther (commenting as citizen, not HPC)	1308	W Mountain Ave	Fort Collins	CO	80521	eric.e.guenther@gmail.com	248.767.5023
Laura Bailey	4731	Crest Rd	Fort Collins	CO	80526	laurabailey21@gmail.com	

Notice of Appeal

Filed by
Jeffrey J. Schneider
August 2, 2022

NOTICE OF APPEAL

FOR CITY CLERK'S
USE ONLY:

DATE FILED: 8/2/2022

INITIALS: JS

Action Being Appealed: 1306 W. Mountain Ave. Final Design Review

Date of Action: 07/20th 2022

Decision Maker: Historic Preservation Commission

Appellant/Appellant Representative (if more than one appellant):

Name: Jeffrey J. Schneider

Phone #: (970) 472-1113

Address: 375 E. Horsetooth Rd, BLD 4 suite 102
Fort Collins, CO 80525

Email: Jeff@armsteadconstruction.com

INSTRUCTIONS

For each allegation marked below, attach a separate summary of the facts contained in the record which support the allegation of no more than two pages, Times New Roman 12-point font. Please restate allegation at top of first page of each summary.

GROUND'S FOR APPEAL

The Decision Maker committed one (1) or more of the following errors (check all that apply):

- Failure to properly interpret and apply relevant provisions of the City Code, the Land Use Code, and Charter. List relevant Code and/or Charter provision(s) here, by specific Section and subsection/subparagraph:

City Code 14-53
 Secretary of the Interior Standards for Rehabilitation SOI # 2 & 5
 Secretary of the Interior Standards for Rehabilitation Technical Preservation Services or ITS Number 14

Failure to conduct a fair hearing in that:

- (a) The Board, Commission, or other Decision Maker exceeded its authority or jurisdiction as contained in the Code or Charter. [New evidence not allowed]
- (b) The Board, Commission or other Decision Maker substantially ignored its previously established rules of procedure. [New evidence not allowed]
- (c) The Board, Commission or other Decision Maker considered evidence relevant to its findings which was substantially false or grossly misleading. [New evidence allowed]
- (d) The Board, Commission or other Decision Maker improperly failed to receive all relevant evidence offered by the appellant. [New evidence allowed]
- (e) The Board, Commission or other Decision Maker was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Decision Maker's independence of judgment. [New evidence allowed]

NEW EVIDENCE


All new evidence the appellant wishes Council to consider at the hearing on the appeal must be submitted to the City Clerk within seven (7) calendar days after the deadline for filing a Notice of Appeal and must be clearly marked as new evidence. No new evidence will be received at the hearing in support of these allegations unless it is submitted to the City Clerk by the deadline (7 days after the deadline to file appeal) or offered in response to questions posed by Councilmembers at the hearing.


APPELLANTS


Parties-in-interest have the right to file an appeal.

A party-in-interest is a person who, or organization which, has standing to appeal the final decision of a board, commission or other decision maker. Such standing to appeal is limited to the following:

- The applicant.
- Anyone who owns or occupies the property which was the subject of the decision made by the board, commission or other decision maker.
- Anyone who received the mailed notice of, or spoke at, the hearing of the board, commission or other decision maker.
- Anyone who provided written comments to the appropriate City staff for delivery to the board, commission or other decision maker prior to or at the hearing on the matter that is being appealed.
- A City Councilmember.

Signature: 	Date: 07/31/2022
Name: Jeffrey J. Schneider	Email: jeff@armsteadconstruction.com
Address: 375 E. Horsetooth Rd, BLD 4 suite 102 FC 80525	Phone #: (970) 472-1113
Describe how you qualify as a party-in-interest: Contractor for the project	

Signature: 	Date: 07/31/2022
Name: Brian Berkhausen	Email: bberkhausen@gmail.com
Address: 1306 W. Mounatin Ave, FC 80521	Phone #: (949) 244-4887
Describe how you qualify as a party-in-interest: Property Owner	

Signature: 	Date: 07/31/2022
Name: Barbara Berkhausen	Email: barbaraberkhausen@gmail.com
Address: 1306 W. Mounatin Ave, FC 80521	Phone #: (949) 278-1156
Describe how you qualify as a party-in-interest: Property Owner	

ATTACH ADDITIONAL SIGNATURE SHEETS AS NECESSARY

1306 West Mountain Historic Preservation Commission Appeal Justification Item One:**City Code 14-53:**

- Staff did not interpret the Secretary of the Interior's Standards for Rehabilitation number 2 or 5 regarding the west facing window or interpreting the Standards Bulletin 14.
- In the Secretary of the Interior's or National Park Service standards and guidelines, there is no documentation that does not allow you to remove one window and or add a new window opening into the existing Historic Wall Fabric. These standards and guidelines are just that, they are not codifiable or a requirement to comply with standards 2 or 5.
- In the Certificate of Appropriateness that was issued on February 17th for the property after the February 17th hearing. It clearly states in SOI #2 "The modification of the west bathroom window from one historic unit to two non-historic is not ideal, but by itself may be considered consistent with this Standard due to its location on the side elevation, the reduced visibility of this window, and considering the context of the proposed preservation and rehabilitation of most of the remaining windows on the historic building". It also clearly states in SOI #5, "While the modification of the bathroom window on the west elevation is not recommended, it does not appear to conflict with the Standard". The only difference from the previous plan to the current proposed plan is to move that same window modification further to the rear of the west elevation wall and not modify the bathroom window in the middle of the west elevation.
- In the Secretary of the Interior's Standards, they provide a Technical Bulletin 14 that describes how to add new window opening into a Secondary Elevation. The window that we are proposing to remove along with adding new windows is on the west elevation or secondary elevation and it is all the way to the north corner of the structure. This window elevation is not on the primary or street fronting elevation. If someone was looking you can see the window walking down the street, but you would have to be looking for it. Also, we are proposing with the new windows to match the look and character of the existing window details. This way when you are walking down the street and look back you would not tell they are new windows.
- We are also proposing to repurpose the existing brick and fill in the existing window so no one walking down the street would tell that there was a window in the current location. Again, in the Secretary of the Interior's or National Park Services standards and guidelines, there is no documentation that states you cannot fill in an existing opening in an existing Historic Wall Fabric.

Other Facts:

- During the May 18th Conceptual Design Review meeting with the Commission. There were conversations about the windows not disrupting the existing brick bond line. The proposed windows at that hearing to meet egress showed them breaking the brick bond line. There was not a conversation that we should not or could not add two new windows or fill in the existing window. There was a question about if we could use a different window in the existing location to meet current egress code but nothing about adding a window. The current plans show we modified the window size to not break the existing brick bond line with a different size window that still complies with current egress building code for life, health, and safety.
- During the July 20th Commission Hearing, Mr. Guenther who is the neighbor to the west or the most impacted with these modifications spoke highly in support of these window modifications. So, the person that is the most impacted spoke in support of the project in its entirety.

In conclusion, it is our opinion staff, and some members of the commission did not interrupt the Secretary of the Interior's Standards for the Treatment of Historic Properties correctly as it pertains to SOI # 2 and 5 and that staff has made a different interpretation from their review of Appropriateness from the February 17th hearing and findings of fact that was issued.

1306 West Mountain Historic Preservation Commission Appeal Justification Item Two:

Commission Member conflict of interest in a personal and social relationship that with the Decision Maker's independence of judgement:

- Commission member Meg Dunn stated that she knew and was acquaintances of the former property owner Mr. Bob Baily.
- Commission member Meg Dunn was also a member of the board on September 10th of 2014 when Mr. Baily applied to have the property designated and was unanimously approved by the board to recommendation to City Council to designate the property at 1306.
- Commission member Meg Dunn made statements in both the May 18th Design Review hearing as well as in the July 20th Final Design Review hearing "that if the new owners can not fit their furniture into a 1922 home maybe they should not have bought an old house and go buy something different". This is a bias statement and does not support the role of the commission to determine the facts of appropriateness.
- After working with staff and the commission for 18 months, 13 meetings along with 6 plan modifications, questions are asked if some commission members have created a bias because we have made so many changes to the plans.

Other Facts:

- After working with staff on the latest design for the May 18th Conceptual Review, at the hearing a couple of commission members stated they still do not like the current plan, and we should come back to them with something different. This is just to continue and delay the process along with costing more money for everyone involved including the city.
- The comment was made in the May 18th hearing by Commissioner Meg Dunn that we could go up to 50% of the existing building size and square off the back, when in previous meetings we were clearly told the rule of thumb for expansions of historic properties is 33% of the existing building size is appropriate to add onto an existing home.
- It was also stated in the May 18th Design Review hearing that we could remove a 12-foot section of the north existing brick wall if needed for a better design. When in previous meetings were told clearly that the existing exterior north brick wall cannot be removed. Which is why we are proposing to retain the existing 12-feet of brick wall to comply with the commissioners' comments during previous meetings.

- The question of bias comes after each Historic Preservation Commission hearing or meeting, we were given inconstant direction or guidance as to changes that need to be made or modified for the commission to issues a certificate of appropriateness. All we heard from some commission members, is that “we just didn’t like the plan and told we should go back to the drawing board to bring back a new design”. Even the Chair Mr. Kurt Knierim stated in his closing remarks that “you must be more confused now than when you walked in the door for this hearing tonight”.
- We have made numerous changes and modifications to the plans along the 18 months to comply with staff and the commissions wishes, but after the May 18th hearing you wonder if some of the commission members did not want to see anything happen to this property at all.

**Staff Report
(with attachments)
Presented to the
Historic Preservation
Commission
July 20, 2022**

STAFF REPORT

Historic Preservation Commission

July 20, 2022

PROJECT NAME

1306 W. MOUNTAIN AVE, FINAL DESIGN REVIEW, REHABILITATION & ADDITION

STAFF

Jim Bertolini, Senior Historic Preservation Planner

PROJECT INFORMATION

PROJECT DESCRIPTION: This item is a final design review of the applicants' project, to assess how well it meets the *Secretary of the Interior's Standards for Rehabilitation*, and to issue, with or without conditions, or to deny, a Certificate of Appropriateness. The applicant is proposing an addition onto the rear elevation of the main building along with related rehabilitation.

A previous version of the application of the project included demolition of a non-historic accessory structure, and construction of a new garage building – that work is still proposed but based on approval from the HPC on February 17, 2022, is not included in this application for approval.

APPLICANT/OWNER: Brian and Barbara Berkhausen (property owners)
Jeff Schneider, Armstead Construction (contractor)

RECOMMENDATION: This is a final design review in which the applicant is seeking approval via a Certificate of Appropriateness for the exterior project components based on the City's requirements and standards for designated City Landmarks. Staff recommends conditional approval of the project as presented.

Staff finds the current proposal generally meets the *Standards for Rehabilitation* very well, but the modification to the historic west-facing window in the northwest bedroom does not appear to meet the Standards. Staff is recommending a condition to approval that the plan be altered to retain the existing window opening, not approve the proposed demolition for two new window openings in this area, and approve a casement or other egress-compliant window in the existing historic window opening. Staff has provided an analysis below.

COMMISSION'S ROLE:

Design review is governed by Municipal Code Chapter 14, Article IV, and is the process by which the Historic Preservation Commission (HPC) reviews proposed exterior alterations to a designated historic property for compliance with the *U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties* (the Standards). The HPC should discuss and consider the presented materials and staff analysis. For City Landmarks and properties in City Landmark Districts, the Commission is a decision-maker and can choose to issue, or not issue, a Certificate of Appropriateness (CoA). Issuing a CoA allows the proposed work to proceed and the City to issue other necessary permits to complete the project.

In this case, the applicant is requesting a final decision on design review of proposed plans to under Municipal Code 14-54(a) at this meeting.

EXECUTIVE SUMMARY:

The William and Violet Jackson Property was designated as a City Landmark on December 2, 2014. That designation included the full property, and specified that the main 1922 residence and 1942 garage constructed by the Jacksons are historic features, while the 1968 two-car garage is not. The property was designated under Standard 3 for Design/Construction, specifically as an “excellent example of the west-coast Craftsman architectural style, popular in the early twentieth century.”

The proposed project includes construction of an addition totaling 339 ft² (264 new ft², when the existing 75 ft² mudroom is subtracted). Although not covered in this final design review, the overall project also includes demolition of the non-historic 1968 garage and construction of a new, 630 ft² garage at the rear of the lot. The accessory structure treatment is not part of this review as that work was approved by the HPC at its February 17, 2022 meeting.

ARCHITECTURAL DESCRIPTION:

Character-defining features for this property discussed in the nomination form include:

- A low pitched, open, front-gabled roof including exposed rafter tails.
- Simple, rectangular massing under a single, front-gabled roof form, indicative of Craftsman Cottages of this style.
- Outer brick walls set in Flemish bond with shiners and rowlocks facing outward and two distinct bands of darker brick near the foundation.
- Craftsman-style front porch including two, open, low-pitched gables finished with shingles and supported by brick pillars
- Wood, one-over-one sash windows of varying sizes with matching wood storm windows.
- Two distinctive brick chimneys
- A c.1942 single-car garage at the northwest corner of the lot.

[nomination form is Attachment 2 to this packet]

ALTERATION HISTORY:

Known alterations of the property to date include:

- 1922 – construction of the original house
- 1942 – construction of the single-car garage
- 1947 – reshingling of the house
- 1968 – addition of two-car garage at northeast corner of the lot
- 2000s – minor restoration of exterior, including removal of aluminum storm windows with current wood
- 2007 – reroof of buildings on the property

HISTORY OF DESIGN REVIEW:

Since designation in 2014, this property does not appear to have undergone significant Design Review until the current project. Below is an administrative history of this application:

- January 12, 2021 – demolition permits for both accessory structures (one historic, one not) received.
- January 19, 2021 – building permit requested for main house with addition
- February 4, 2021 – video conference with owner and contractor to discuss City Landmark requirements and where project did not meet Standards.
- February 25, 2021 – video conference with owner and contractor about review process
- March 17, 2021 – project scheduled for conceptual review but rescheduled due to late hour at request of owner
- May 11, 2021 – follow-up meeting with applicant’s contractor to further explain how project did not meet Standards.

- June 28, 2021 – follow-up meeting with applicant and contractor to explain how project did not meet Standards.
- October 27, 2021 – follow-up meeting with applicant and contractor to remind on project review process and Standards.
- November 19, 2021 – Conceptual Review (Round 1) with Historic Preservation Commission (HPC)
- January 22, 2022 – Conceptual Review (Round 2) with HPC
- February 17, 2022 – Final Design Review; addition on main house denied; modifications to basement windows on main house, demolition of 1968 garage and new 630 square foot new garage approved.
- May 18, 2022 – Conceptual Design Review; the HPC reviewed a revised proposal for the addition, generally conforming to the current proposal.

HISTORY OF FUNDED WORK/USE OF INCENTIVES:

N/A - Unknown

DESCRIPTION OF PROPOSED WORK: The applicant is seeking a final design review decision for the following items:

1. Construction of an addition totaling 339 ft² (264 new ft²) onto the existing 1,097 ft² home (*Note: 1,097 includes the approximately 75 ft² rear mud porch slated for demolition*).
2. Modification of windows on west wall of northwest bedroom on historic house.

Note: The following work has already been approved by the HPC but remains part of the project scope:

1. Replacement of all historic basement windows with egress-compliant window units.
2. Demolition of non-historic garage, and construction of a new 630-ft² garage at the rear of the lot.

REQUESTS FOR ADDITIONAL INFORMATION:

Staff has been in consultation with the applicant since January, 2021 with a previous iteration of the project. Consultation has included six meetings with the applicant to explain the design review process, the *Secretary of the Interior's Standards for Rehabilitation*, and the requirements for design review for projects on City Landmarks. Five of those meetings were related to previous designs of the project shown in the attachments that did not meet the Standards. The most recent meeting between staff and the applicant was on April 27, 2022 to go over the current design. Staff indicated the design should meet the Standards, with the main concern to address in conceptual review being the treatment of the northwest bedroom windows. Staff has continued correspondence with the applicant to prepare for this July 20 final review hearing.

To provide some context on project improvements, the February 2022 iteration of the project drawings is included as an attachment. Previous iterations of the project that have since been discarded are on file and available if they are of interest to the HPC.

At a previous meeting, the HPC submitted requests for additional information regarding how projects such as this (additions on residential City Landmarks) had been reviewed in the past, with specific interest in feedback from the State of Colorado (via the State Historic Preservation Office). That information remains a part of the record for the February 17 HPC meeting but has not been included here. However, it can be re-added to the packet for this conceptual review, or a final design review, if that is of interest to the HPC.

PUBLIC COMMENTS SUMMARY

No public comments have been received so far on this iteration of the project. Previous public comments that pertain to the iteration of the project denied by the Commission on February 17, 2022 are available but have not been included in this packet. Staff will report information about public comments received and update this staff report as necessary.

STAFF EVALUATION OF APPLICABLE REVIEW CRITERIA:

As provided for in City Code Section 14-53, qualified historic preservation staff meeting the professional standards contained in Title 36, Part 61 of the Code of Federal Regulations has reviewed the project for compliance with the *Secretary of the Interior's Standards for Rehabilitation*. Staff finds that the most relevant review criteria under the *Standards for Rehabilitation* are Standards 2, 5, 9, and 10.

The City of Fort Collins adopted the federal *U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties* both as a requirement to maintain a federal certification for the City's historic preservation program, and as a way to establish a consistent and predictable methodology for how exterior projects can be approved on City Landmarks. With adaptive reuse being the most common treatment of historic buildings in Fort Collins, almost all projects, including this one, are reviewed under the *Standards for Rehabilitation*. Those Standards, and their accompanying, recently updated guidelines (2017) from the National Park Service, provide a framework for decision-making that recommends certain types of actions, and recommends against certain types of actions, based on the historic significance of a property, and the needs arising from the modern use of that property. The Standards are intentionally not prescriptive in approach due to the diversity of historical significance, diversity of historic features, and broad range of potential project types that may come forward for review. The Standards instead create consistency and predictability through a standardized decision-making process that preserves the essential historic characteristics and features of a property while accommodating changes both minor and major on an historic property.

Applicable Code Standard	Secretary of the Interior's Standards for Rehabilitation: Summary of Code Requirement and Analysis	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>The property will remain in residential use.</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>Designated as a significant example of a Craftsman Cottage, the building is characterized by its small size and compact massing compared to larger Victorian and modern homes. Its simple rectangular form under the front-gabled roof, and other Craftsman-style features including exposed rafter tails, the styled brick exterior, wood sash windows, and prominent brick chimneys together characterize the property.</p> <p>The addition appears to meet this Standard. The overall compact massing of the property remains intact, and the addition retains the overall massing, scale, and spatial relationships of the primary residence.</p> <p>The treatment of the windows at the northwest bedroom's west wall, which will result in the removal of a visible historic window and the creation of two new window openings, is the only item that staff considers as not meeting this Standard by unnecessarily altering the historic window pattern. While such modifications can be accepted in limited circumstances where no other egress alternative exists, alternatives do appear to exist in this case so staff is recommending a condition that this item not be approved.</p> <p><i><u>Interpreting the Standards Bulletin 14, New Openings in Secondary Elevations or Introducing New Windows in Blank Walls</u> may be helpful in making this determination.</i></p>	Y (w/ Condition)

	<p>With the condition that the existing window opening in the northwest corner of the property is retained and new window openings are not installed, staff finds this Standard met.</p>	
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> <p>The primary historic feature proposed for removal is the rear porch. While this feature appears to date from the property’s historic period and represents a common adaptation to historic residences in Fort Collins, staff does not believe the porch is a character-defining feature based on the significance of the property for Design/Construction as a significant example of a Craftsman Cottage. While staff generally encourages retention of rear porches whenever possible, in this case retaining it is not required in order to meet 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>The project as proposed in the current version, conditionally meets this Standard. The plan has been modified from previous iterations to avoid demolition of the primary exterior wall of the house at its northeast corner. In this case, with one exception, all distinctive, or character-defining, features are being preserved.</p> <p>The exception is the treatment of the west-facing window in the historic northwest bedroom. The upper floor windows of the property and the existing window pattern is a character-defining feature of the property. While some modification of windows on secondary elevations can be allowed in limited circumstances, alternatives appear to exist here to avoid demolition of historic masonry and the loss of the historic window opening. Staff recommends a condition to retain the existing window opening in the northwest bedroom, to delete the creation of two new window openings in this space from the project plan, and to install an egress-compliant new window unit in the existing historic opening.</p> <p><i>Interpreting the Standards Bulletin 14, New Openings in Secondary Elevations or Introducing New Windows in Blank Walls may be helpful in making this determination.</i></p> <p>With that condition in place, staff would consider this Standard met.</p>	Y (w/ Condition)
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> <p>Staff has discussed with the applicant the requirements for rehabilitation of the existing windows. That is likely, and may include addition of piggy-back or other integrated storm windows that do not require seasonal removal/reinstallation.</p>	Y

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>The proposal includes excavation for the foundation and finished basement under the addition. Based on the construction date of the property, the disturbed nature of the soil, and distance away from natural waterways (beyond 200 ft), it is unlikely that excavation would uncover significant archaeological materials from the pre-contact or Euro-American settlement periods.</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>Generally, this Standard calls for additions to meet three main requirements: to be <i>compatible</i>, <i>distinguishable</i>, and <i>subordinate</i>. Staff's analysis is that the project meets these requirements.</p> <p>The addition is comparatively small in footprint, adding approximately 264 ft² of new space to the building, making it compatible and subordinate in size and scale. The massing of the addition will be retained behind the historic building, being flush on the east elevation, and setback slightly on the west elevation. The addition also incorporates the roof forms of the historic building into it, including the hipped roof of the mudroom addition that will be demolished over the new bathroom, and a gabled-end over the new kitchen. Exposed rafter tails, one-over-one windows, and a thin brick foundation for the addition also allude to the features of the historic building.</p> <p>The addition will be distinguishable, primarily by being clad in lapboard above the foundation, a common treatment for additions during the historic period as well, and having the foundation clad in, or constituted by, thin brick (less common for additions like this but compatible with the brick cladding of the main building, especially with the contrasting use on the foundation rather than the addition's primary walls).</p> <p>The addition will be subordinate to the main property. It is flush with the east elevation side wall on the main house, and set in from the west elevation side wall. The roof of the addition will be below that of the historic. The addition is also only adding 264 new ft² to the property (total square footage is 339 ft², minus the 75 ft² mud porch proposed for demolition). This is within the realm of normal additions added onto historic properties under this Standard.</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>In these revised plans, this Standard appears to be met. The mud room addition is not considered a character-defining feature, and the main brick</p>	Y

<p>wall that was formerly along this wall section has already been removed. The modification of the north-facing window at the northwest corner of the house into a passageway into the new bathroom is a common modification to provide passage in between existing and new additions and meets this Standard.</p>	
---	--

INDEPENDENT EVALUATION SUMMARY

N/A

FINDINGS OF FACT:

In evaluating the request for the alterations and addition at 1306 W. Mountain Avenue, staff makes the following findings of fact:

- **The property at 1306 W. Mountain Avenue was designated as a City Landmark by City Council ordinance on December 2, 2014 based on its architectural significance under Standard 3 (Design/Construction).**
- **The project as proposed conditionally meets the *Standards for Rehabilitation*. To meet Standards 2 and 5, staff finds the modification of the west-facing window in the northwest bedroom does not appear to be necessary, with compliant alternatives to this degree of change readily available.**

RECOMMENDATION:

Staff recommends that the HPC conditionally approve a Certificate of Appropriateness for the project, specifically approving the project as proposed, with the condition that the window treatment of the northwest bedroom in the historic building be modified to retain the existing window opening, delete one or both of the proposed two new window openings, and install an egress-compliant window in the existing opening.

SAMPLE MOTIONS

This is being presented to the Commission as a Final Design Review, so a decision is being requested. The Commission may adopt a motion to approve, approve with conditions, or deny a Certificate of Appropriateness for the Project.

SAMPLE MOTION FOR APPROVAL: I move that the Historic Preservation Commission approve the plans and specifications for the alterations and addition to, the Jackson Property at 1306 W. Mountain Avenue as presented, finding that the proposed work meets the *Secretary of the Interior's Standards for Rehabilitation*.

This decision is based upon the agenda materials, the information and materials presented at this hearing and from the preceding conceptual review and work session, and the Commission discussion on this item.

SAMPLE MOTION FOR APPROVAL OF SPECIFIC ITEMS AND DENIAL OF OTHERS: I move that the Historic Preservation Commission approve the plans and specifications for proposed items [list items for approval with brief description of proposed work] at the Jackson Property at 1306 W. Mountain Avenue as presented, finding that these items meet the *Secretary of the Interior's Standards for Rehabilitation*, and that the Commission deny approval for items [list items for approval with brief description of proposed work] because they do not meet the following *Secretary of the Interior's Standards for Rehabilitation*:

[Describe the standards(s) not met and why.]

The Commission further finds that other than the stated standard(s) not met, the denied alteration(s) meet all other applicable *Secretary of the Interior's Standards for Rehabilitation*.

This decision is based upon the agenda materials, the information and materials presented at this hearing and from the preceding conceptual review and work session, and the Commission discussion on this item.

SAMPLE MOTION FOR APPROVAL WITH CONDITIONS: I move that the Historic Preservation Commission approve the plans and specifications for the alterations and addition to the Jackson Property at 1306 W. Mountain Avenue as presented, finding that the proposed work meets the *Secretary of the Interior's Standards for Rehabilitation*, provided the following conditions are met:

[list condition(s) in detail and how satisfaction of each condition contributes towards meeting particular *Secretary of the Interior's Standards for Rehabilitation*]

This decision is based upon the agenda materials, the information and materials presented at this hearing and from the preceding conceptual review and work session, and the Commission discussion on this item.

SAMPLE MOTION FOR DENIAL: I move that the Historic Preservation Commission deny the request for approval for the plans and specifications for the alterations and addition to the Jackson Property at 1306 W. Mountain Avenue as presented, finding that the proposed work does not meet the following *Secretary of the Interior's Standards for Rehabilitation*:

[Describe the standards(s) not met and why for the basement windows, garage, and rear addition.]

The Commission further finds that other than the stated standards not met, the denied alterations meet all other applicable *Secretary of the Interior's Standards for Rehabilitation*.

This decision is based upon the agenda materials, the information and materials presented at this hearing and from the preceding conceptual review and work session, and the Commission discussion on this item.

ATTACHMENTS:

1. Landmark Nomination form
2. Current drawing set (June 24) plan set for project
3. Overall project set of photos from applicant
4. National Park Service *Interpreting the Standards Bulletin 37: Rear Additions to Historic Houses* (also available online, [HERE](#))
5. *Interpreting the Standards Bulletin 14, New Openings in Secondary Elevations or Introducing New Windows in Blank Walls* (also available online, [HERE](#)).
6. February 2022 Drawing set (Denied by HPC on February 17, 2022 - for reference only)
7. Copy of the *U.S. Secretary of the Interior's Standards for Rehabilitation*, the adopted standards under which this project is being reviewed under Municipal Code Chapter 14, Article IV.
8. Applicant responses to HPC Work Session requests (drawings & photos)
9. Staff Presentation

Planning, Development & Transportation Services
Community Development & Neighborhood Services
 281 North College Avenue
 P.O. Box 580
 Fort Collins, CO 80522.0580



Fort Collins Landmark Designation

LOCATION INFORMATION:

Address: 1306 West Mountain Avenue, Fort Collins, Colorado

Legal Description: Lot 2, Block 2, Swett's Addition, City of Fort Collins

Property Name (historic and/or common): William and Violet Jackson / Robert Bailey Property

OWNER INFORMATION:

Name: Robert Bailey

Phone: 970-484-5411

Email: ecoregions@cs.com

Address: 1306 West Mountain Ave., Fort Collins, Colorado 80521 or
 P.O. Box 512, Fort Collins, Colorado 80522

CLASSIFICATION

Category Designation	Ownership	Status	Present Use	Existing
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Nat'l Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	
<input type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government	
			<input type="checkbox"/> Other	

FORM PREPARED BY:

Name and Title: Mitchell Schaefer, Historic Preservation Intern;
 Karen McWilliams, Historic Preservation Planner

Address: City of Fort Collins, Historic Preservation Department, P.O. Box 580,
 Fort Collins, CO 80522

Phone: 970-224-6078

Email: kmcwilliams@fcgov.com

Relationship to Owner: None

DATE: Prepared 2 September 2014.

TYPE OF DESIGNATION and BOUNDARIES Individual Landmark Property Landmark District**Explanation of Boundaries:**

The boundaries of the property being designated as a Fort Collins Landmark correspond to the legal description of the property, above. The property includes two contributing resources, the Craftsman bungalow home built in 1922 and the one-car garage located on the northwest corner of the lot, which William G. Jackson constructed in 1942. The two-car garage, constructed in 1968 by Robert Waldron, located southeast of the one-car garage and northeast of the home, does not contribute to the significance of the property due to its age.

SIGNIFICANCE and EXTERIOR INTEGRITY

Properties are eligible for designation if they possess both *significance* and *integrity*. *Significance* is the importance of a site, structure, object or district to the history, architecture, archeology, engineering or culture of our community, State or Nation. *Integrity* is the ability of a site, structure, object or district to be able to convey its significance.

Significance:

Standard A: *Events*. This property is associated with events that have made a recognizable contribution to the broad patterns of the history of the community, State or Nation. It is associated with either (or both) of these two (2) types of events:

1. A specific event marking an important moment in Fort Collins prehistory or history; and/or
2. A pattern of events or a historic trend that made a recognizable contribution to the development of the community, State or Nation.

Standard B: *Persons/Groups*. This property is associated with the lives of persons or groups of persons recognizable in the history of the community, State or Nation whose specific contributions to that history can be identified and documented.

Standard C: *Design/Construction*. This property embodies the identifiable characteristics of a type, period or method of construction; represents the work of a craftsman or architect whose work is distinguishable from others by its characteristic style and quality; possesses high artistic values or design concepts; or is part of a recognizable and distinguishable group of properties.

Standard D: *Information potential*. This property has yielded, or may be likely to yield, information important in prehistory or history.

Integrity:

Location. This property is located where it was originally constructed or where an historic event occurred.

Design. This property retains a combination of elements that create its historic form, plan space, structure, and style.

Setting. This property retains a character and relationship with its surroundings that reflect how and where it was originally situated in relation to its surrounding features and open space.

Materials. This property retains much of the historic physical elements that originally formed the property.

Workmanship. This property possesses evidence of the crafts of a particular culture or people during any given period in history or prehistory. This consists of evidence of artisans' labor and skill in constructing or altering the building, structure or site.

Feeling. This property expresses the aesthetic or historic sense of a particular period or time. This results from the presence of physical features that, taken together, convey the property's historic character.

Association. This property retains an association, or serves as a direct link to, an important historic event or person. It retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character.

STATEMENT OF SIGNIFICANCE and EXTERIOR INTEGRITY

The property at 1306 West Mountain Avenue is significant under Fort Collins Landmark Designation Standard C for embodying the distinctive characteristics of an architectural type and period. This one-and-a-half story 1922 Craftsman bungalow home is an excellent example of the west-coast Craftsman architectural style, popular in the early twentieth century. Its front-gabled roof, overhanging eaves with exposed roof rafters, false purlins, and iconic 19-by-7-foot porch are only some of the stylistic aspects that make up approximately one-third of all Craftsman homes in America.¹ This home retains an abundance of its exterior and interior integrity. The home stands in the very location where it was originally built in 1922, and has excellent integrity of materials, workmanship and design. Limited alterations to the property and to the surrounding neighborhood have helped to preserve its setting and feeling. The current owner, Robert Bailey, has made great efforts to restore the home to its 1920s character, and in doing so, provide a living snapshot into the past of the Fort Collins community.

HISTORICAL INFORMATION

This Craftsman bungalow home was constructed very likely in 1922. In September 1921, William Glenn Jackson, the vice president, advertising manager, and secretary for the *Fort Collins Express-Courier* (now the *Fort Collins Coloradoan*), purchased Lot 2, Block 2, of the Swett's Addition to the city for \$500.00.² On June 3, 1922, Jackson obtained a ten-year loan for \$3,000.00 for construction materials.³ Jackson hired Walter A. Knight, a building contractor living in Fort Collins, to build the house, and on June 21, 1922, Knight obtained a permit from the city to construct a "Five-room brick bungalow" for \$4,000.00.⁴ William Glenn Jackson, the only son of William and Della McMillan Jackson, was born on June 5, 1884, in Ohio. By 1888 the family had moved to Colorado Springs. The younger William attended schools in the area, and, on July 18, 1907, at the age of 23, he married Grace Violet Sanders in that city. The 1910 federal census shows that Jackson had begun his newspaper career, working as a reporter in Colorado Springs. By 1918, when William registered for the draft, he and Violet had relocated to Fort Collins, and were living at 1133 Laporte Avenue. The 1920 census found them still at that address, along with their two young sons, William Frank and Glenn V. In 1922, the Jacksons moved into this Mountain Avenue residence, where they lived until at least until 1927. In 1930, the family was living in Eugene, Oregon, where William Jackson worked in newspaper advertising. Soon after, the family relocated to Estes Park. In May 1931, William G. Jackson and Dean Kirby became owners of the *Estes Park Trail*. Jackson bought Kirby out in August 1934. Former secretary of the Estes Park Chamber of Commerce William Dings became editor the same year. Jackson's son, William F. Jackson, took over as the newspaper's editor in 1938. After living in Estes Park for many years, William and Violet Jackson returned to Colorado Springs, where they remained until William's death in 1966 and Violet's in 1973.

When the Jacksons left this Mountain Avenue home in the late 1920s, they chose to rent the property out rather than sell. Over the next nearly thirty years, at least seven different tenants lived here. The occupations of those residents ranged from lawyers and editors to gas inspectors and "sheep commissioners." In 1942, Jackson acquired a building permit to construct a 12' X 20'

¹ Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Knopf, 2013), 567.

² Warranty Deed, September 16, 1921, Conveyance No. 41, Abstract of Title to Lot 2, Block 2, Swett's Addition to Fort Collins, in possession of Robert Bailey, Fort Collins, Colorado.

³ Mortgage Deed, June 3, 1922, Conveyance No. 44, Abstract of Title; *Fort Collins, Loveland and Larimer County Directory, 1922* (Colorado Springs: R. L. Polk Directory Co., 1922), 85.

⁴ City of Fort Collins Building Permit No. 1027, June 21, 1922.

“frame one car garage” on the northwest corner of the lot; the estimated cost of labor and materials was \$200.00.⁵ In 1947, Jackson re-shingled the home.⁶ In October 1949, the Jacksons sold the Craftsman home to Gordon and Evelyn Heumesser. Gordon Heumesser was employed as a steward for the Elks Club, and Evelyn Heumesser worked as a bookkeeper.⁷ The Heumessers remained here until 1963.⁸ In November of that year, they sold their home to John H. Rust Jr., a machinist, and his wife Dorothy.⁹ The Rusts financed their new home through the Fort Collins Federal Savings and Loan Association for \$12,800.00, and remained here for five years until selling it to Robert “Bob” and JoAnne Waldron in 1968.¹⁰ The same year that the Waldrons purchased the home, they also paid \$1,000.00 to construct a 22’ x 26’ two-car detached garage on the property.¹¹ Bob Waldron, a World War II veteran, met his future wife, Joanne Bancroft in 1947, while both were working in downtown Fort Collins. The couple was married on February 22, 1948, and raised two daughters, Suzanne (Henderson) and Gwen (Feit). Bob worked at Paramount Laundry and then at Colorado State University Food Services, retiring from this position in 1972. JoAnne retired from Steele’s market in 1991, where she worked for 34 years. Bob Waldron passed away on December 6, 1999,¹² and JoAnne on September 11, 2002.

The current owner, Robert Bailey, purchased the home in 2001. Bailey, an ecological geographer and writer, is employed by the U.S. Forest Service.¹³ Since purchasing his home, Mr. Bailey has made great pains to restore it to its original 1920s Craftsman style both inside and out. “Fortunately,” he stated in an *American Bungalow* article he published in 2011, “the exterior needed little work.” He did, however, replace old aluminum storm windows with wood frames to fit the period, and in 2007 he paid to tear off the existing roof and replaced it with asphalt shingles.¹⁴ In an effort to “bring back the spirit of the original construction” Bailey has done extensive interior work including re-installing the original bathroom sink and toilet (which he found in the basement), removing the carpet to refinish and improve the pine flooring, and repainting much of the interior. Even much of Robert Bailey’s furniture fits the beautiful 1920s style of this beautiful brick Craftsman home.¹⁵

ARCHITECTURAL INFORMATION

Construction Date: 1922
Architect/Builder: Walter A. Knight, Builder
Building Materials: Brick, Wood
Architectural Style: Craftsman Bungalow

Description:

This one-and-a-half story 1922 Craftsman bungalow home retains much of its original integrity of design, workmanship and materials, and stands as a wonderful example of the west-coast Craftsman style. The low pitched, open and front-gabled roof includes overhanging exposed roof rafters and is topped by asphalt shingles. The outer brick walls are set in Flemish bond with shiners and rowlocks facing outward. Two distinct bands of darker brick are set in a repeating pattern with only rowlocks exposed and pairs of specialty cut smaller bricks edge all corners of the main house. The lower band of rowlock bricks sits flush with the outer layer of brick as it wraps around the house, including the front porch, and forms the lintels for the basement windows. The

⁵ City of Fort Collins Building Permit No. 6968, May 6, 1942.

⁶ City of Fort Collins Building Permit No. 9851, May 12, 1947.

⁷ Warranty Deed, October 31, 1949, Entry No. 65, Abstract of Title; *Fort Collins City Directory 1952* (Colorado Springs: Rocky Mountain Directory Co., 1952), 131.

⁸ See Fort Collins city directories, 1952, 1954, 1956, 1957, 1959, 1960, 1962, 1963.

⁹ Deed, November 4, 1963, Entry No. 70, Abstract of Title.

¹⁰ See Fort Collins city directories, 1964–1968.

¹¹ City of Fort Collins Building Permit No. 12395, June 10, 1968.

¹² Obituary of Robert Waldron, *Coloradoan*, December 8, 1999.

¹³ Julie Estlick, “Back to Life,” *Lydia’s Style Magazine*, September 2008, 34.

¹⁴ City of Fort Collins Building Permit No. B0703533, June 5, 2007.

¹⁵ Robert Bailey, “The Sustainable Bungalow: Ecological Design in Historical Perspective,” *American Bungalow* 71 (2011): 72–83.

higher-placed and corbelled band runs around the house forming the bottom sill of the first-story windows and connects with the cement cap of the porch's wall structure. An undated addition to the kitchen on the rear (north) elevation sits on the northeast corner of the home and opens to a rear porch. The foundation is unexposed, but the base of the front and rear porches are constructed of cement.

The front (south) elevation includes two open, low-pitched gables finished with shingles, one as part of the larger roof and the other covering the porch. The open and covered porch runs only a partial length of the front elevation. Its brick walls are set in Flemish bond capped by cement and lead to the front entryway. The porch's gabled roof is supported by two brick pillars set in stretcher bond that rise from the porch's brick walls. These pillars may have been repaired or installed sometime after the original construction, but building permits reveal no information concerning their addition. The porch's gable has a slightly lower pitch than, and is symmetrical with, the front gable of the home and includes the exposed and overhanging rafters typical to Craftsman homes. Two decorative purlins are found below the soffits on either side of the porch's gable. The steps leading up to the porch, along with the main entryway, is slightly asymmetrical and located just to the east of the center of the south elevation. The front entryway is protected by a glass door with wood rails and opens inward while an accompanying screen door opens outward. On either side of the front entryway are double-hung sash windows in cream wood frames that the current owner replaced after purchasing the property in 2001. The steps leading up to the porch are made of poured cement and adorned with decorative metal hand rails.

Both of the east and west elevations are simple with little elaboration and continue the Flemish brick bond with the two distinctive dark-brick bands. On the west elevation four single pane windows that are nearly flush with the ground are surrounded by cream wood frames and provide light to the basement. Three double-hung sash windows and one single-pane window for the bathroom make up the first-story windows on the west elevation. Each of these windows is surrounded by cream wood frames. The three larger double-hung windows use the upper band of rowlock-patterned bricks as their sills. The east elevation bears a brick chimney set in corbelled Flemish bond before it pierces the roof, but set in standard, or running, bond there above without any corbelling or decorative patters above the roof line. This elevation bears four separate windows, one located just to the south of the chimney and three to the north. The only window located to the south of the chimney is a double-hung sash window surrounded by cream wooden frames. Like almost all other first-story windows it uses the higher-set band of rowlock bricks as its sill. The first, and smaller, of the three windows located north of the chimney is a double-hung sash window. The second window is comprised of three double-hung windows surrounded by cream wood frames and divided by two cream wooden mullions. The third and northern-most window has its own row of dark bricks for a sill that also bear only rowlocks in a uniform pattern, but is separate from the band that extends around the entire house. This window has four lights arranged in two double-hung windows separated by a single cream wooden mullion. Two, double-pane windows are flush with the ground and, like those on the east elevation, provide light for the basement rooms.

The rear (north) elevation includes the same low-pitched gable as the front also finished with shingles, but also includes a wood-frame addition to the brick structure on the northeast corner of the home. The only window on the north elevation that is set in the brick structure is located west of the addition and is a double-hung sash window set in a cream wooden frame and it also uses the higher-set rowlock band of dark bricks as its sill. The partial hipped-roof addition protrudes from the northeast corner of the home and provides additional space within the kitchen. This addition very well may have been a later addition as the current owner informed Historic Preservation department staff that when he restored the wood flooring in the kitchen he found a portion of the wall that is now covered by the restored wood floor. Its outer walls are finished with vertical wood siding without a rake and the roof rafters are open and exposed on the west and east elevations of the addition itself. The northern exposed rafters are hidden by the rain gutter than runs the entire length of the addition's northern roof. It also bears a door with light pane and a screen door on the outside that lead out to the back porch and backyard. West of the rear entryway on the addition are two double-hung windows surrounded by cream wood frames and separated by a cream wood mullion. The back porch is entirely composed of cement and is

surrounded by a simple metal pipe railing. The steps to the porch are found on both the west and east sides and have since cracked away from the rest of the porch structure due to ground settling.

Item 15.

The one-car garage included within this landmark designation is located on the northwest corner of the property and was built by William G. Jackson, then the owner of the property, in 1942. The car door faces north and opens into the alley. It is a front-gable structure with overhanging, exposed roof rafters and asphalt shingles. The four elevations are covered with light brown drop siding and all edges are protected with cream wood corner boards. The car door is symmetrical with the gable and made up of eight green wood panels and surrounded by a cream wood framework. The entryway is located on the east elevation in the southeast corner and is painted to match the car door. It has two wood panels within rails and is surrounded by cream wood framework. The east elevation includes one four-pane window with cream wood frames and a wooden sill to match. A similar four-pane window is found on the south elevation and is slightly offset to the west from the center of the gable.

The two-car garage on the property built in 1968 by Robert Waldron is located to the northeast of the home and to the southeast of the one-car garage described above. This structure is not considered to be a historically significant element of this property, and is not included in this landmark designation.

REFERENCE LIST or SOURCES of INFORMATION

Abstract of Title of Lot two (2) in Block two (2), of Swett's Addition to the City of Fort Collins, Colorado; in Larimer County, Colorado, compiled by The Fort Collins Abstract Company.
In the possession of Robert Bailey, Fort Collins, Colorado.

Bailey, Robert. "The Sustainable Bungalow: Ecological Design in Historical Perspective."
American Bungalow 71 (2011): 72-83.

Ching, Francis D. K. *A Visual Dictionary of Architecture*. New York: John Wiley & Sons, Inc. 1995.

City of Fort Collins building permits, City of Fort Collins, Historic Preservation Department, Fort Collins, Colorado and Fort Collins Local History Archive, Fort Collins, Colorado.

City Directories of Fort Collins, City of Fort Collins, Historic Preservation Department, Fort Collins, Colorado and Fort Collins Local History Archive, Fort Collins, Colorado.

Estlick, Julie. "Back to Life." *Lydia's Style Magazine* (September 2008): 32–34.

Family Search: William Glenn Jackson. <https://familysearch.org>

Federal Census of the United States: 1880, 1900, 1910, 1920, 1940. Accessed through
www.heritagequestonline.com.

"JoAnne Waldron." (Obituary). Fort Collins *Coloradoan*, September 13, 2002.

McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2013.

"Robert Waldron." (Obituary). Fort Collins *Coloradoan*, December 8, 1999.

AGREEMENT

The undersigned owner(s) hereby agrees that the property described herein be considered for local historic landmark designation, pursuant to the Fort Collins Landmark Preservation Ordinance, Chapter 14 of the Code of the City of Fort Collins.

I understand that upon designation, I or my successors will be requested to notify the Secretary of the Landmark Preservation Commission at the City of Fort Collins prior to the occurrence of any of the following:

1. Preparation of plans for reconstruction or alteration of the exterior of the improvements on the property, or;
2. Preparation of plans for construction of, addition to, or demolition of improvements on the property

DATED this 9 day of Sept., 2014.

ROBERT BAILEY
Owner Name (please print)

Robert Bailey
Owner Signature

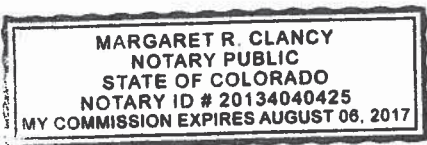
State of Colorado)
County of Larimer)ss.

Subscribed and sworn before me this 9th day of September, 2014.

by Robert Gale Bailey

Witness my hand and official seal. My commission expires August 6, 2017.

Margaret Clancy
Notary





Community Development & Neighborhood Services

281 North College Avenue

P.O. Box 580

Fort Collins, CO 80522.0580

970.416.2740

970.224.6134- fax

fcgov.com

LANDMARK PRESERVATION COMMISSION**September 10, 2014****STAFF REPORT****PROJECT:** 1306 West Mountain Avenue**CONTACT:** Karen McWilliams, Historic Preservation Planner**APPLICANT:** Robert Bailey, Owner**REQUEST:** Fort Collins Landmark Designation of the William and Violet Jackson/Robert Bailey Property at 1306 West Mountain Avenue, Fort Collins, Colorado

BACKGROUND: The William and Violet Jackson/Robert Bailey Property, located at 1306 West Mountain Avenue, is being nominated for Landmark recognition for its significance to Fort Collins under Landmark Preservation Standard C, for its embodiment of the distinctive characteristics of a type, period, or method of construction. The Jackson/Bailey house is a classic example of the Craftsman style, popular in Fort Collins during the early-twentieth century, with many noteworthy architectural details. Constructed in 1922, the building's distinctive features include varying colors of brick set in a beautiful Flemish bond, exposed roof elements, a prominent front entry, and a substantial front porch. The first of two automobile garages was constructed in 1942; as a simply designed single-car garage, it illustrates a time when many Americans were purchasing personal vehicles for the first time, and contributes to the significance of the property. The second garage, constructed in 1968, is not considered to be a historically significant element of this property, and is not included in this landmark designation. The current owner, Robert Bailey, has made extensive efforts since his purchase of the property in 2001 to restore the exterior and interior of the home, and is pursuing this Landmark designation. The property's context is that of an early twentieth century residential neighborhood. Limited alterations to the property and to the surrounding neighborhood have helped to preserve its setting and feeling, and the Jackson/Bailey property relates to and contributes to the neighborhood's context.

COMMISSION ACTION:

The Landmark Preservation Commission shall make a recommendation to Council regarding the request for Landmark designation of the William and Violet Jackson/Robert Bailey Property, 1306 West Mountain Avenue.

REVIEW CRITERIA:

Municipal Code Section 14-5, Standards for determining the eligibility of sites, structures, objects and districts for designation as Fort Collins Landmarks or Landmark Districts, provides the criteria for determining the eligibility of a property for Landmark designation. It states, "Properties eligible for designation must possess both significance and exterior integrity. In making a determination of eligibility, the context of the area surrounding the property shall be considered."

Standards for determining significance:

A. *Events*. Properties may be determined to be significant if they are associated with events that have made a recognizable contribution to the broad patterns of the history of the community, State or Nation. A property can be associated with either (or both) of two (2) types of events:

1. A specific event marking an important moment in Fort Collins prehistory or history; and/or
2. A pattern of events or a historic trend that made a recognizable contribution to the development of the community, State or Nation.

B. *Persons/Groups*. Properties may be determined to be significant if they are associated with the lives of persons or groups of persons recognizable in the history of the community, State or Nation whose specific contributions to that history can be identified and documented.

C. *Design/Construction*. Properties may be determined to be significant if they embody the identifiable characteristics of a type, period or method of construction; represent the work of a craftsman or architect whose work is distinguishable from others by its characteristic style and quality; possess high artistic values or design concepts; or are part of a recognizable and distinguishable group of properties. This standard applies to such disciplines as formal and vernacular architecture, landscape architecture, engineering and artwork, by either an individual or a group. A property can be significant not only for the way it was originally constructed or crafted, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and/or uses over a period of time. Examples are residential buildings which represent the socioeconomic classes within a community, but which frequently are vernacular in nature and do not have high artistic values.

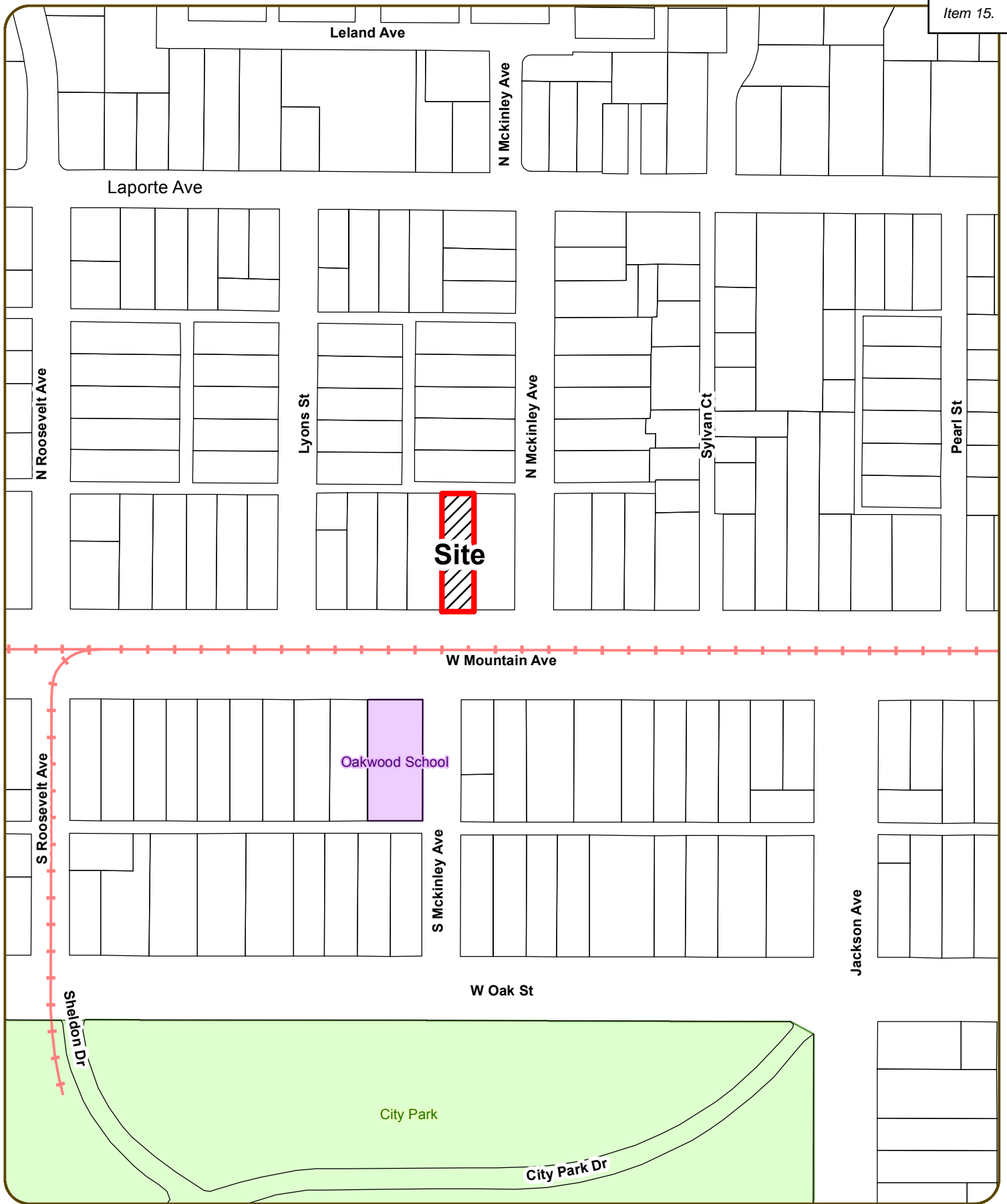
D. *Information potential*. Properties may be determined to be significant if they have yielded, or may be likely to yield, information important in prehistory or history.

Standards for determining exterior integrity:

- a. Location is the place where the historic property was constructed or the place where the historic event occurred.
- b. Design is the combination of elements that create the form, plan space, structure and style of a property.
- c. Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place. It involves how, not just where, the property is situated and its relationship to the surrounding features and open space.
- d. Materials are the physical elements that form a historic property.
- e. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure or site.
- f. Feeling is a property's expression of the aesthetic or historic sense of a particular period or time. It results from the presence of physical features that, taken together, convey the property's historic character.
- g. Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character.

Context: The area required for evaluating a resource's context is dependent on the type and location of the resource. A house located in the middle of a residential block could be evaluated in the

context of the buildings on both sides of the block, while a house located on a corner may require a different contextual area....



1 inch = 200 feet

1306 W Mountain Ave

THE ROBERT BAILEY PROPERTY, 1306 WEST MOUNTAIN AVENUE



Front (South) and Side (West) Elevations, July 2014



Side (East) and Rear (North) Elevations, July 2014



Rear (North) Elevation, July 2014



Garages facing North, July 2014



North and East Elevations, One-car Garage built 1942, July 2014



South and West Elevations, Two-car Garage built 1968, July 2014

**Planning, Development & Transportation**

Community Development & Neighborhood Services

281 North College Avenue

P.O. Box 580

Fort Collins, CO 80522.0580

970.416.2740

970.224.6134- fax

fcgov.com

**RESOLUTION 6, 2014
OF THE CITY OF FORT COLLINS
LANDMARK PRESERVATION COMMISSION
RECOMMENDING LANDMARK DESIGNATION OF
THE WILLIAM AND VIOLET JACKSON/ROBERT BAILEY PROPERTY
1306 WEST MOUNTAIN AVENUE, FORT COLLINS, COLORADO
AS A FORT COLLINS LANDMARK PURSUANT TO CHAPTER 14 OF THE CODE OF
THE CITY OF FORT COLLINS**

WHEREAS, it is a matter of public policy that the protection, enhancement and perpetuation of sites, structures, objects, and districts of historical, architectural, or geographic significance, located within the city, are a public necessity and are required in the interest of the prosperity, civic pride and general welfare of the people; and

WHEREAS, it is the opinion of the City Council that the economic, cultural and aesthetic standing of this city cannot be maintained or enhanced by disregarding the historical, architectural and geographical heritage of the city and by ignoring the destruction or defacement of such cultural assets; and

WHEREAS, the William and Violet Jackson/Robert Bailey Property, 1306 West Mountain Avenue in Fort Collins (the "Property") is eligible for landmark designation for its high degree of exterior integrity and for its significance to Fort Collins under Landmark Standard C, Design/Construction, for its distinctive Craftsman architecture; and

WHEREAS, the Landmark Preservation Commission has determined that the Property meets the criteria of a landmark as set forth in Section 14-5 of the code and is eligible for designation as a Fort Collins Landmark; and

WHEREAS, the owner of the property has consented to such landmark designation.

NOW, THEREFORE, be it resolved by the Landmark Preservation Commission of the City of Fort Collins as follows:

Section 1. That the foregoing recitals are incorporated herein by the Landmark Preservation Commission as findings of fact.

Section 2. That the Property located in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

Landmark Preservation Commission
Resolution No. 6, 2014
The William and Violet Jackson/Robert Bailey Property, 1306 West Mountain Avenue
Page 2

Lot 2, Block 2 of Swett's Addition, City of Fort Collins
County of Larimer, State of Colorado

be designated as a Fort Collins Landmark in accordance with Chapter 14 of the Code of the City of Fort Collins.

Section 3. That the criteria contained in Section 14-48 of the City Code will serve as the standards by which alterations, additions and other changes to buildings and structures located upon the above described property will be reviewed for compliance with Chapter 14, Article III, of the Code of the City of Fort Collins.

Passed and adopted at a regular meeting of the Landmark Preservation Commission of the City of Fort Collins held this 10th day of September, A.D. 2014.



Ron Sladek, Chair

ATTEST:



Secretary/Staff

ORDINANCE NO. 168, 2014
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE WILLIAM AND VIOLET JACKSON/ROBERT BAILEY PROPERTY,
1306 WEST MOUNTAIN AVENUE, FORT COLLINS, COLORADO,
AS A FORT COLLINS LANDMARK PURSUANT TO CHAPTER 14 OF THE CODE OF
THE CITY OF FORT COLLINS

WHEREAS, pursuant to Section 14-2 of the City Code, the City Council has established a public policy encouraging the protection, enhancement and perpetuation of historic landmarks within the City; and

WHEREAS, by Resolution dated September 10, 2014, the Landmark Preservation Commission (the "Commission") has determined that the William and Violet Jackson/Robert Bailey Property located at 1306 West Mountain Avenue in Fort Collins as more specifically described below (the "Property") is eligible for Landmark designation for its high degree of exterior integrity, and for its significance to Fort Collins under Landmark Standard C, Design/Construction, for its distinctive Craftsman architecture; and

WHEREAS, the Commission has further determined that the Property meets the criteria of a landmark as set forth in City Code Section 14-5 and is eligible for designation as a landmark, and has recommended to the City Council that the Property be designated by the City Council as a landmark; and

WHEREAS, the owners of the Property have consented to such landmark designation; and

WHEREAS, such landmark designation will preserve the Property's significance to the community; and

WHEREAS, the City Council has reviewed the recommendation of the Commission and desires to approve such recommendation and designate the Property as a landmark.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the foregoing recitals are incorporated herein by the City Council as findings of fact.

Section 2. That the Property located in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

Lot 2, Block 2 of Swett's Addition, City of Fort Collins
County of Larimer, State of Colorado

be designated as a Fort Collins Landmark in accordance with Chapter 14 of the City Code.

Section 3. That the criteria in City Code Section 14-48 will serve as the standards by which alterations, additions and other changes to the buildings and structures located upon the Property will be reviewed for compliance with City Code Chapter 14, Article III.

Introduced, considered favorably on first reading, and ordered published this 18th day of November, A.D. 2014, and to be presented for final passage on the 2nd day of December, A.D. 2014.

Karen Weikert
Mayor

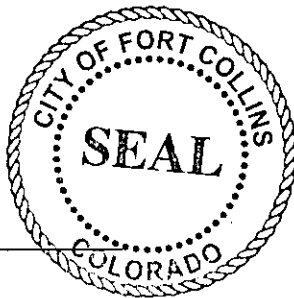


ATTEST:

Wanda Nelson
City Clerk

Passed and adopted on final reading on the 2nd day of December, A.D. 2014.

Karen Weikert
Mayor



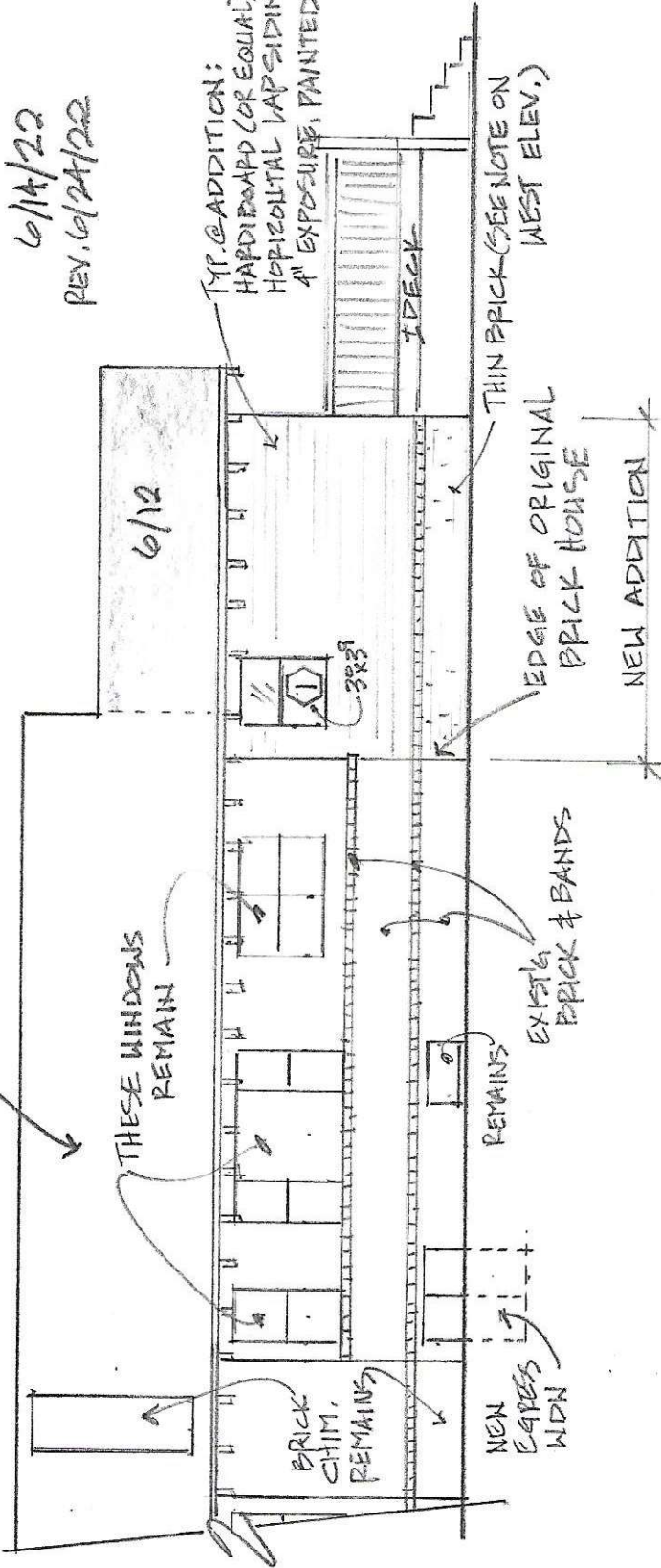
ATTEST:

Wanda Nelson
City Clerk

EAST ELEV.

6/14/22
REV. 6/24/22

EXISTING ROOF



TYP. @ ADDITION:
HARDBOARD (OR EQUAL)
HORIZONTAL LAP SIDING W/MAX.
4" EXPOSURE, PAINTED

THIN BRICK (SEE NOTE ON
WEST ELEV.)

EDGE OF ORIGINAL
BRICK HOUSE

NEW ADDITION

EXIST'g
BRICK & BANDS

REMAINS

NEW
EXPOSED
WDN

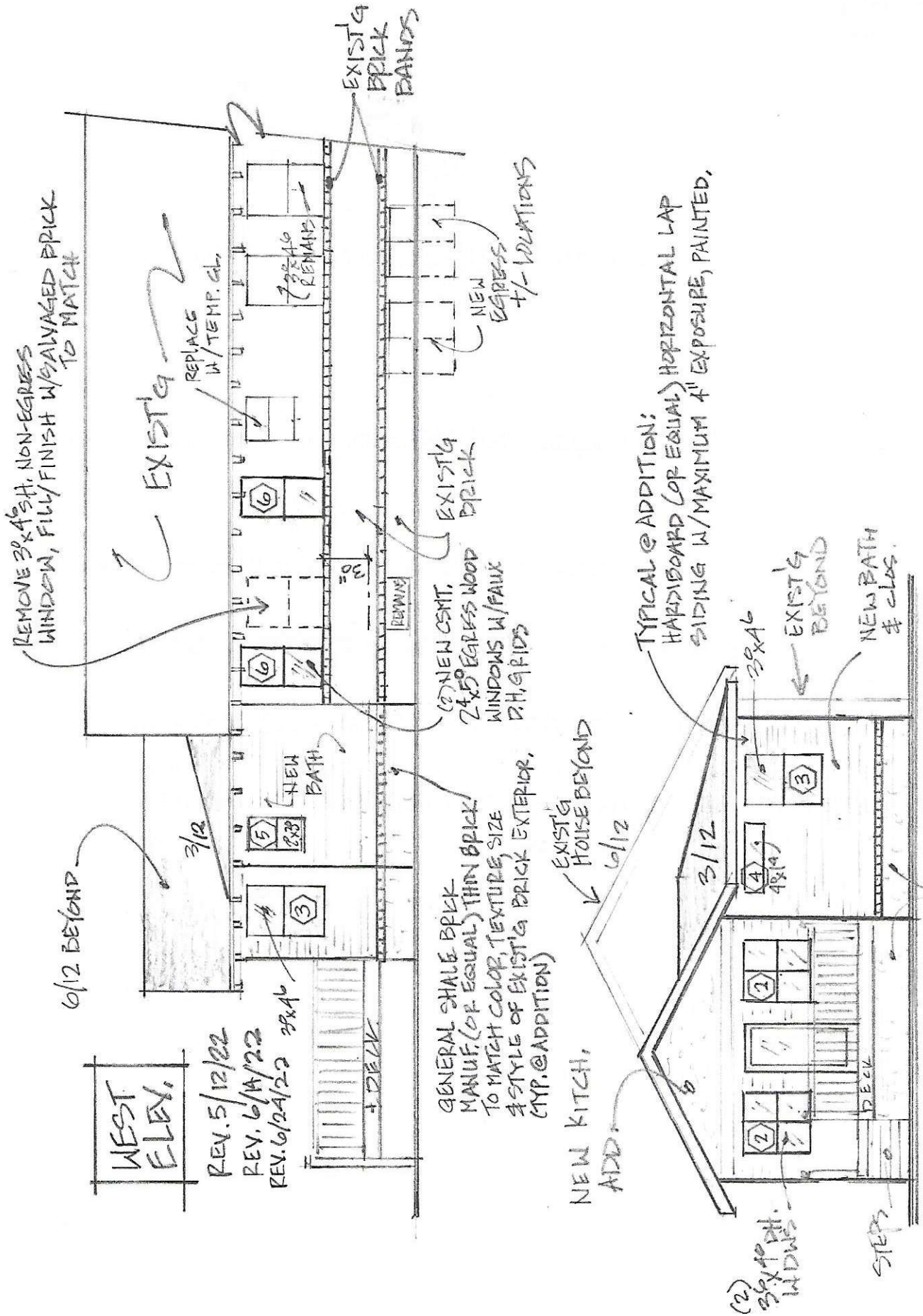
THESE WINDOWS
REMAIN

BRICK
CHIM.
REMAINS

6/12

3x3

DECK



4-29-22 REV. 6/14/22
 REVIEW POTENTIAL ROOF 1/8" = 1'-0"

WINDOW SCHEDULE

OPENING ID	TYPE	W x H	QTY	FRAME	SCREEN	HEADER	TEMPERED	EGRESS	F. FLR TO B.O. SILL	COMMENT	MANUF'R
①	3/0 X 3/9 DOUBLE HUNG	3'-0" x 3'-9"	1	WOOD	YES	7'-0"	YES	NO	39"	ALL WINDOWS SHALL BE WOOD FRAME CONSTRUCTION AND MATCH EXISTING BRICK HOUSE WINDOWS FOR STYLE/DETAILS ON EXTERIOR	TBD
②	3/6 X 4/0 DOUBLE HUNG	3'-6" x 4'-0"	2	WOOD	YES	7'-0"	NO	NO	36"		TBD
③	3/0 X 4/6 DOUBLE HUNG	3'-0" x 4'-6"	2	WOOD	YES	7'-0"	NO	NO	30"		TBD
④	4/0 X 1/4 TRANSOM FIXED	4'-0" x 1'-4"	1	FIBERGL.	NO	7'-0"	YES	NO	68"		TBD
⑤	2/0 X 3/0 DOUBLE HUNG	2'-0" x 3'-0"	1	WOOD	YES	7'-0"	NO	NO	48"		TBD
⑥	2/4 X 5/0 CASEMENT	2'-4" x 5'-0"	2	WOOD	YES	7'-6"	NO	YES	30"		WITH FAUX DH GRIDS, (THESE WINDOWS REPLACE EXISTING 3/0x4/6 DH UNIT THAT DOES NOT MEET IRC 2021 EGRESS REQUIREMENTS)

















Interpreting The Secretary of the Interior's Standards for Rehabilitation

Subject: Rear Additions to Historic Houses

Applicable Standards: 9. Compatible New Additions / Alterations
10. Reversibility of New Additions / Alterations

Issue: Whenever possible, new additions should be constructed on rear elevations where they will have less of an impact on the building's historic integrity. Rear additions—like all new additions—should be subordinate to the original building in size, scale, and massing, as well as design. Additions that feature a higher roofline, that extend beyond the side of the building, or that have a significantly greater footprint than the original building are usually not compatible. The expansion of modest scale houses or those in prominent locations (such as a corner lot) can be particularly challenging. Standard 1 states that “A property should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.” In cases where an overly large addition is required in order to accommodate the owner's programmatic needs, a more suitable building should be identified.

Rear additions that meet the Standards are compatible in design, yet differentiated from the old building, often through a process of simplification. For example, if the original house features narrow clapboard siding, multi-light double-hung sash windows and an elaborate decorative cornice, the new addition could be sided with different clapboards, one-over-one double-hung sash, and a less detailed cornice. New materials need not match exactly the historic materials but should be appropriate to the building type, compatible with existing materials, and unobtrusive in appearance.

Rear additions that do not require significant removal of existing materials may help retain the house's historic appearance and character. Connecting the new addition to the historic building with a modest hyphen can limit removal of historic materials, drastic structural changes, and irreversible changes to the original building. A hyphen can also more clearly differentiate new from old construction. Rear additions can also provide the opportunity to make a building accessible, rather than constructing ramps on a more prominent elevation.

Application 1 (*Incompatible treatment*): This modest residence began as a two-story log house. Later, the main portion of the house was converted into a distinctive Bungalow-style residence. Over time, multiple additions were also made along the natural grade at the rear of the house. Prior to rehabilitation, these later additions were quite deteriorated.



Top and Above: This historic house had been altered numerous times in the past—including multiple additions to the rear of the building.

When the project began, the existing rear additions were determined to be beyond repair and were demolished. A replacement addition of a similar size to those removed would likely have met the Standards. However, the new addition constructed on the rear doubled the size of the structure as it existed before the rehabilitation. As built, the cladding, openings, and rooflines of the new addition were appropriate to the building's historic character. Yet this was not sufficient to overcome the effect of an addition substantially more massive than the additions that were demolished. With two full floors, a footprint that was much deeper than the previous additions, a new deck extending from the rear and side elevations, and significant grade changes at the rear, this work competes for attention with the historic structure to which it is attached and has seriously impacted the property's historic character.



The size of this new rear addition—incorporating two floors and an extended depth—combined with substantial changes to the site overwhelm the modest historic house.

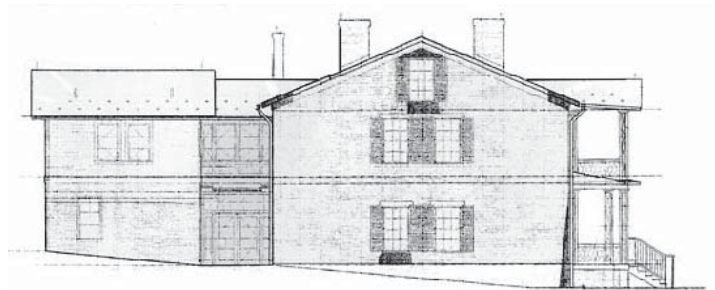
Application 2 (Compatible treatment): This large brick house was converted for use as offices. As part of the rehabilitation a new addition was constructed at the rear of the house. With a brick ground floor and a clapboard upper level set beneath a roofline that was lower in height than the original structure, the rear addition's design was both distinct from, and compatible with, the size, scale, massing and architectural features of the historic house. The use of varied materials on the addition (brick below, clapboard above) was handled with restraint in a manner that did not compete visually with the main house. The addition provided space to locate new systems for the entire structure as well as accessibility to the historic house at grade, making exterior ramps unnecessary.

A hyphen (with a lower roofline and narrower footprint) separated the new addition from the old, further distinguishing the various periods of construction and reducing the addition's massing. The hyphen required only a minimal amount of disturbance to the rear wall of the historic house and left the plan of the main house intact. If the addition were ever removed, the house's historic integrity would remain undiminished.

Right: The house prior to rehabilitation.

Below right: Drawing of proposed rear addition and hyphen, showing how the new construction was subordinate in size to the historic house.

Below left: New addition and connecting hyphen. The new materials and fenestration complement, yet are distinct from, the historic house.



Chad Randl, Technical Preservation Services, National Park Service

These bulletins are issued to explain preservation project decisions made by the U.S. Department of the Interior. The resulting determinations, based on the [Secretary of the Interior's Standards for Rehabilitation](#), are not necessarily applicable beyond the unique facts and circumstances of each particular

National Park Service
U.S. Department of the Interior



Technical Preservation Services
National Center for Cultural Resources

ITS
NUMBER 14

Interpreting The Secretary of the Interior's Standards for Rehabilitation

Subject: New Openings in Secondary Elevations or Introducing New Windows in Blank Walls

Applicable Standards: 2. Retention of Historic Character
9. Compatible New Additions/Alterations

Issue: Rehabilitating historic buildings for new uses occasionally requires cutting in new window openings in secondary elevations to increase light and ventilation. Secondary building elevations, while usually not as important as the façade, are often articulated and quite visible, even though they may have few, if any, openings. Since secondary elevations can contribute to the historic character of a building, the integration of new openings requires careful consideration to meet the Secretary of the Interior's Standards for Rehabilitation. This can be accomplished through attention to the number, location, and design of proposed new openings during the design process.

Application I (*Incompatible new openings*): This freestanding brick warehouse was constructed in 1859 to store grain and dry goods. Although the largely solid end wall elevations were secondary, they were highly visible and contributed to the historic character of this building. During a conversion to offices, a series of new openings were inserted in the end walls to admit more light and take advantage of desirable views. The number and design of the new windows, which mimic the historic windows in size, proportion, detail and light configuration, fundamentally altered this building's historic character giving the building a significantly different look. The treatment did not meet the Standards.



New windows could have been installed while maintaining the historic massiveness of the end wall. This would have required the introduction of only a few smaller windows.



Top: The historically important 1859 brick warehouse with largely solid end wall.

Bottom: The number and design of the windows added to the end wall make this an inappropriate treatment.



Left: 1882 corner commercial building.

Right: The number and location of the new openings do not alter the historic character nor cause this elevation to compete with the facade.

Application 2 (*Compatible new openings*): This 1882 structure exemplifies the transition in commercial architecture after the Civil War from simple, domestically scaled buildings to structures distinguished as symbols of commercial prestige by their size and height, decoration, quality of architecture and prominence. When rehabilitating this building into bank offices, the owner proposed inserting new openings on the third floors of the secondary side elevation for added light and ventilation. The number and location of these new openings did not impact the character-defining features nor direct too much focus to the secondary elevation.



Application 3 (*Incompatible treatment modified to meet the Standards*): A nineteenth century commercial building with an exposed party wall, where the adjacent buildings have been razed, presents a greater opportunity for compatible new openings. Nonetheless, the design must not make such a strong architectural statement as to radically change the appearance of the building or overwhelm the composition of the historic façade.

Left: 19th century commercial building with exposed party wall. Above: Inappropriate treatment. Below: Appropriate solution.

This 1897 commercial building with exposed party wall on the west was constructed to house a significant early twentieth century retail establishment. Four entry doorways were cut into the party wall when the building was altered in 1937 and 1992. When rehabilitating this building for mixed-use in 1999, with a restaurant and specialty shops on the first floor and residential apartments on the upper three stories, twenty-five new openings were proposed on the west elevation. These new openings with varying header heights included four different window sizes and pane configurations, and two projecting balconies. The number, placement, rhythm created by the variations in header heights and window sizes and proposed balconies make a strong architectural statement that is incompatible with the historic character of this large solid masonry wall.



The revised elevation design eliminated the balconies and some of the new window openings, standardized the header heights, sash size and pane configuration. This compatible treatment meets the standards.

Kaaren R. Staveteig, Technical Preservation Services, National Park Service

These bulletins are issued to explain preservation project decisions made by the U.S. Department of the Interior. The resulting determinations, based on the Secretary of the Interior's Standards for Rehabilitation, are not necessarily applicable beyond the unique facts and circumstances of each project.



12-23-21

***RE: Design Changes for 1306 W. Mountain
Revised Plan set dated 12-8-2021 and consisting of 7 pages***

Demolition of existing brick wall:

- Revised plans show there will not be any existing historic brick being removed and all brick walls can be reversable.

Exterior Windows:

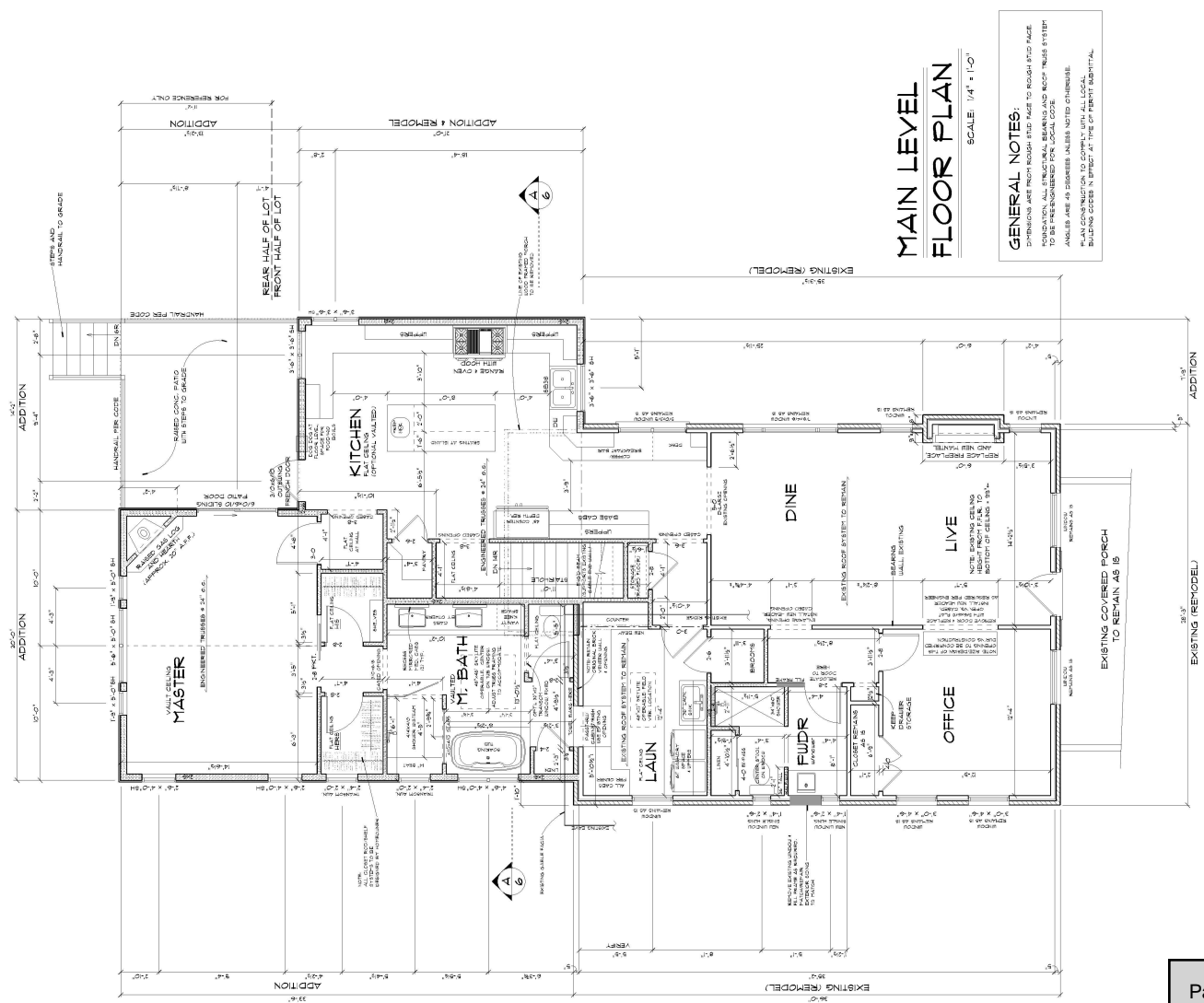
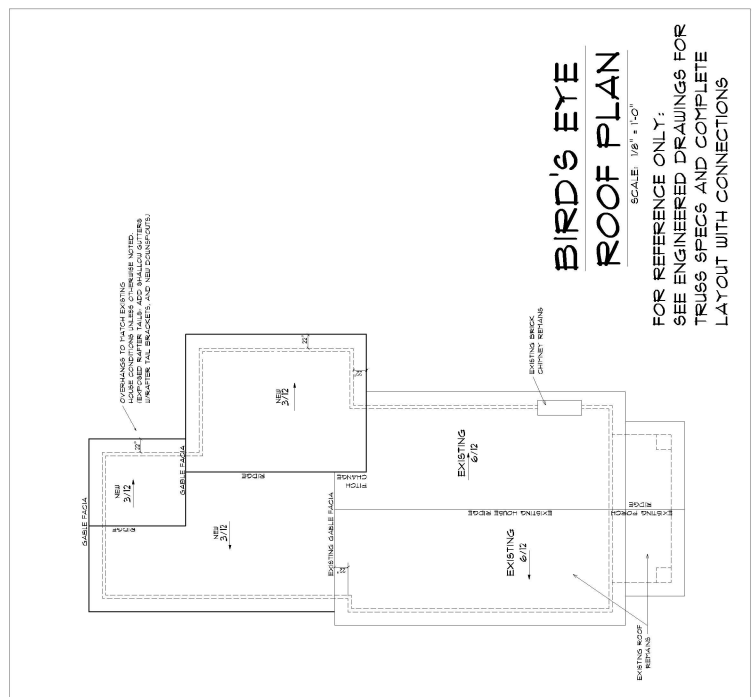
- Revised Plans show retaining the existing windows in the home except for the removal of and fill-in in the existing bathroom.

Floor plan square footage:

- Revised plans show adding onto the existing home of 1097 square feet a new addition of 887 square feet reflecting a reduction of 24% from previous plans.

Roof Details:

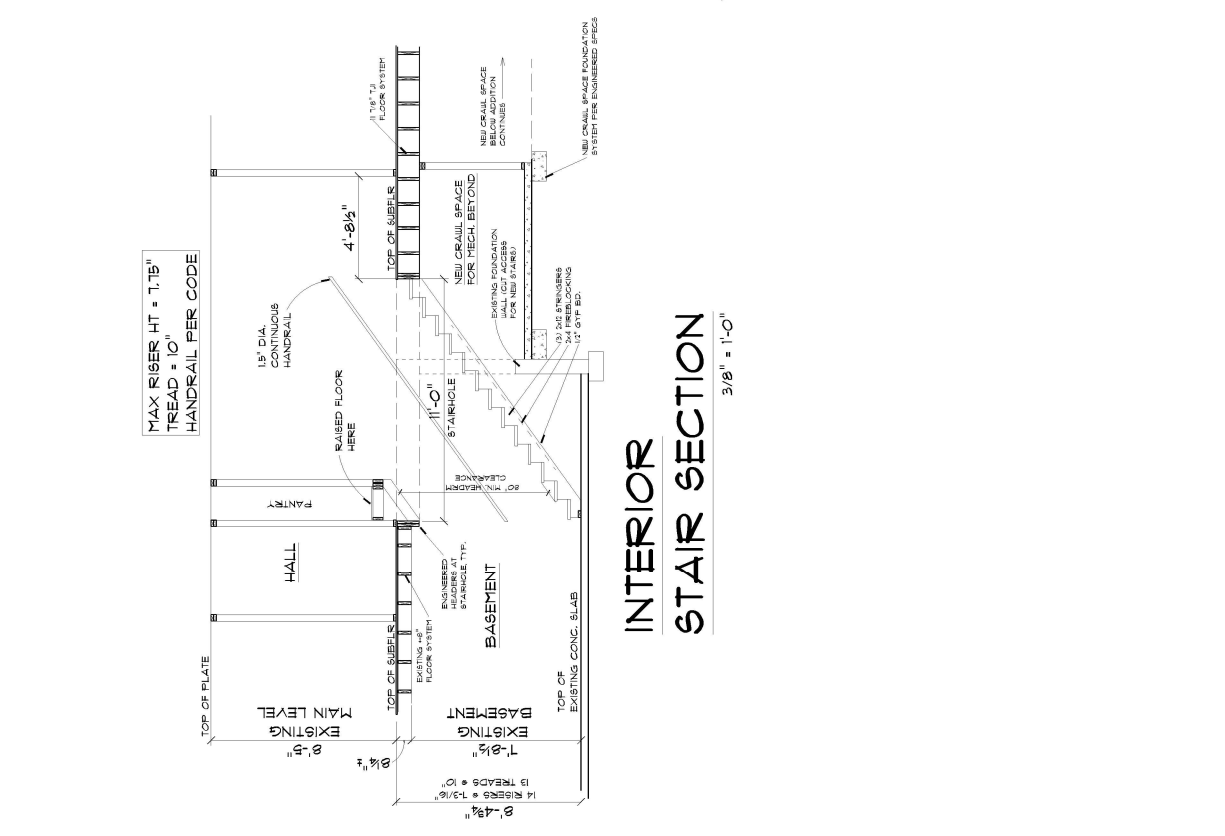
- Removal of dormer on the east roof elevation based on the commission's recommendations.



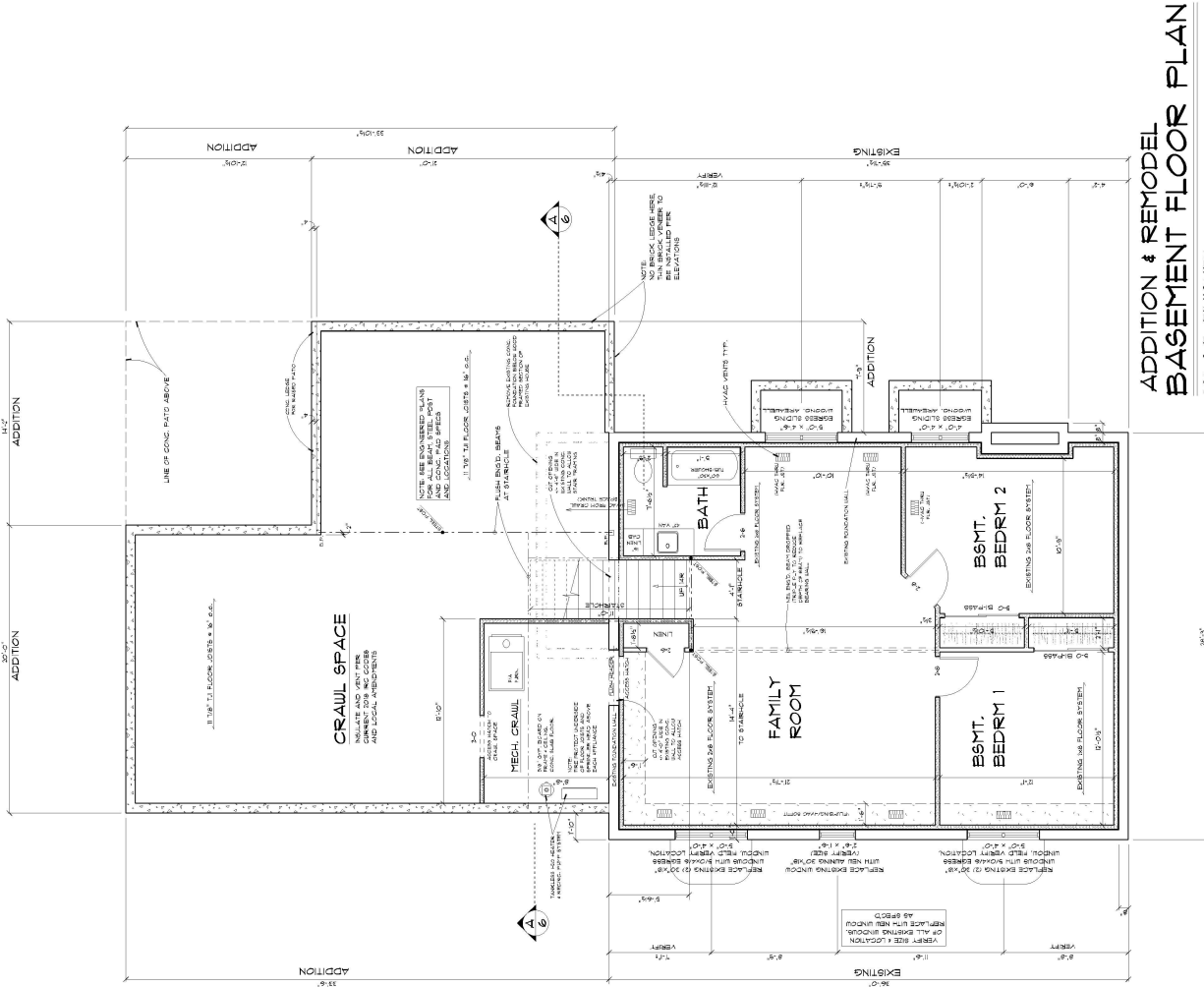
ALLOWABLE FLOOR AREA CALCS
 ALLOWABLE SQ. FT. CALCS
 MAXIMUM ALLOWED ON TOTAL LOT = 300087.22% = 18000 + 10000 = 28000
 MAXIMUM ALLOWED ON REAR HALF = 4500 sq ft x 25% = 1125 sq ft
 CALCULATIONS FOR ALLOWABLE SQ. FOOTAGE:
 ~ TOTAL OF MAIN LEVEL WITH NEW ADDITION = 1984 sq ft
 ~ ORIGINAL BRICK HOUSE + EXISTING WOOD FRAMED PORCH + REAR = 1031 sq ft PLUS 891 sq ft OF PROPOSED PORCH + REAR = 1922 sq ft
 ~ EXISTING 2-CAR GARAGE TO REMAIN = 250 sq ft
 ~ EXISTING 2-CAR GARAGE TO REMAIN = 250 sq ft (MAY EXCLUDE 250 sq ft FROM NEW GARAGE)
 TOTAL ALLOWABLE FLOOR AREA = 2264 sq ft

REAR HALF OF LOT:
 ~ EXISTING + NEW GARAGES = 850 sq ft
 ~ PORTION OF MASTER IN REAR HALF = 225 sq ft
 TOTAL REAR HALF FLOOR AREA = 1075 sq ft

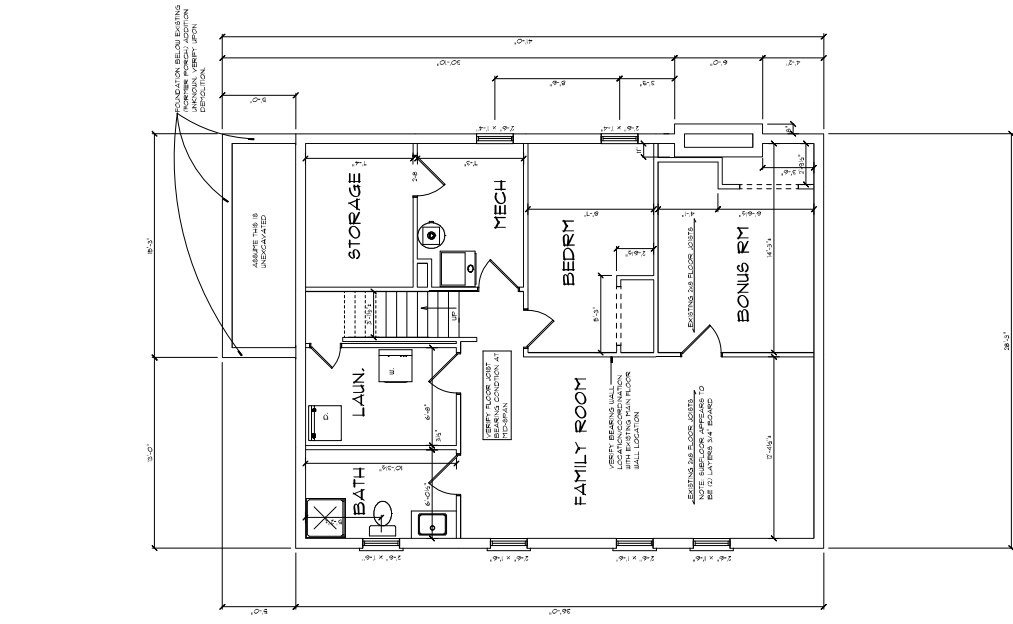
NOTE ON FINISHMENT:
 FINISHES TO BE DETERMINED BY OWNER.
 EXTERIOR EXPOSED FOUNDATION WALL IS LESS THAN 36" FROM ADJACENT GRADE. SQUARE FOOTAGE NOT COUNTED IN TOTAL ALLOWABLE.



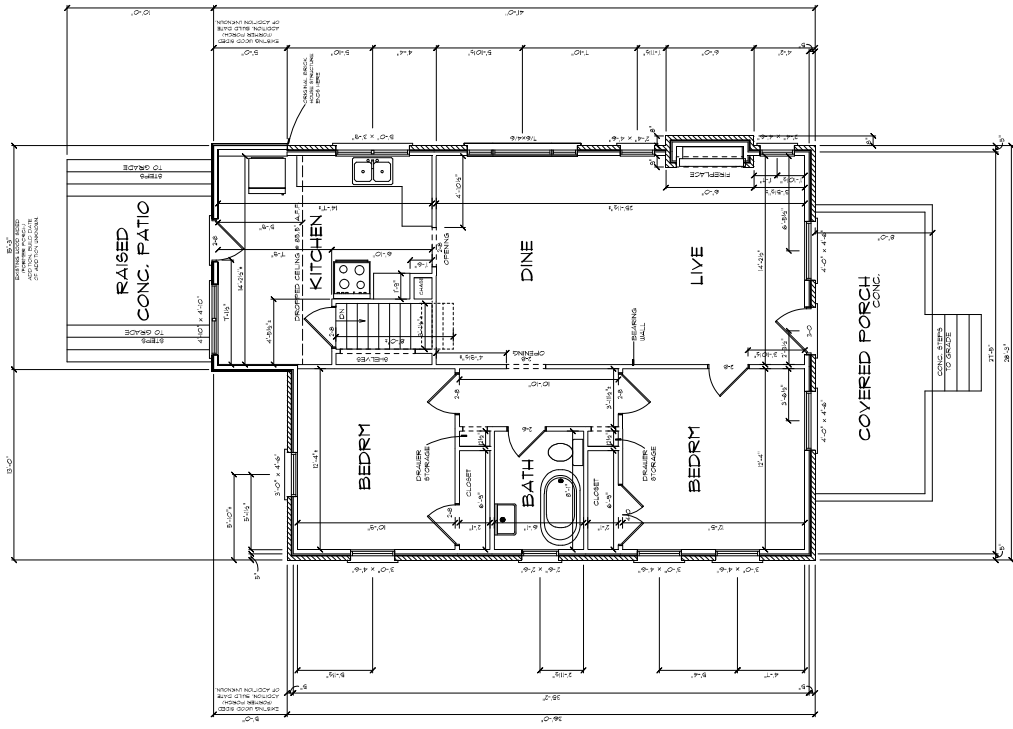
INTERIOR
STAIR SECTION
3/8" = 1'-0"



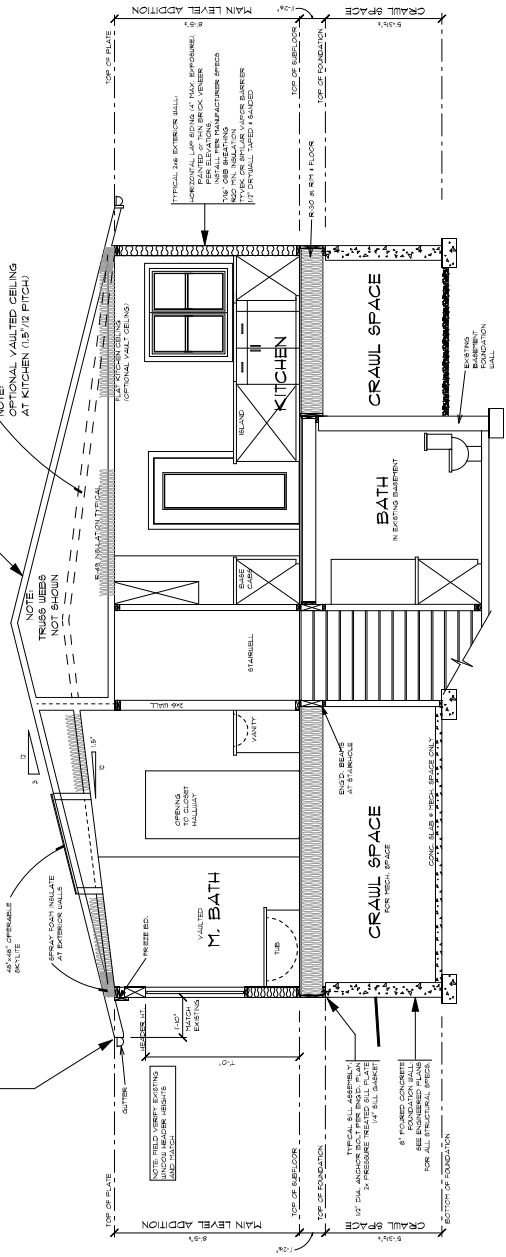
ADDITION & REMODEL
BASEMENT FLOOR PLAN
923 S.F. FINISHED
SCALE: 1/4" = 1'-0"
(EXCLUDES NEW CRAILL SPACE
MECH. AREA & EXISTING FNDTN. WALLS)



**EXISTING
BASEMENT FLOOR PLAN**
SCALE: 1/4" = 1'-0"



**EXISTING (ONE-STORY,
BRICK AND FRAME
WITH BASEMENT)
MAIN LEVEL FLOOR PLAN**
SCALE: 1/4" = 1'-0"
NOTE: SEAT ROOM IS TO
BOTTOM OF CEILING + 9"



BUILDING SECTION A-A
 3/8" = 1'-0"

TRUSS DETAILS:
 TRUSSES SHALL BE UNBENT TRUSS MEMBERS
 OVER THE ENTIRE LENGTH. ALL TRUSS PLACING SHALL
 BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S
 INSTALLATION INSTRUCTIONS.
 TRUSSES SHALL BE INSTALLED WITH THE TRUSS
 CHAINS AND BRACING AS SHOWN ON THE TRUSS
 MANUFACTURER'S DRAWINGS. TRUSSES SHALL BE
 INSTALLED WITH THE TRUSS CHAINS AND BRACING
 AS SHOWN ON THE TRUSS MANUFACTURER'S
 DRAWINGS. TRUSSES SHALL BE INSTALLED WITH
 THE TRUSS CHAINS AND BRACING AS SHOWN ON
 THE TRUSS MANUFACTURER'S DRAWINGS.
 IF 5/8" CEILING BOARD, TYPED & SCHEDULED

TYPICAL DETAILS:
 TYPICAL DETAILS FOR THE EXTERIOR WALLS
 SHALL BE IN ACCORDANCE WITH THE
 MANUFACTURER'S INSTALLATION
 INSTRUCTIONS. TRUSSES SHALL BE
 INSTALLED WITH THE TRUSS CHAINS
 AND BRACING AS SHOWN ON THE
 TRUSS MANUFACTURER'S DRAWINGS.
 IF 5/8" CEILING BOARD, TYPED & SCHEDULED

NOTE: OPTIONAL VAULTED CEILING
 AT KITCHEN (1 1/2" PITCH)

NOTE: TRUSS JOISTS
 IN CRAWL SPACE

NOTE: OPTIONAL
 VAULTED CEILING
 AT EXTERIOR WALLS

NOTE: TYPICAL
 DETAILS FOR THE
 EXTERIOR WALLS

NOTE: TYPICAL
 DETAILS FOR THE
 EXTERIOR WALLS

NOTE: TYPICAL
 DETAILS FOR THE
 EXTERIOR WALLS

NOTE: TYPICAL
 DETAILS FOR THE
 EXTERIOR WALLS

NOTE: TYPICAL
 DETAILS FOR THE
 EXTERIOR WALLS

NOTE: TYPICAL
 DETAILS FOR THE
 EXTERIOR WALLS

NOTE: TYPICAL
 DETAILS FOR THE
 EXTERIOR WALLS

NOTE: TYPICAL
 DETAILS FOR THE
 EXTERIOR WALLS

NOTE: TYPICAL
 DETAILS FOR THE
 EXTERIOR WALLS

NOTE: TYPICAL
 DETAILS FOR THE
 EXTERIOR WALLS

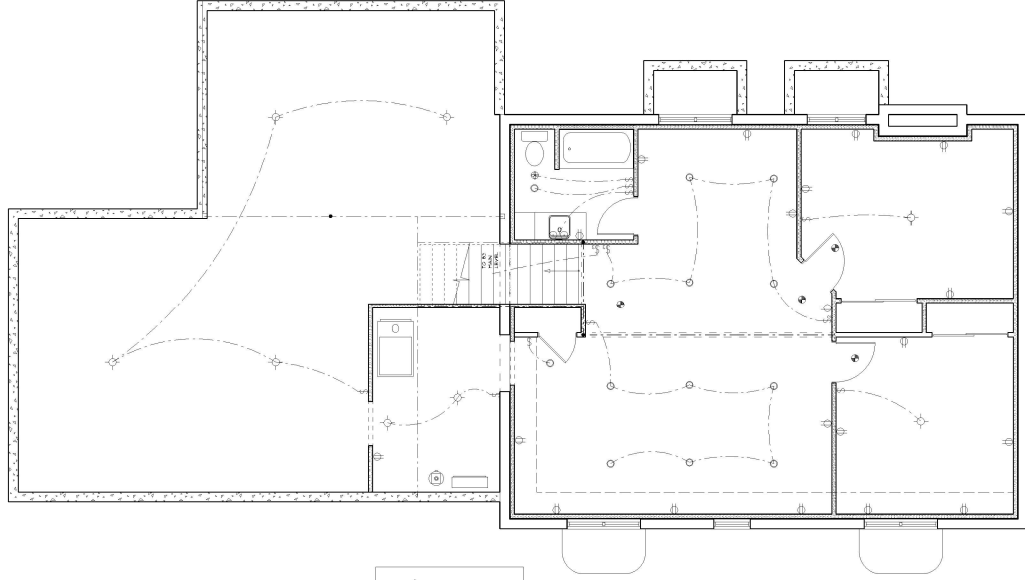
NOTE: TYPICAL
 DETAILS FOR THE
 EXTERIOR WALLS

NOTE: TYPICAL
 DETAILS FOR THE
 EXTERIOR WALLS

NOTE: TYPICAL
 DETAILS FOR THE
 EXTERIOR WALLS

BASEMENT ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

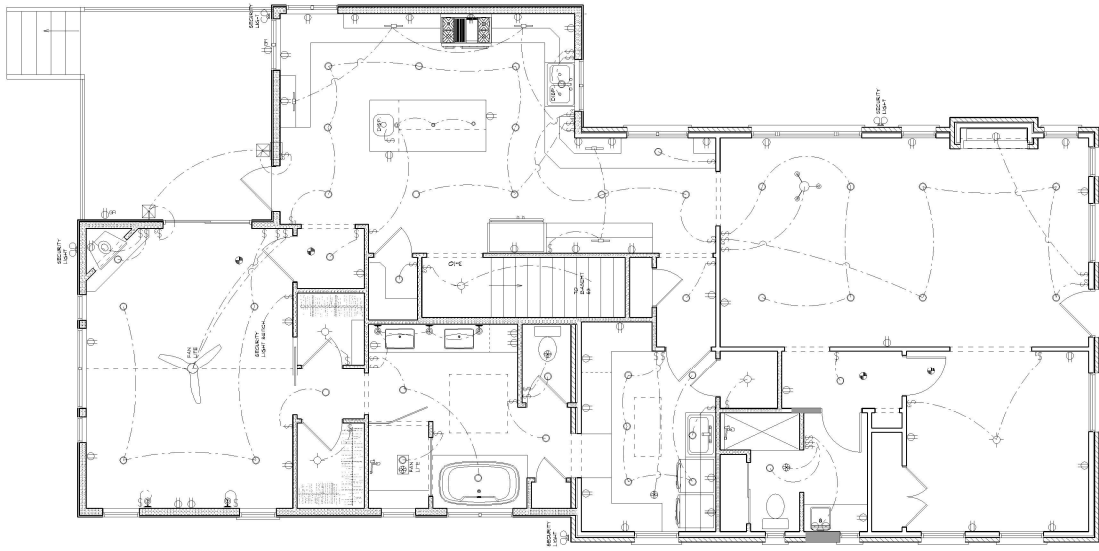


NOTE:
 ADDITIONAL SPECIALTY ELECTRICAL
 ITEMS & SWITCHES (STEP LIGHTS,
 TORKICK LIGHTS, WALL SCONGES,
 TOWEL WARMING, DOCKING DRAWER
 OUTLETS, ETC.) TO BE DETERMINED
 BY HOMEOWNER

ELECTRICAL	SYMBOL
ceiling fan	
chandelier	
can light	
fluorescent light	
incandescent light	
fan	
outlet	
switch 2 way	
switch 3 way	
switch 4 way	
switch 5 way	
switch 6 way	
switch 7 way	
switch 8 way	
switch 9 way	
switch 10 way	
switch 11 way	
switch 12 way	
switch 13 way	
switch 14 way	
switch 15 way	
switch 16 way	
switch 17 way	
switch 18 way	
switch 19 way	
switch 20 way	
switch 21 way	
switch 22 way	
switch 23 way	
switch 24 way	
switch 25 way	
switch 26 way	
switch 27 way	
switch 28 way	
switch 29 way	
switch 30 way	
switch 31 way	
switch 32 way	
switch 33 way	
switch 34 way	
switch 35 way	
switch 36 way	
switch 37 way	
switch 38 way	
switch 39 way	
switch 40 way	
switch 41 way	
switch 42 way	
switch 43 way	
switch 44 way	
switch 45 way	
switch 46 way	
switch 47 way	
switch 48 way	
switch 49 way	
switch 50 way	
switch 51 way	
switch 52 way	
switch 53 way	
switch 54 way	
switch 55 way	
switch 56 way	
switch 57 way	
switch 58 way	
switch 59 way	
switch 60 way	
switch 61 way	
switch 62 way	
switch 63 way	
switch 64 way	
switch 65 way	
switch 66 way	
switch 67 way	
switch 68 way	
switch 69 way	
switch 70 way	
switch 71 way	
switch 72 way	
switch 73 way	
switch 74 way	
switch 75 way	
switch 76 way	
switch 77 way	
switch 78 way	
switch 79 way	
switch 80 way	
switch 81 way	
switch 82 way	
switch 83 way	
switch 84 way	
switch 85 way	
switch 86 way	
switch 87 way	
switch 88 way	
switch 89 way	
switch 90 way	
switch 91 way	
switch 92 way	
switch 93 way	
switch 94 way	
switch 95 way	
switch 96 way	
switch 97 way	
switch 98 way	
switch 99 way	
switch 100 way	

MAIN LEVEL ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



[Home](#) > [The Standards](#) > Rehabilitation Standards and Guidelines

Rehabilitation Standards and Guidelines

The Secretary of the Interior's Standards for Rehabilitation, codified as 36 CFR 67, are regulatory for the [Historic Preservation Tax Incentives program](#). The Guidelines for Rehabilitating Historic Buildings and the Guidelines on Sustainability for Rehabilitating Historic Buildings, which assist in applying the Standards, are advisory.

[Applying the Standards for Rehabilitation](#)

[Guidelines for Rehabilitating Historic Buildings](#)

[Guidelines on Sustainability](#)

[Guidelines on Flood Adaptation for Rehabilitating Historic Buildings](#)

Other Standards and Guidelines:

[Four Treatment Standards: Preservation, Rehabilitation, Restoration, and Reconstruction](#)

[Guidelines for the Treatment of Historic Properties](#)

[History of the Standards](#)

Secretary's Standards for Rehabilitation

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. 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.
10. New additions and adjacent or related new construction shall 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.

Guidelines for Rehabilitating Historic Buildings

The [Guidelines](#) assist in applying the Standards to rehabilitation projects in general; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell a building owner which features of an historic building are important in defining the historic character and must be preserved or which features could be altered, if necessary, for the new use. Careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties. These Guidelines are also available in [PDF format](#).

The [Guidelines on Sustainability for Rehabilitating Historic Buildings](#) stress the inherent sustainability of historic buildings and offer specific guidance on “recommended” rehabilitation treatments and “not recommended” treatments, which could negatively impact a building’s historic character. These Guidelines are also available as an [interactive web feature](#).



Northeast corner of historic house, looking northeast



Northeast corner of historic house, looking north toward rear of house



Left: photo of west elevation w details, looking north; Right: Photo of rear/northwest window



Rear bathroom & NW window on west elevation

**Staff Presentation
to the
Historic Preservation
Commission
July 20, 2022**

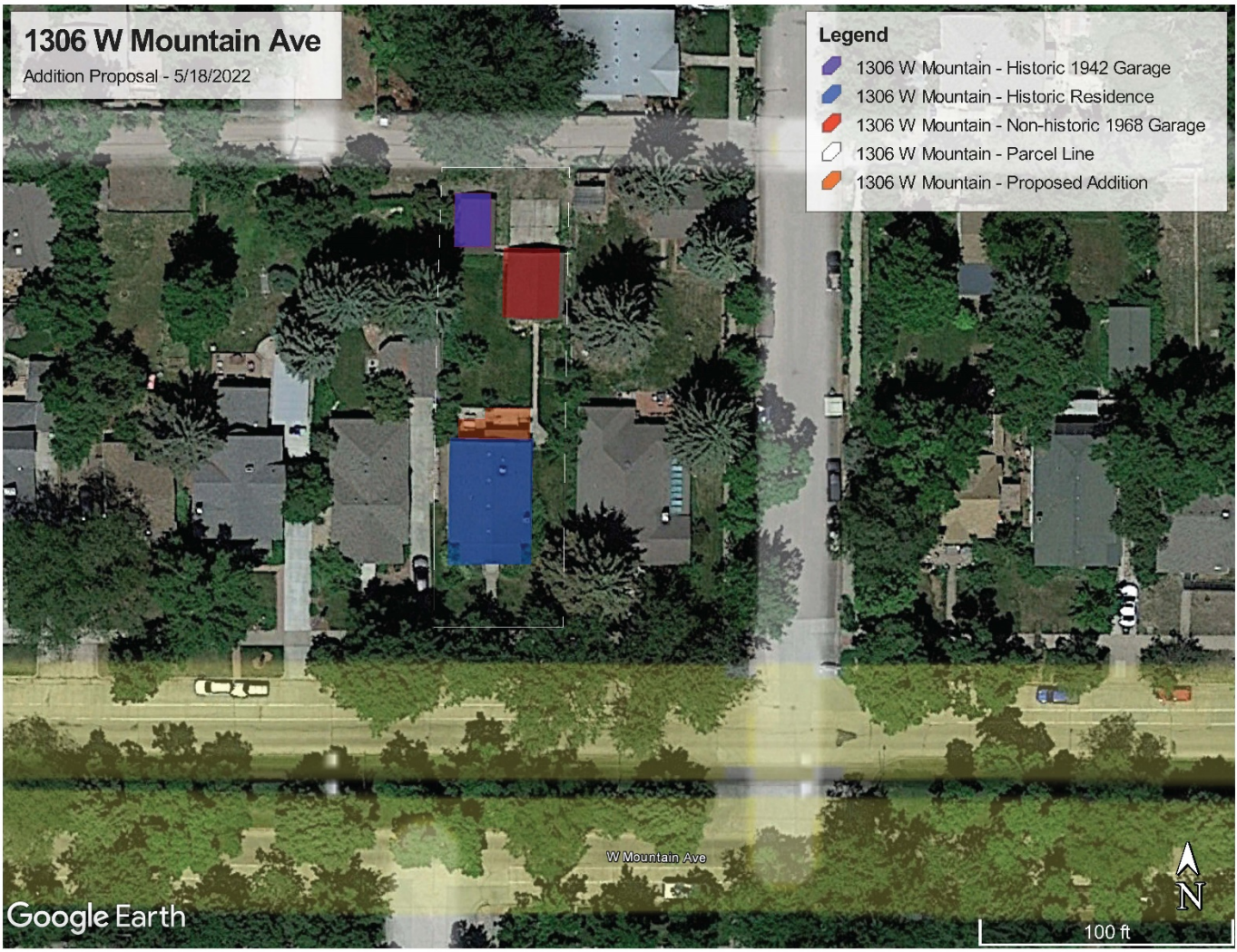


1306 W Mountain Ave

Addition Proposal - 5/18/2022

Legend

- 1306 W Mountain - Historic 1942 Garage
- 1306 W Mountain - Historic Residence
- 1306 W Mountain - Non-historic 1968 Garage
- 1306 W Mountain - Parcel Line
- 1306 W Mountain - Proposed Addition



Google Earth

W Mountain Ave

100 ft

Item 15.

Page 224

- Consider **proposed work** and whether it meets the **Secretary of the Interior's Standards for Rehabilitation**
- Pass motion under Municipal Code 14, Article IV to approve, approve w/ conditions, or deny a Certificate of Appropriateness.

Property Background

- City Landmark
 - Jackson-Bailey Property
 - Designated December 2, 2014
 - Standards 3/C
 - No period of significance defined
 - 1922
 - 1942
- House constructed in c.1922
 - Garage in 1942

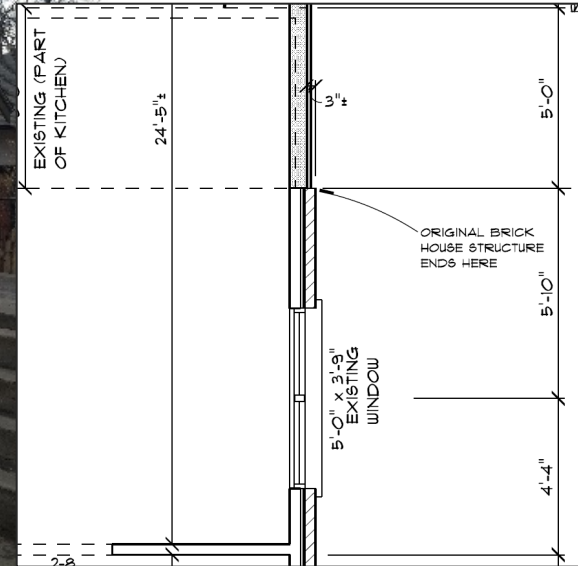
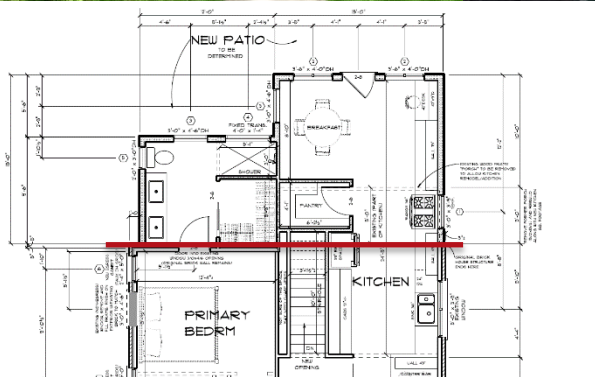


Current Review Timeline

- **January 12, 2021:** Demolition permits received for both accessory structures (holds placed, contractor contacted)
- **January 19, 2021:** Building permit requested for main house addition/rehab
- **February 4, 2021:** Video conference with owner and contractor to discuss required Landmark design review process and key conflicts.
- **February 25, 2021:** Follow-up video conference to discuss review process
- **March, 2021:** Scheduled HPC Conceptual Review (rescheduled at owner's request due to late hour)
- **May 11, 2021:** Follow-up w applicant
- **June 28, 2021:** Follow-up w/ applicant
- **October 27, 2021:** Process follow-up w/ revised plans
- **November 19, 2021:** HPC Conceptual Review Rd 1
- **January 22, 2022:** HPC Conceptual Review Rd 2
- **February 17, 2022: HPC Final Design Review**
 - **Garage & basement window treatments approved**
 - **Addition denied**
- **May 18, 2022: HPC Conceptual Design Review**

1. Construction of an addition totaling 339 ft² (264 new ft²) onto the existing 1,097 ft² home
 - *(Note: 1,097 includes the approximately 75 ft² rear mud porch slated for demolition).*
2. Modification of windows on west wall of northwest bedroom on historic house.

Proposed Alterations – Existing Conditions

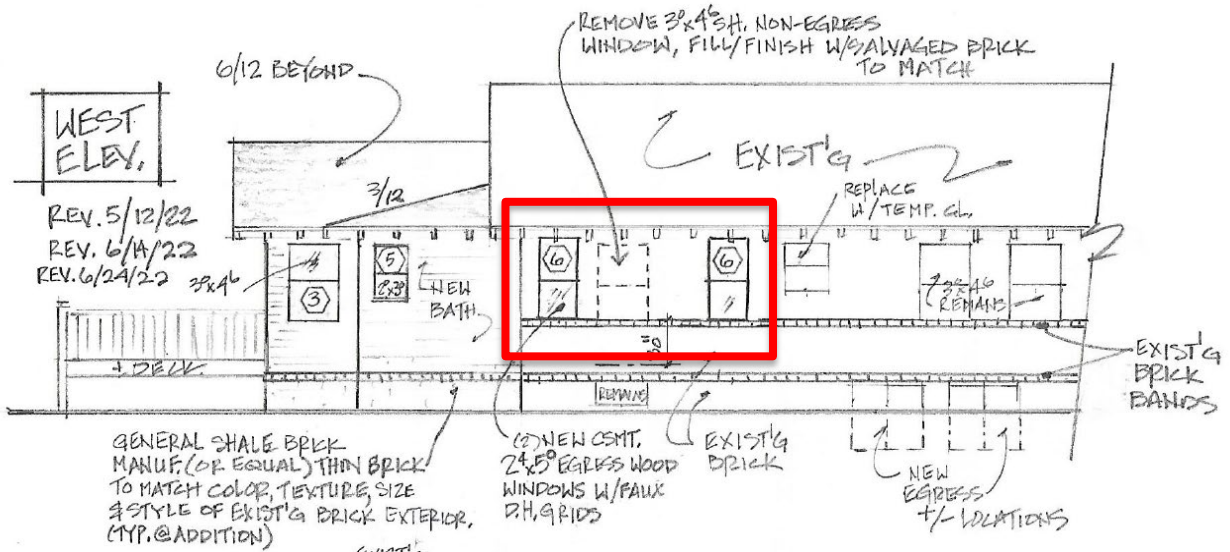


Proposed Alterations – Existing Conditions

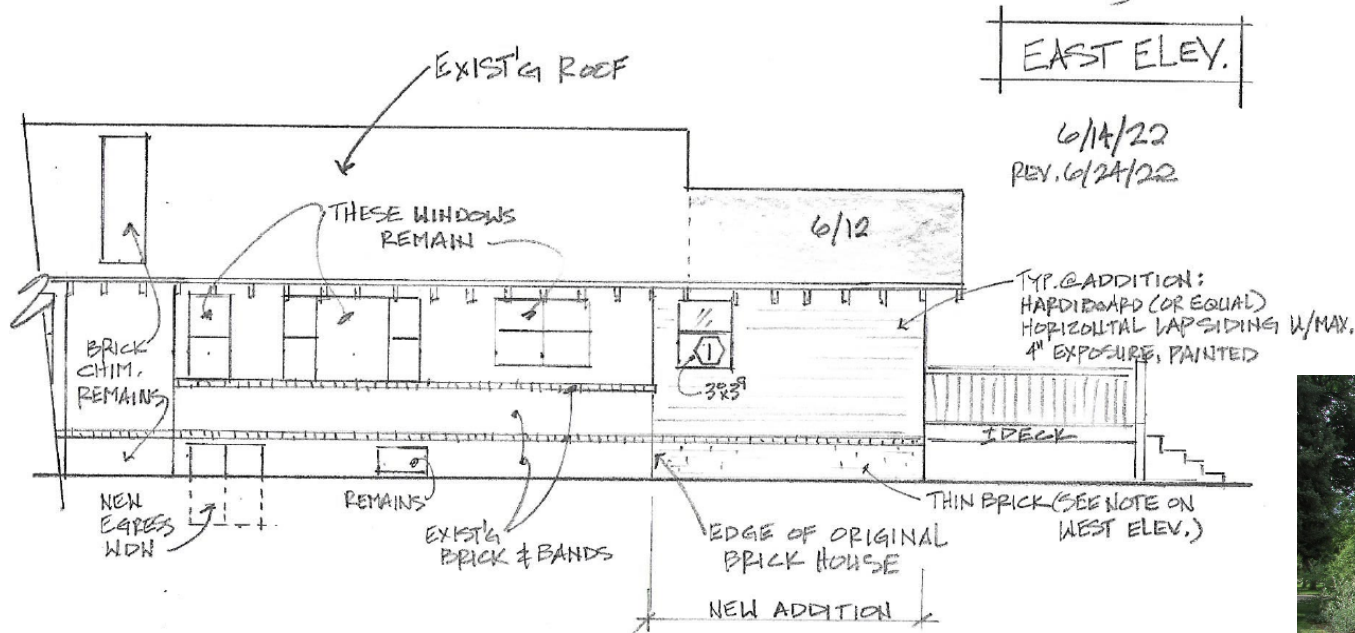
Item 15.



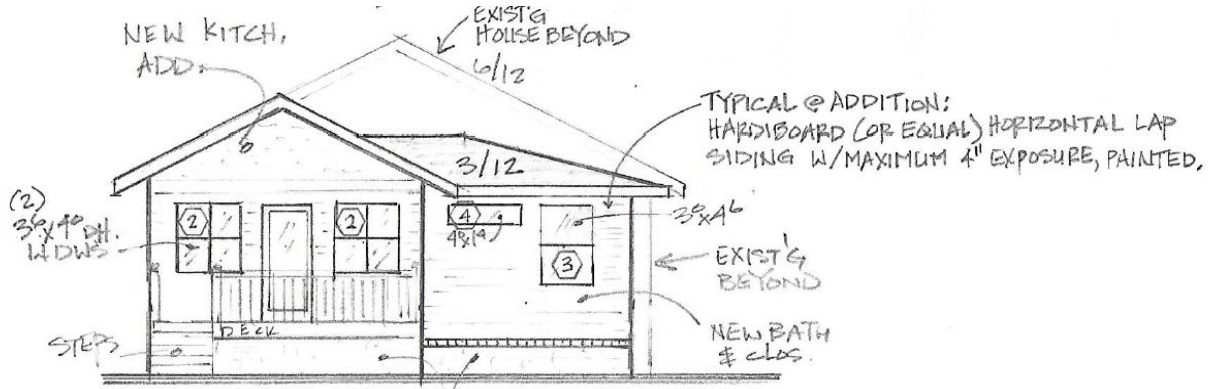
Proposed Alterations – West Elevation



Proposed Alterations – East Elevation



Proposed Alterations – Rear/North Elevation



NORTH ELEV

4-29-22 REV. 6/14/22 REV. 6/24/22
 REVIEW POTENTIAL ROOF 1/2" = 1'-0"



Staff Analysis - Overall

- Project meets all applicable Rehab Standards (with 1 exception)
 - Standards respond to proposed work in relation to building's "character-defining features."
- Key Standards for this project are:
 - 2 – Preserve historic character
 - 5 – Preserve character-defining features
 - 9 – Additions/exterior alterations should be compatible, distinguishable, and subordinate
 - 10 – Additions/exterior alterations should be reversible
- ITS Bulletin 37 – Rear Additions to Historic Houses
- ITS Bulletin 14 – Modifications to Windows on Secondary Elevations

- 2 – Preserve historic character – generally met
 - Addition appears to meet
 - Modifications to northwest bedroom windows not recommended
- Standard 5 – Preserve specific character-defining features and materials – met:
 - Addition begins at rear/north brick wall and is not removing specific historic materials.
 - Again, northwest window treatment not recommended

- 9 – Additions/exterior alterations should be compatible, distinguishable, and subordinate – met
 - Addition is appears to meet all three factors
- 10 – Additions/exterior alterations should be reversible – met:
 - Addition is utilizing existing openings to create connections

Context for Modifying Side Windows

- Typically historic openings are retained and new window openings added
- Typically done when a wall is blank
- If an existing opening is present but not IEBC-compliant, changing the existing is preferred rather than removing/infilling and adding new
- See ITS Bulletin 21 – Adding new Openings on Secondary Elevations
- Typically completed on larger buildings with blank walls

- Approve w/ Conditions
 - Condition: to retain the existing west-facing wall in the northwest bedroom, delete one or both of the two proposed new window openings, and install an egress-compliant window in the existing opening.

- Consider **proposed work** and whether it meets the **Secretary of the Interior's Standards for Rehabilitation**
- Pass motion under Municipal Code 14, Article IV to approve, approve w/ conditions, or deny a Certificate of Appropriateness.

**Verbatim Transcript
Historic Preservation
Commission
July 20, 2022**

HISTORIC PRESERVATION COMMISSION

CITY OF FORT COLLINS

Held JULY 20, 2022

Hybrid Meeting – 300 Laporte Avenue and via Zoom

Fort Collins, Colorado

In the Matter of:

1306 West Mountain – Addition – Final Design Review

Meeting Time: 5:30 PM, July 20, 2022

Commissioners Present:

Kurt Knierim, Chair
Jim Rose, Vice Chair
Margo Carlock
Meg Dunn
Walter Dunn
Eric Guenther
Anne Nelsen

Staff Members Present:

Brad Yatabe
Jim Bertolini
Melissa Matsunaka
Maren Bzdek

1 CHAIR KURT KNIERIM: That takes us to discussion agenda item five, 1306 West Mountain,
2 the final design review. And, I think we have a quick staff presentation for this. Excuse me, are there any
3 recusals for this?

4 COMMISSIONER ERIC GUENTHER: Yes, Mr. Chairman, I recuse myself from this, but I
5 would like to make a public comment at the appropriate time.

6 CHAIR KNIERIM: Duly noted, thank you.

7 MR. JIM BERTOLINI: Alright, Mr. Chairman and Commissioners, Jim Bertolini here, I'll be
8 giving the staff presentation for this item. This is the...a final design review for the City landmark at
9 1306 West Mountain Avenue. Are folks seeing the slides okay?

10 CHAIR KNIERIM: Yes.

11 MR. BERTOLINI: Perfect. Alright...so I think most of the Commissioners will be familiar with
12 this property since you've seen this a couple of times. Just to reorient on location, this is at 1306 West
13 Mountain Avenue. This map just showing the historic house, it's the primary focus of the landmark
14 designation, along with the historic garage at the northwest corner of the site; both of those are considered
15 historic according to the landmark nomination. There is a non-historic garage here proposed for
16 demolition that's already been approved by the Commission, and then a small proposed addition onto the
17 rear of the property.

18 In this case, since this is a City landmark, the Commission is the decision maker on the project.
19 Your role this evening is to consider the proposed work and whether it meets the Secretary of Interior
20 standards for rehabilitation, then pass a motion to either approve, approve with conditions, or deny a
21 certificate of appropriateness.

22 Just a little bit of a reminder on the property background. This is named the Jackson-Bailey
23 Property; it was designated on December 2nd, 2014, under the City standard three, which is for
24 architecture, design and construction specifically. The main house that you're seeing in the photographs
25 here was built in 1922, and the historic garage of the alley was built in 1942.

26 Just a refresh on the review timeline. This initially came to the attention of Historic Preservation
27 Services January of 2021; that's when demolition permits for the accessory structures came in. Since that
28 time, we've been working with the property owner and their contractor to modify plans to conform with
29 the City's adopted preservation standards. So, most immediately, do want to raise...earlier this year,
30 February 17th, 2022, you had a previous final design review. In that design review, you approved the
31 demolition of the non-historic garage and the construction of the new garage, and the treatment of
32 basement windows to provide egress at the basement level; however, the addition that was proposed at
33 that time was denied primarily based on its size. Now, in May, two months ago, the Commission did
34 conduct a conceptual design review of the current plans; it's generally what you're seeing this
35 evening...are fairly similar to what you reviewed at the conceptual review in May.

36 Just a summary of the proposed project...it's a comparatively small addition onto the back of this
37 City landmark. The addition in total is about 340 square feet, only about 260 of those are new because
38 the rear mud porch is being demolished as part of that...again, that's not considered a character-defining
39 feature. There is some modification of windows on the west wall of the northwest bedroom as well, and
40 that's an attempt to make that northwest bedroom egress-compliant under existing building code.

1 Just taking a quick look at the site. On the left here, this is just existing conditions...so this is the
 2 existing footprint of the house, 1968 non-historic garage that will be demolished as part of this, and then
 3 the 1942 historic garage. And then just zooming in a little bit closer, this is the footprint of the proposed
 4 addition in proportion to the preserved historic house here on the right. Just rolling through a couple of
 5 existing condition photos overall...we'll go through elevation by elevation to take a look at the effects the
 6 project will have. Here, this is just a floorplan showing the interior of that proposed addition; this red line
 7 here marks the divide between the back of the historic house, which you can see right here, the end of the
 8 brick historic house there, and then the proposed new addition behind that. This is a close-up...since this
 9 was a point of questioning from the Commission...just a close-up of that junction in between the brick
 10 that will remain, and then the addition...will be relatively flush between the two. And this is along the
 11 east elevation. Just a couple of other existing conditions, showing the front of the property, and then the
 12 rear...again, this mud porch addition proposed for demolition along with this large concrete rear deck.
 13 The west elevation...this is just showing the addition as its attached...and then a gable roof element here.
 14 Also showing likely some shale brick as the foundation. There was some question during the conceptual
 15 review to specify beyond just thin brick what the foundation might be. And then, the intent is to use
 16 wood lap siding on the...to clad the addition and differentiate it from the historic brick house. And then,
 17 just highlighting this, this is really the only major note that staff has on the project, is the proposal to infill
 18 one of the windows towards the northwest corner of the historic house, and then puncture two new
 19 window openings into that elevation. This is showing the east elevation, and if you recall, this is where
 20 the junction between the historic building and the addition will be here, just showing that differentiation
 21 with the lap siding. The roof will be flush, but the siding will be differentiated between the Hardie board
 22 product, or similar, and then existing brick. This just showing the addition from the north, or the
 23 backyard, incorporating the gable roof structure from the historic building, then the hipped roof element
 24 just kind of alluding to the mud porch that's being demolished as part of that, and there will be a new
 25 deck that extends north this gable section as well.

26 So, staff's overall analysis is that the rehabilitation standards are met, especially in regard to the
 27 addition itself. It's a fairly textbook addition; this is the kind of project that we really steer most City
 28 landmark owners toward when they are constructing additions on historic houses. Key standards when
 29 we're assessing additions are standard two, which generally regards the preservation of overall historic
 30 character, standard five, which regards preservation of specific character-defining features, and then
 31 standards nine and ten that call for standards [*sic*] to be compatible, distinguishable, subordinate, and
 32 reversable. We also added to your packet a couple of National Parks Service guidance documents
 33 regarding rear additions on houses and modifications to windows on secondary elevations for your
 34 information.

35 So, again, running through the standards, staff's analysis is that, regarding the addition, both
 36 standards two and five are met concerning overall historic character, the addition is on the rear, it's
 37 generally compatible with the historic design elements present in the brick house. Do have some
 38 concerns with the modification of the northwest bedroom's...but overall consider standard two met.
 39 Standard five we're also considering met...the addition begins at that north brick wall, it's not removing
 40 any specific historic materials, but the only removal of historic material is the opening of a window on the
 41 rear, on the north elevation, that's being widened out into a passageway in between that bedroom and
 42 bathroom addition. So, that's generally in keeping with how these standards apply when you are
 43 attaching additions onto a historic landmark. Again, the northwest window treatment doesn't really meet
 44 the standards based on staff's interpretation...again, a comparatively minor issue in the overall scope of
 45 the project.

1 Regarding standards nine and ten that do...that frequently apply to additions like this...standard
 2 nine calls for projects to be compatible, distinguishable, and subordinate. In terms of compatibility, using
 3 similar roof forms and overall small footprint in comparison to the historic building, staff considers that
 4 compatibility requirement met. The use of the thin brick product and a lap board, or Hardie board product
 5 as the wall cladding on the exterior makes it distinguishable, and in terms of subordination, it's relatively
 6 small compared to the historic building, it's on the rear, and with minimal visibility from Mountain
 7 Avenue. So, all three factors appear to be met there, from staff's analysis. And then, also with
 8 reversibility under standard ten, again, utilizing existing openings is really what the guidelines call for
 9 when constructing additions, and so since that's being done here, staff considers standard ten met as well.

10 I did just want to draw attention to the context for modifying side windows. There is precedent
 11 for doing so with historic buildings, especially where meeting existing building code is of concern.
 12 Typically, that's done where the historic openings are retained and we're adding new openings to that.
 13 It's often done especially in a commercial context where you might have a blank wall on a commercial
 14 building, and based on the occupancy inside that building, new egress or daylighting is needed, and so
 15 new openings are punctured into that blank wall; that's the most common use of modifications to side
 16 windows or new openings. If an existing opening is present, but it's not meeting current code
 17 requirements, usually the preferred alternative there is to change that existing opening to make it building
 18 code compliant rather than removing it and adding new features. So, that's the reason we added that
 19 bulletin twenty-one to your packet just to provide some context on all that.

20 Staff's recommendation is to approve this project. We are recommending a condition there to
 21 modify that treatment of the northwest window and retain the existing opening, delete one or both of the
 22 proposed new openings from the project, and then install an egress-compliant window in the existing
 23 historic opening. And if there's questions about that, I can certainly answer those.

24 Again, just a reminder on the Commission's role; you are a decision-maker on this project, and if
 25 you find that the rehabilitation standards are met, your task is to pass a motion to approve, approve with
 26 conditions, or deny a certificate for the property. That concludes the staff presentation. I believe we
 27 should have an applicant, either Brian Berkhausen or Jeff Schneider here to represent that
 28 application...I'm not sure if they have...

29 CHAIR KNIERIM: Yes, thank you, Jim. And welcome, Jeff.

30 MR. JEFF SCHNEIDER: Good evening. I'm not sure if Brian is online or not, so Brian was
 31 going to try to make it online; he's actually out of the country this week, but he was going to try to attend
 32 virtually, so I'm not sure if he's on or not.

33 CHAIR KNIERIM: Melissa, would you check and see for us?

34 MS. MATSUNAKA: Yes, he just needs to be promoted...or accept the promotion, Mr. Chair. I
 35 believe he is online.

36 CHAIR KNIERIM: Okay. Alright, well...welcome back, and tell us about this stuff.

37 MR. SCHNEIDER: First of all, good evening, and thank you Commission members for hearing
 38 our item again this evening. It's been a year and a half of a long process, and made significant changes
 39 along the way, and I think made to a better project. A couple things I just want to mention is, since our
 40 February 17th hearing that we had, we've reduced the size of the addition by seventy percent. So, I think
 41 Jim has done a great job of presenting the materials and what have you...so, we really considered,
 42 listened to, your concerns back in February and have brought back forward something that our clients are

1 needing and wanting, and something that the Commission and the Historic Preservation, in respect to the
2 existing structure, can handle at this time.

3 So, a couple things I do want to mention is, when we came here in May to talk about the new
4 proposed plan, footprint, and design, the big concern we heard was the impact of that bond line with the
5 brick, and not going below that with the proposed windows. So, in the current plan, you can see that
6 we've changed the window size to not impact that bond line. And so, we respect and understand that
7 concern, and so we've modified and changed that in order to accommodate the concerns of the
8 Commission. One thing I do want to say is, I never heard a concern about adding two windows; there
9 was never a conversation about the concern of adding the two windows, it was purely the size and
10 interrupting that brick bond line, so, you know, if that concern was raised back in May, I wish we could
11 have talked a little bit more about it than bringing it up in the staff report a couple weeks ago. As you
12 know, the existing window does not meet egress; it is 33 inches wide and 19 inches tall, or 4.35 square
13 feet, so that does not meet our 5.7, so that's the intent is twofold...one is to add windows to the west side,
14 or the secondary elevation in order to comply with egress for life, health, safety concerns, obviously, and
15 then obviously the other issue is to accommodate the interior floorplan of layout, for how to place a bed in
16 there and everything else, and not just keep the one window. So, keeping the one window and changing
17 that, or converting that, to an egress window, is an opportunity or possibility...no questions asked, there's
18 no conversation about that, but it doesn't help with the flow of the space. We've had a lot of
19 conversations about retaining the integrity of that north wall and not losing that brick, and just using the
20 existing window opening, so that kind of plays with...and creates a challenge of, how do you use that
21 space and that room to where you still have the egress capability for the windows, and modifying the
22 windows. The other thing I want to note, too, is the prior plan that we had back in February that you guys
23 had concerns with the mass and scale and size of the addition, we also proposed changing and adding two
24 windows into the bathroom; we were going to remove one window in the bathroom and add two smaller
25 windows for the bathroom, and there was never a concern or a discussion about that, so...those proposed
26 windows were closer to Mountain Avenue than what we're proposing on the rear portion of the building.
27 So, never heard the concern of adding windows. And when you look at the requirements of I.T.S. number
28 14, it talks about, how do you do it? And so, there's nothing in the guidelines and standards that says you
29 cannot do it, it just has suggestions and recommendations of how to do it. So, that's what we're trying to
30 do is respect the west elevation by infilling the one window, because it would look awkward and weird to
31 have three...have two different window sizes, or three windows put together on one elevation back there.
32 So, we're trying to respect, again, the fabric of the historic home, we're trying to make it more code
33 compliant with today's needs for egress, and accommodate that.

34 So, we're happy, and we've noted on the plans...we're more than happy to do wood windows to
35 match. The only window that we'd prefer to do a fiberglass window is the one that's on the north
36 elevation in the shower, just from a moisture standpoint and issue. The brick that we're looking at using
37 on the lower level for the exposed foundation...our intent is to match the same size and style and color as
38 the existing to compliment everything. And the plans do note a four-inch maximum exposure of wood
39 siding for the new addition to differentiate the new versus the existing. So, my clients would like to stay
40 here, age in place, and modify the home to meet today's standards versus standards that were 1922; we've
41 had these conversations, and I think you guys all respect that.

42 And then the last thing I do want to say is, you know, one of the challenges with designing on
43 historic properties is, there's no...nothing is codifiable...everything is arbitrary and the mood of the
44 Commission...for how they want to interpret and define and look at the project. So, everything we have
45 are standards and guidelines, nothing set in stone. So, it's hard for us to design, say here's what we're

1 designing to because its going to meet X, Y, and Z. Everything that we're designing to is trying to meet
 2 the intent of the ten standards and guidelines that are set forward. And so, with this, I'm here to
 3 answer...happy to answer any questions that you have, and I do ask that you please approve the project
 4 with no conditions based on the plans that we have submitted at this time.

5 CHAIR KNIERIM: Thank you, Jeff. And I want to give time for public comment on this, so if
 6 you...let's being with our live studio audience. If you would like to comment on this, please come
 7 forward now, state your name.

8 ERIC GUENTHER: Very good, thank you Mr. Chairman. My name is Eric Guenther. As noted,
 9 I have recused myself from this application due to the fact that I own the property immediately to the west
 10 of 1306 West Mountain Avenue, so my comments this evening are as a private citizen and a member of
 11 the neighborhood versus as a Commissioner on the Historic Preservation Commission.

12 So, that said, there are a few thoughts I would like to share, many of those are very much aligned
 13 with what Mr. Schneider just shared. First, and probably most importantly, I also strongly encourage the
 14 Historic Preservation Commission to approve this application without conditions, and that includes the
 15 approval of the window treatments on the northwest side of the building. I'll talk a bit more about that
 16 shortly. As noted by Jim Bertolini and the staff report, I believe the application meets virtually all the
 17 requirements that are set forth by the Secretary of State [*sic*] for scale, for mass, for materials, for general
 18 appearance. I also believe the applicants have been very diligent in their efforts to understand and
 19 respond to not only the Secretary of the Interior requirements, but also to listen to the input from this
 20 Commission over the last eighteen months, and also to members of the community. So, Secretary of the
 21 Interior, the Historic Preservation Commission, and members of the community have all had a very...a
 22 very important role in terms of bringing this design application to where it is today. I think it's been an
 23 arduous process for many people involved, including current and previous members of the HPC because
 24 of the care and concern that has been expressed relative to this particular property. I feel like the result of
 25 all that effort is...it's an architectural plan that enhances and does not distract from the historic character
 26 and the integrity of the home.

27 I believe the plan meets both the guidelines and, as Mr. Schneider pointed out, the intent of the
 28 Historic Preservation Commission, and the Secretary of Interior guidelines. I also believe that it would be
 29 consistent with what would be approved in other historic communities. And while I have a limited
 30 amount of experience with that, I have seen information relative to similar projects, or much more
 31 substantial projects, in communities like Telluride, and Aspen, and Boulder, and Denver. So, what I think
 32 we're trying to do here is to recognize both the Secretary of Interior guidelines and how we apply those,
 33 how those are applied in the city of Fort Collins, but also take into context the broader scope and scale of
 34 those projects as they might apply in other communities both in Colorado and around the nation.

35 The other thing that I want to point out, and Mr. Schneider touched on this as well, is the fact that
 36 these interior changes, although not necessarily part of the purview of the Historic Preservation
 37 Commission, but the interior changes will allow these applicants to age in place, and that's been a
 38 common theme, at least since I've been involved in this project over the last six months or so, the ability
 39 to age in place in this particular property.

40 Speaking specifically to the modifications on the northwest windows, I don't believe that those
 41 modifications will have any substantive impact on the historic attributes, integrity, context, or
 42 characteristics of the home. The brick bond line issue that was, again, the primary topic of the May
 43 meeting, has fully been resolved. That was based largely, again, on feedback provided directly to the
 44 applicants and to the contractor from this particular group. So, that belt line, that bond line, was the

1 primary issue that was discussed at great length at the May meeting, and as Mr. Schneider points out, I'm
 2 not aware of any concerns that have been expressed previously relative to adding the two windows.
 3 Again, I haven't been involved in this for the full eighteen months, but the issue most recently was that
 4 bond line, and there had been no concerns relative to the addition of those two windows toward the back
 5 of the property. And again, while those northwest windows will be repositioned, I don't think the
 6 changes will be visible to anyone viewing the property, won't be visible to motorists approaching from
 7 either the westbound or the eastbound side, and as far as pedestrians are concerned, westbound
 8 pedestrians would not have a view of the window modifications, eastbound pedestrians also would have
 9 very limited view of these window modifications. In fact, they'd arguably have to walk about halfway
 10 down my driveway in order to see those modifications, and even if they did do a close-up inspection, the
 11 fact that the existing brick is being repurposed to fill the open spaces, and the fact that the new windows
 12 will be very closely aligned to imitate the current windows, would suggest that there will be, essentially,
 13 an invisible treatment here that anybody walking by or driving by would have no idea that these changes
 14 had been made. And, again, the idea is that it does help make the interior space more functional for these
 15 applicants. I will point out, as a side note...these windows are the first thing I see when I get up every
 16 morning. Basically, I open my blinds, I make my coffee, and I see out to exactly where these windows
 17 are, and I frankly have no concern with the replacement of the materials given the treatment and the way
 18 they will be handled as we've seen in the previous plans. I believe this represents a very reasonable
 19 solution that will make the home more functional, not only for the current owners, but for future owners
 20 over the next fifty to one hundred years. And, again, just want to reinforce that these changes, I believe,
 21 would be essentially invisible to anyone viewing the home from the street or the sidewalk. So, that
 22 addresses the plan itself.

23 Just on a personal note, I just want to, you know, make a couple comments relative to the
 24 applicants. The Berkhausen's...there are three generations of Berkhausen's that live here in Fort Collins.
 25 The applicants, Barbara and Brian Berkhausen, they did not buy this property as an investment; they
 26 didn't buy it to renovate it and flip it, I don't believe they bought it to make money, they didn't buy it to
 27 be a revolving door rental property...and we've seen that happen with a number of other historically-
 28 designated homes in Fort Collins...they bought this house in order to participate in the day-to-day lives of
 29 their family, including their four granddaughters. And that's what we can help facilitate by seeing the
 30 Historic Preservation Commission approve this recommendation. The Berkhausen's want to be members
 31 of this community, and I frankly feel like they will be very, very good and contributing members to the
 32 community. I believe the application they have submitted, including the minor modifications to the
 33 northwest windows, will simply make the home a bit more livable and allow the Berkhausen's to live
 34 there comfortably. So, once again, I appreciate your time, and I strongly encourage the Historic
 35 Preservation Commission to approve this application without conditions. Thank you.

36 CHAIR KNIERIM: Thank you. Melissa, are there any members of the public online that would
 37 like to comment on this issue?

38 MS. MATSUNAKA: Yes, Mr. Chair. Let me promote them right now.

39 CHAIR KNIERIM: Thank you.

40 MS. LAURA BAILEY: Good evening.

41 CHAIR KNIERIM: Hello, go ahead please.

42 MS. BAILEY: Hi, thank you. Some of you may know me, I'm Laura Bailey, I'm the daughter of
 43 Robert Bailey who worked with this Commission to have the home designated, and who was a member of

1 the community since 1979. And his intent was very much to give a gift to our community of our history.
 2 And so, I am here today because this was very important to my father. He made considerable sacrifices to
 3 ensure that the home was preserved, including being able to make alterations himself. And so, I do
 4 appreciate that the plan for the addition and the changes to the home have been downsized considerably.
 5 I do still have concerns about those windows. I do think that they break with the character of the home,
 6 and are a distraction. And I do...being very familiar with the home myself, know that they are quite
 7 visible from...to eastbound traffic, and if you just look at the photo in the packet for your materials, of
 8 the...I think it's like the lead photo...that will show you that...that's taken from the street, my father took
 9 that image, and you can see from the street, from the sidewalk there, where the windows would be.
 10 So...and I don't at all mean to diminish, or to, you know, be negative about the plans that the
 11 Berkhausen's want to execute, but it's my understanding that it is this Commission's job to follow the
 12 standards, and not to just say, well, it kind of meets the standards, and that the interior design is
 13 really...that's the responsibility, the flow of it all of that...that's really the responsibility and the freedom
 14 of the homeowner. So, what they want to accomplish, to my mind, really needs to be addressed inside,
 15 not by changing the historic character with the window.

16 And then I'll just...a couple other things I wanted to point out from things that were said
 17 previously. One of them is that I'm pretty certain the windows were addressed multiple times at the May
 18 hearing. I know I brought them up and encouraged the Commission to really look at those carefully. I
 19 know it was brought up in the conversation; I'm sure it's in the minutes. I also, with all do respect, want
 20 to say that I believe the reason the Commission never addressed those bathroom windows that Jeff was
 21 mentioning, is because previous proposals were so excessive, so monstrous, that that's really where the
 22 attention of all the discussion really had to be. I don't even think the Commission ever had the time to get
 23 to the small windows in the bathroom because it was, you know, all about the size that would have
 24 practically doubled the house. So, I just, for the record, want to support the Commission and say that I
 25 think these windows have been brought up sufficiently at the last hearing.

26 And then I also want to point out that Fort Collins is...my understanding is that Fort Collins is
 27 very well known as a model for doing historic preservation right, whereas some of these mountain towns
 28 that Eric Guenther pointed out as, you know, looking toward what they've done...my understanding is
 29 some of those are not very well thought of in terms of how they've executed historic preservation in the
 30 past. I do know it's very important for our town, it's important for the economics of our town. I know
 31 we receive millions in grants because we're known to do preservation right. And so, I think it's important
 32 to continue to do that and not to sort of just fudge on the details because a particular applicant wants one
 33 thing or another.

34 And then, just as a final little housekeeping note, I do want to register one more time, I know I
 35 said this before, and I just need to say it...this has nothing to do with my father's house, but as a member
 36 of the public, I do find it very concerning that a sitting member of the Commission is allowed to stand up
 37 and make public comment as a public citizen. I think there is a conflict of interest, and I think that...I
 38 understand that all of you are also public citizens; I certainly don't want to take that away from
 39 you...wouldn't ever want to take your vote away from you as a public citizen, but to be able to stand up
 40 and make a public comment, when clearly Eric Guenther is on the Commission and has the ability to
 41 influence in a way different than the public, I just think it is concerning and something that I would urge
 42 you to reconsider for future hearings. So, I'll leave it at that, and I really appreciate all of your
 43 consideration of my comments and throughout this process, and your patience, and all of the hard work
 44 all of you do to preserve our town's history. Thank you.

1 CHAIR KNIERIM: Thank you, Laura. Alright, at this point, I want to see if the Commission has
2 questions for either the staff or Jeff in all of this. Yes?

3 MR. BRAD YATABE: Mr. Chair, I'd suggest giving the applicant and staff a chance to respond
4 to any of the comments made, and then maybe go into Commission questions.

5 CHAIR KNIERIM: Thank you. Yes, would either the staff or Jeff like to address any of the
6 public comment?

7 MR. BERTOLINI: No concerns from staff.

8 MR. SCHNEIDER: I was going to say, not at this time. I think you understand our position on
9 the windows, and respectfully disagree with some of the comments that Ms. Bailey made, because I never
10 heard at the May hearing from any one of you guys that there was a concern about adding the windows.
11 There was definitely a concern and conversation about the bond line, but not about the additional
12 windows or replacement of the one window. So, I do respectfully disagree with that statement based on
13 the May hearing. So, other than that, thank you.

14 CHAIR KNIERIM: Thank you. Alright, Commissioners, questions for the applicant or Jim
15 before we get into discussion?

16 COMMISSIONER JIM ROSE: Mr. Chairman, I just have one question for Jeff and that has to do
17 with the proposal you have for casement windows that actually meet the egress requirements, but they
18 have what are...from your explanation...a sort of false meeting-rail.

19 MR. SCHNEIDER: Correct.

20 COMMISSIONER ROSE: Is that something that we would see visibly or is it concealed
21 somehow behind...my concern is, you know, when you put the false, sort of, grid in between the panes of
22 a double-insulated glass, it doesn't give you the same effect as divided lines, but if there is a meeting-rail,
23 kind of, that is a physical feature, albeit that it's not functional, that gives a much different appearance as
24 a sort of faux double-hung window than something that is just kind of pasted on.

25 MR. SCHNEIDER: Correct, and yes, sir. So, what we have done in the past, and we've done this
26 a couple times on casement windows, is it's about a two and an eighth simulated divided bar that's
27 applied to the outside. So the grids are applied to the glass and not in between the glass, in order to
28 simulate that...appearance of a double-hung window, even though it's not. I'll be the first to admit, it
29 doesn't look great...you just can't get that same design detail. But, it does give you an impression that it
30 is a double-hung versus a casement window, or single pane.

31 COMMISSIONER ANNE NELSEN: Is the product that you're thinking about just applied to the
32 outside, or is there actually...sometimes with a simulated divided light, you have an interior portion, a
33 portion on the inside of the glass, and then a portion on the outside.

34 MR. SCHNEIDER: Correct, it's applied to both sides of the glass.

35 COMMISSIONER NELSEN: And the interior?

36 MR. SCHNEIDER: Correct.

37 COMMISSIONER NELSEN: Like between the panes of glass...

38 MR. SCHNEIDER: Not between the panes, but applied...

1 COMMISSIONER NELSEN: Not between the panes?

2 MR. SCHNEIDER: No, so, you end up with individual lights, or individual panes, between the
3 applied, simulated divided light. So, it's a challenge to clean; it's more of a nuisance to clean, but it gives
4 a better representation of the intent of what we're trying to accomplish.

5 COMMISSIONER NELSEN: Are you familiar with window lines that have both the exterior
6 applied and then there's sort of...it's like a piece of foam, something dark in between...so, it's still two
7 continuous panes of glass, however, it gives a shadow line.

8 MR. SCHNEIDER: So, there is a spacer bar between the glass that is installed when we do these
9 applied, simulated divided lights. So, there will be the applied on the interior and exterior, and then there
10 will be a spacer bar that is applied between the glass so you don't see up and in between the unfinished
11 product on the inside.

12 COMMISSIONER NELSEN: That's...I think without getting too much into discussion, that's the
13 closest you can get.

14 CHAIR KNIERIM: Thank you. Other questions before we get into discussion?

15 COMMISSIONER MARGO CARLOCK: I have a question Mr. Chair, for the staff. Are there
16 other examples of buildings that are approved, historic landmark buildings that are approved with the
17 similar window configuration that Jeff and the homeowner are proposing? Are there...is that something
18 that has been approved in the past?

19 MR. BERTOLINI: Just as a point of clarification...

20 COMMISSIONER CARLOCK: The infill of the existing window and adding two windows? I
21 mean has that been done...something similar been done before where one window has been infilled and
22 another window has been substituted?

23 MR. BERTOLINI: Not in projects I've reviewed; I can only speak to my experience the last three
24 years. It hasn't been a request that's come up. I'm not sure if Maren Bzdek has any examples that
25 predate my tenure with the office.

26 MS. MAREN BZDEK: I would say in my experience in the last seven years, I haven't seen any
27 projects that would meet that particular description that have been approved. Prior to that, I really
28 couldn't say without doing some research.

29 COMMISSIONER CARLOCK: Okay, thank you.

30 COMMISSIONER NELSEN: So, Jeff...it's up, down, up, down...thank you for your time and
31 for your presentation. Do you remember us asking you about the sill height of the window in the
32 bedroom?

33 MR. SCHNEIDER: It's approximately 30 inches, so it complies with all of current codes as far as
34 minimum height.

35 COMMISSIONER NELSEN: And do you recall us asking about the overall dimensions of the
36 window in the bathroom...or, excuse me, in the bedroom?

37 MR. SCHNEIDER: For the existing window?

38 COMMISSIONER NELSEN: Existing window.

1 MR. SCHNEIDER: So, the existing window is 33 inches wide and 40 inches tall.

2 COMMISSIONER NELSEN: So, we did ask you about that at the May hearing, and I think at
3 that point in time, you weren't confident about the sill height.

4 MR. SCHNEIDER: Correct, and the sill height...the opening, I should say, because that's what
5 we measure for code is the actual opening, is approximately 30...it's about a quarter inch under 30 inches
6 tall off of the floor.

7 COMMISSIONER NELSEN: And, what is the requirement for egress?

8 MR. SCHNEIDER: Minimum sill height is 44 inches.

9 COMMISSIONER NELSEN: And the minimum clear width?

10 MR. SCHNEIDER: 24 inches.

11 COMMISSIONER NELSEN: And minimum clear height?

12 MR. SCHNEIDER: I believe 36 inches to meet that 5.7 square feet of clear open.

13 COMMISSIONER NELSEN: Exactly, and that's always a balance, right, it can't just be the
14 minimum in width and height, it also has to meet the 5.7 square feet. Does the existing window in the
15 bedroom, the opening itself, not the fact that it's double-hung, but were it a casement window, for
16 example, would it meet egress?

17 MR. SCHNEIDER: My quick answer is probably, if that were to be...

18 COMMISSIONER NELSEN: Sorry to make you do math on the spot...the new windows that
19 you're proposing are larger or smaller than the existing window? They're slightly narrower, correct?

20 MR. SCHNEIDER: They are 30 inches wide, so they are three inches narrower, and they are 54
21 inches tall, so...go right down to that bottom line.

22 COMMISSIONER NELSEN: Okay.

23 MR. SCHNEIDER: So, a casement...assuming for that 33 by 40...assuming a clear opening, it
24 would accommodate an egress window, correct, if it was a casement style.

25 COMMISSIONER NELSEN: And would that satisfy health, safety, and welfare?

26 MR. SCHNEIDER: Well, technically speaking, it's an existing window, so we don't have to
27 modify or replace it. So, if you deny adding the two windows, we don't have to do anything with that per
28 the existing building code because it's grandfathered in.

29 COMMISSIONER NELSEN: But there is the opportunity to provide a window that meets egress
30 within that existing opening?

31 MR. SCHNEIDER: There would be if desired by the applicant, but technically speaking, under
32 the building code, it would not have to be replaced and it could be a legal, non-conforming.

33 COMMISSIONER NELSEN: Okay.

34 CHAIR KNIERIM: Alright, other questions before we get into discussion?

1 COMMISSIONER CARLOCK: Mr. Chairman, I have another question, and Jeff, I hate to do this
2 to you...okay, so getting down to brass tacks on these windows in the bedroom. If I recall correctly from
3 the...and I'm not going to pull it up, but if I recall correctly, the door to the bathroom that's going to be
4 exiting off of that would be toward the right, is that correct?

5 MR. SCHNEIDER: On the north elevation, correct.

6 COMMISSIONER CARLOCK: Like if you're walking in the door into the bedroom and the
7 bathroom is behind...it's to...kind of on the right?

8 MR. SCHNEIDER: Yeah, so the windows that we're proposing modifying are on the west
9 elevation, and the entrance to the bathroom is the north elevation, which would be to the right.

10 COMMISSIONER CARLOCK: Right, so, my understanding is the placement of the bed...I
11 mean, it's easy to say, we'll just rearrange the furniture and it will be fine, but speaking as an older
12 individual myself, that would mean that if you put the bed up against the wall, as opposed to against the
13 wall with the windows, then you would be going like this to get to the bathroom.

14 MR. SCHNEIDER: In order to accommodate...if we don't do the two windows on the west side,
15 and you propose to put the bed on the east wall, you would essentially have to walk around the whole bed
16 in order to get into the bathroom/closet area.

17 COMMISSIONER CARLOCK: Which is an issue.

18 MR. SCHNEIDER: Which is less efficient, obviously, for space travel and everything else, and
19 just from, you know, having the functionality of that room and space.

20 COMMISSIONER CARLOCK: And the aging in place desire is somewhat contradicted by that.

21 MR. SCHNEIDER: Correct. Having to maneuver around the bed in order to get to the
22 bathroom...

23 COMMISSIONER CARLOCK: Particularly if you have mobility issues, or...

24 MR. SCHNEIDER: If there becomes a time that there's a walker or anything like that that is
25 needed, you're just adding extra distance which is going to add, you know, a stumbling block.

26 COMMISSIONER CARLOCK: Right, and in emergency situations, and if you need to get to that
27 bathroom in a quick fashion, that would be a hindrance.

28 MR. SCHNEIDER: Correct.

29 COMMISSIONER CARLOCK: Okay, thank you.

30 CHAIR KNIERIM: Alright, as other questions come up, let's continue that discussion, but let's
31 get to our discussion on this, and I want to focus to the Secretary of Interior standards, and also...I
32 appreciate, Jim, that you have put in the I.T.S. bulletins, that was very helpful as well. I'll kick off the
33 discussion. I thought that application two on the I.T.S 14 was very helpful in this regard, and I'm kind of
34 on the side of allowing for the windows given that guidance from the I.T.S. document.

35 COMMISSIONER M. DUNN: What page is this on?

36 CHAIR KNIERIM: That is on page 218.

1 COMMISSIONER M. DUNN: Packet page 218? I've got pictures.

2 CHAIR KNIERIM: Let me see; I just had that in my notes. Oh, it's right here, 219...or...yeah.
3 Oh, that's number 37...I don't have the...I just have it in my notes; I don't have the packet page.

4 COMMISSIONER M. DUNN: So, it's the one that talks about adding a hyphen addition onto the
5 back of a house?

6 CHAIR KNIERIM: Yeah, and...the one that talks specifically about windows is number 14, and I
7 didn't write down the page number where that...where I read that.

8 MR. YATABE: I see that on page 221 of the packet.

9 CHAIR KNIERIM: Thank you.

10 COMMISSIONER M. DUNN: So, you're saying that the argument where there were no windows
11 on an entire floor of a building and they punched a few in is the one that...?

12 CHAIR KNIERIM: Yeah, yeah. Because I've been looking for guidance with this, and that gave
13 some guidance anyway.

14 COMMISSIONER CARLOCK: After reading it, I would agree with you. It would appear to be
15 compatible new openings.

16 COMMISSIONER M. DUNN: I would completely disagree with that, with both of you, I'm
17 sorry.

18 CHAIR KNIERIM: And that's fine, you don't need to apologize. That's what we do here.

19 COMMISSIONER M. DUNN: This is an example of a building that had zero windows; it had
20 absolutely nothing on that third story, or the first story. And they said that, in order to reuse the building,
21 they needed to add some windows. And you'll note that where the windows were on the second story,
22 they left them intact as they were. So, the historic windows remained, and then where there was nothing
23 and they needed some light because they had no light, because there were no windows, that's where they
24 added some...punched holes and put in windows.

25 CHAIR KNIERIM: So your concern, Meg, is that there were no windows infilled for this, in this
26 example?

27 COMMISSIONER M. DUNN: Right, no windows were infilled, and we do have a current
28 window providing light, so, to replace that with two brand new windows is not at all what this number
29 two is describing. They're not...the third floor didn't have windows that were in the wrong place because
30 there was a piece of furniture in the way, so they filled those windows in and moved them...punched new
31 holes for new windows so that the furniture fit. That's not the example that's given here. The example is
32 zero windows, zero sunlight, and in order to continue using the building, probably under a new
33 use...yeah, transition in commercial architecture after the Civil War to...it looks like they were going to
34 make it residential...they needed some light in the rooms. It seems like a very different scenario to me.

35 CHAIR KNIERIM: That's fair.

36 COMMISSIONER CARLOCK: If I could throw in...I see what you're saying, Meg, but I still
37 think that those new windows...the last paragraph on that...or the last sentence: the number and location
38 of these new openings did not impact the character-defining features nor direct too much focus to the

1 secondary elevation. Well, we don't have a secondary elevation here, but I don't think that the addition
 2 of those windows, taking one out, putting the other two in, which will make the livability of the space
 3 critical...I don't think...I believe that it does not impact the character-defining features.

4 COMMISSIONER NELSEN: So, I take issue with the making it livable, because that's all
 5 dependent on the floorplan that we're looking at. It's not...first of all, it's not really our purview, but this
 6 design is not the only option for the interior. So, we've come to terms with the massing and the general
 7 approach, but there are so many other things that they could do on the interior that would allow someone
 8 to age in place without impacting the windows. So, the plan that we're looking at now, I don't think it's
 9 appropriate for us to say, well, it doesn't work unless we take out these windows that would otherwise be
 10 unnecessary because the person who's designing it couldn't think of another place to put the bed, or
 11 couldn't think of another way to configure the space to meet their clients' needs.

12 COMMISSIONER CARLOCK: Well, just as a rebuttal...

13 COMMISSIONER NELSEN: Sure.

14 COMMISSIONER CARLOCK: I have an Old Town house, and I know those dimensions, and it
 15 is very difficult to try to figure out where furniture is going to go, and in a lot of times with those kinds of
 16 dimensions, you only have one option. So, if I recall when I looked at it, because I was looking at it with
 17 that lens, you...it looked to me, because of where the doorways were, the only place to put the bed was on
 18 the one wall or the other wall, so you're either going to have a clear shot to the bathroom, or you're going
 19 to have to go around. There's not really a lot of other options.

20 COMMISSIONER M. DUNN: Margo, in that scenario, I would say, if you really have trouble
 21 inserting your furniture into an Old Town house, then perhaps an Old Town house isn't the appropriate
 22 house for you, especially one that's designated. I would like to, if it's okay, I mean, along the same
 23 discussion, but I had kind of hoped to say this earlier, is, first of all, I want to apologize for my look of
 24 surprise earlier when Jeff was speaking. But I am absolutely flummoxed that my A, number one, greatest
 25 concern that I brought up in our May meeting which is included in the minutes on page four of the
 26 minutes, is these windows. And Jeff and Eric don't seem to remember that that was a huge concern. And
 27 I have searched the standards, and Jeff says that these are subjective. If anything is subjective, it's saying,
 28 let's fill in a historic window and put in two new ones because we want to put a bed headboard in, that is
 29 subjective. There is nothing in the standards that says, if your furniture doesn't fit, then perhaps you need
 30 to rearrange the windows. Instead, it says that the defining characteristics of the exterior of this property
 31 are key in how we're going to make alterations, make additions, do anything to the exterior of this house.
 32 And this window, it's original. We don't put in faux windows, we don't put in conjectural windows, we
 33 have...Jeff himself said, this does not legally have to be replaced; there is nothing driving the change of
 34 this except for the headboard of a bed. And as Anne pointed out, I made a pretty big point at our May
 35 meeting that a redesign of the proposed addition could solve this problem such that the windows would
 36 not need to be changed at all. So, I'm just...I'm sorry about the emotion, but this was a huge issue to me
 37 in May, I brought it up in May, it's in the minutes from the May minutes, and I'm just absolutely
 38 flummoxed that it wasn't taken into consideration.

39 CHAIR KNIERIM: Other discussion? Other Commissioners?

40 COMMISSIONER ROSE: Mr. Chairman, it just seems to me that if we look at this process, and
 41 I'm not disregarding what Meg said about the importance that she places with this one aspect. We've
 42 come an incredible distance from where we began. This project was not even close to what it is now.
 43 And, to me, we have made one window a character-defining feature, and I don't think it is. I think what's

1 happened in modifying, albeit admittedly, you could fumble and fuss with the interior arrangement for as
 2 long as you want, I think there's got to be a practical conclusion to anything like this, and I think what
 3 Jeff has finally proposed is A, to respect what I think was the predominant concern we all had, and that
 4 was the scale of the addition. This has been dramatically downsized.

5 And I think now, we are literally into a Byzantine argument as to whether two windows that look
 6 like they're double-hung windows, but they aren't, that still conform to the same kind of fenestration, are
 7 a character-defining feature. I don't think they are, and I'm not in a position to say, go back and redesign,
 8 rearrange the floorplan...sure you can do that, and I don't know to what end we ultimately say, okay, we
 9 give up. I just think an honest attempt has been made to conform to the wishes and concerns this
 10 Commission expressed months ago, and I commend them for their attention and their sensitivity to what
 11 we were really...my concern always has been, if I'm going down Mountain Avenue, and I look at this
 12 house, and I saw it the way it was proposed originally, it doesn't even resemble a bungalow that was
 13 placed there in 1924. It sure does now. And I think that's enough. I think we can't continue to split hairs
 14 here and make them continue to come back and say, okay, well, try something else. I'm not in a position
 15 to tell you how to arrange an interior when we have absolutely no purview over that interior. So, my
 16 sense is, let's get this thing started, let the owners and the contractor move forward and get this project
 17 done.

18 COMMISSIONER M. DUNN: Jim, I would just say that having an egregiously large addition
 19 proposed before should not be a reason why we accept these windows now. And, the contractor himself
 20 has admitted that there's no reason to change the windows; they're not being for any legal reason...by
 21 any code reason required to change them. So, by asking them to not change the windows, we're basically
 22 saying, go with what the code asks, which is nothing. Mr. Chair, I'm ready to make a motion.

23 CHAIR KNIERIM: Certainly.

24 COMMISSIONER M. DUNN: I move that the Historic Preservation Commission approve all
 25 plans and specifications for the Jackson/Bailey property located at 1306 West Mountain Avenue, except
 26 the proposed changes to the northwest bedroom window, finding that all but the window proposal meet
 27 the Secretary of the Interior standards for rehabilitation, and that the Commission deny approval of the
 28 proposed treatment of the windows on the northwest bedroom's west wall, which would inappropriately
 29 result in the removal of a historic window and the creation of two new window openings, which does not
 30 meet Secretary of Interior standards two or five, nor follow the guidance in standards bulletin number 14.

31 CHAIR KNIERIM: Thank you, Meg. Is there a second?

32 COMMISSIONER NELSEN: I'll second that.

33 CHAIR KNIERIM: And Anne seconds. Discussion?

34 COMMISSIONER NELSEN: So, I agree, we've come a long way, but I also see Meg's point that
 35 this started out as something, almost a red herring of a project. So, we're looking at something now...it's
 36 a City landmark, it is an extraordinarily small home, each one of these windows occupies a larger
 37 percentage of the façade, I think it's visible from the street, I think the windows and their proportions are
 38 character-defining features, and I think it's historic material that isn't necessary to remove. So, overall,
 39 yes, I think the masing, fine, the approach to the project as a whole is okay, but I don't see the need, and I
 40 don't think a need has really been established to deviate from the Secretary of the Interior standards for
 41 those...for that existing window. I don't feel a strong case has been made.

42 CHAIR KNIERIM: Thank you. Walter, you want to weigh in?

1 COMMISSIONER W. DUNN: So, while I agree with, you know, some of the things that Jim had
2 brought up, I do have to say that I'm more caught up in agreeing with Meg and Anne on this position. I
3 don't think we should base our decision on how far a project has come, or an honest attempt has been
4 made. I feel like if we base it off of that, then you could have like an egregiously large project, parse it
5 down, and then everyone would get a pass instead of really trying to judge it for what it is. I do feel the
6 window is a rather important part so...and they could keep it...so, yeah, I agree definitely with what Meg
7 has been saying.

8 CHAIR KNIERIM: Thank you. Yeah, it comes down to where is the balance, right? The balance
9 between modern livability and historic character-defining features, and that sort of thing. And I think
10 that's the question that I'm wrestling with. I wasn't aware that the current window doesn't have to be
11 changed in all this, that's new information to me.

12 COMMISSIONER CARLOCK: But without changing the window, you have no egress.

13 COMMISSIONER M. DUNN: They could put egress into the current window, and that might
14 require expanding it a little, but it would still be largely the same hole in the wall that you're working on.

15 COMMISSIONER NELSEN: So, after talking with Jeff about this, the existing opening does
16 meet egress if the window were replaced with something that allowed the full use of the width and the
17 height. So from my understanding, the actual opening would not have to be altered; a different type of
18 window would have to be put in, but that would allow, in the future, and I apologize, I don't have the
19 standard in front of me, but it would be easier to replace with a double-hung window if the interior did
20 change in the future, or if the previous owner...it would be easier to take it back to...

21 CHAIR KNIERIM: Yeah, in terms of reversibility.

22 COMMISSIONER NELSEN: Yes, thank you.

23 CHAIR KNIERIM: Yeah, thank you.

24 COMMISSIONER M. DUNN: Yeah, I think if we look at allowing this change in the windows,
25 and then when it comes to reversibility, we're kind of looking at a similar scenario to what we just saw
26 with that barn, where in the '70's, they punched so many holes in it, you couldn't even tell what was
27 original and what wasn't after a while. The more we can keep an intact house intact, the better. And
28 that's basically what the standards drive at is, you know, make it functional, if there's a code requirement
29 then find a way to do it sensitively, but for the most part, we want to preserve these materials, we want to
30 preserve the layout, the sense of the character of what this building was. And punching two new holes
31 doesn't do that.

32 MR. YATABE: Mr. Chair, if I can...and this is...don't take this as an attempt to put any pressure
33 on you in terms of your decision, but I just procedurally want to outline kind of where you're at. So, this
34 is...typically the situation when you have an even number of members, and I'm not saying that anyone is
35 completely decided on this, but in the event of a tie vote, that motion would fail. And, typically speaking,
36 the result of that is that motion cannot come forward again, so you start to lose options if these motions
37 fail and then they're taken off of the table. So, if down the road, as you debate and consider further, if
38 you have a change of mind, it's much harder to bring that back. I think you can reconsider a motion, but
39 you're going to have to go through this process where you really have to renew that motion, and I can talk
40 you through that if that's what that comes to. I guess what I'm saying is, each of these motions as they
41 come forward, I think you want to give them a very thorough consideration because if you start to knock
42 down motions, if they start to sort of be taken off the table, it makes it harder to kind of go back to any of

1 those prior things. I understand that some of these things, as they come forward as motions, that's when
2 you really start to...it sparks in your head, kind of, some real consideration of what that means. So, I just
3 want to put that out there...with an even number of Commissioners, a split vote essentially means that
4 motion fails.

5 I think the other thing to think about as well, there's been some conversation tonight what I think
6 is essentially the role of the Commission. The role of the Commission is this, and that is to apply the
7 standards that you've been given. And I also want to recognize that those standards are not necessarily
8 clear cut in all cases, there's some ambiguity in places. But I think some of the issues as to...that have
9 been brought up about, well, this is a much-improved version over the last version. I think the answer to
10 that is, look at the standards, that's the role you've been asked to play. Or, can you fit your furniture in a
11 certain place, or what is the living arrangement on the inside, well, I think that also the answer to that is,
12 what are the standards. But, I also want you to recognize, and I do recognize, that there is some gray in
13 those standards, there is some room for interpretation, and I think you have had some of that, and I know
14 you all know that, but I just want to put that out there for consideration.

15 CHAIR KNIERIM: Thank you, thank you. Alright, with that in mind, other discussion?
16 Otherwise, we can vote. Alright, so the motion on the table is to...this is...just, I'm not rereading the
17 motion, but to accept everything except the windows, is that a fair estimation?

18 COMMISSIONER M. DUNN: Yes.

19 CHAIR KNIERIM: Okay. Alright, Melissa, would you do a roll call please?

20 MS. MATSUNAKA: Yes, Mr. Chair. Margo Carlock?

21 COMMISSIONER CARLOCK: No.

22 MS. MATSUNAKA: Walter Dunn?

23 COMMISSIONER W. DUNN: Yes.

24 MS. MATSUNAKA: Anne Nelsen?

25 COMMISSIONER NELSEN: Yes.

26 MS. MATSUNAKA: Jim Rose?

27 COMMISSIONER ROSE: No.

28 MS. MATSUNAKA: Meg Dunn?

29 COMMISSIONER M. DUNN: Yes.

30 MS. MATSUNAKA: Kurt Knierim?

31 CHAIR KNIERIM: Yes.

32 MS. MATSUNAKA: Mr. Chair, that is four yes' and two no's.

1 CHAIR KNIERIM: Thank you. So, the motion as stated passes.

**Link to Meeting Video
Historic Preservation
Commission
July 20, 2022**

<https://youtu.be/2IPspcp2RHo>

**Historic Preservation
Commission
Decision Letter
Issued: July 20, 2022**



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: July 20, 2022
EXPIRATION: July 20, 2023

Brian and Barbara Berkhausen
 1306 W. Mountain Avenue
 Fort Collins, CO 80521

Dear Property Owners:

As you are aware, on Wednesday evening the Historic Preservation Commission gave a Final Design Review decision for the work you are proposing for the Jackson-Bailey House & Garage at 1306 W Mountain Ave, approved by motion on a vote of 4 in favor, 2 against, and 1 recusal.

More specifically, the Commission **approved**:

1. Construction of an addition totaling 339 ft² (264 new ft²) onto the existing 1,097 ft² home

The Commission **approved with conditions**:

2. Modification of windows on west wall of northwest bedroom on historic house.
 - o Condition: That the window treatment of the northwest bedroom in the historic building be modified to retain the existing window opening, delete one or both of the proposed two new window openings, and install an egress-compliant window in the existing historic opening.

Note: The following work has already been approved by the HPC at its February meeting, but remains part of the project scope:

1. Replacement of all historic basement windows with egress-compliant window units.
2. Demolition of non-historic garage, and construction of a new 630-ft² garage at the rear of the lot.

An analysis is included below.

Applicable Code Standard	Secretary of the Interior’s Standards for Rehabilitation: Summary of Code Requirement and Analysis	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>The property will remain in residential use.</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>Designated as a significant example of a Craftsman Cottage, the building is characterized by its small size and compact massing compared to larger Victorian and modern homes. Its simple rectangular form under the front-gabled roof, and other Craftsman-style features including exposed rafter tails, the styled brick exterior, wood sash windows, and prominent brick chimneys together characterize the property.</p> <p>The addition appears to meet this Standard. The overall compact massing of the property remains intact, and the addition retains the overall massing, scale, and spatial relationships of the primary residence.</p> <p>The treatment of the windows at the northwest bedroom’s west wall, which will result in the removal of a visible historic window and the creation of two new window openings, is the only item that staff considers as not meeting this Standard by unnecessarily altering the historic window pattern. While such modifications can be accepted in limited circumstances where no other egress alternative exists, alternatives do appear to exist in this case so staff is recommending a condition that this item not be approved.</p> <p><u>Interpreting the Standards Bulletin 14, <i>New Openings in Secondary Elevations or Introducing New Windows in Blank Walls</i></u> may be helpful in making this determination.</p> <p>With the condition that the existing window opening in the northwest corner of the property is retained and new window openings are not installed, staff finds this Standard met.</p>	Y (w/ Condition)
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> <p>The primary historic feature proposed for removal is the rear porch. While this feature appears to date from the property’s historic period and represents a common adaptation to historic residences in Fort Collins, staff does not believe the porch is a character-defining feature based on the significance of the property for Design/Construction as a significant example of a Craftsman Cottage. While staff generally encourages retention of rear porches whenever possible, in this case retaining it is not required in order to meet 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>The project as proposed in the current version, conditionally meets this Standard. The plan has been modified from previous iterations to avoid demolition of the primary exterior</p>	Y (w/ Condition)

	<p>wall of the house at its northeast corner. In this case, with one exception, all distinctive, or character-defining, features are being preserved.</p> <p>The exception is the treatment of the west-facing window in the historic northwest bedroom. The upper floor windows of the property and the existing window pattern is a character-defining feature of the property. While some modification of windows on secondary elevations can be allowed in limited circumstances, alternatives appear to exist here to avoid demolition of historic masonry and the loss of the historic window opening. Staff recommends a condition to retain the existing window opening in the northwest bedroom, to delete the creation of two new window openings in this space from the project plan, and to install an egress-compliant new window unit in the existing historic opening.</p> <p><i>Interpreting the Standards Bulletin 14, New Openings in Secondary Elevations or Introducing New Windows in Blank Walls may be helpful in making this determination.</i></p> <p>With that condition in place, staff would consider this Standard met.</p>	
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> <p>Staff has discussed with the applicant the requirements for rehabilitation of the existing windows. That is likely, and may include addition of piggy-back or other integrated storm windows that do not require seasonal removal/reinstallation.</p>	Y
SOI #7	<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>	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>The proposal includes excavation for the foundation and finished basement under the addition. Based on the construction date of the property, the disturbed nature of the soil, and distance away from natural waterways (beyond 200 ft), it is unlikely that excavation would uncover significant archaeological materials from the pre-contact or Euro-American settlement periods.</p>	Y

<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>Generally, this Standard calls for additions to meet three main requirements: to be <i>compatible, distinguishable, and subordinate</i>. Staff’s analysis is that the project meets these requirements.</p> <p>The addition is comparatively small in footprint, adding approximately 264 ft² of new space to the building, making it compatible and subordinate in size and scale. The massing of the addition will be retained behind the historic building, being flush on the east elevation, and setback slightly on the west elevation. The addition also incorporates the roof forms of the historic building into it, including the hipped roof of the mudroom addition that will be demolished over the new bathroom, and a gabled-end over the new kitchen. Exposed rafter tails, one-over-one windows, and a thin brick foundation for the addition also allude to the features of the historic building.</p> <p>The addition will be distinguishable, primarily by being clad in lapboard above the foundation, a common treatment for additions during the historic period as well, and having the foundation clad in, or constituted by, thin brick (less common for additions like this but compatible with the brick cladding of the main building, especially with the contrasting use on the foundation rather than the addition’s primary walls).</p> <p>The addition will be subordinate to the main property. It is flush with the east elevation side wall on the main house, and set in from the west elevation side wall. The roof of the addition will be below that of the historic. The addition is also only adding 264 new ft² to the property (total square footage is 339 ft², minus the 75 ft² mud porch proposed for demolition). This is within the realm of normal additions added onto historic properties under this Standard.</p>	<p>Y</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>In these revised plans, this Standard appears to be met. The mud room addition is not considered a character-defining feature, and</p>	<p>Y</p>

the main brick wall that was formerly along this wall section has already been removed. The modification of the north-facing window at the northwest corner of the house into a passageway into the new bathroom is a common modification to provide passage in between existing and new additions and meets this Standard.

The Commission found that Item 1, the proposed addition to the historic house met all criteria and standards in Chapter 14, Article IV of the Fort Collins Municipal Code and was approved without condition.

The Commission found that the proposed Item 2, the modification of windows on the west wall of the northwest bedroom on the historic house could meet the criteria and standards in Chapter 14, Article IV of the Fort Collins Municipal Code, provided certain conditions were met, namely retaining the historic window opening and reducing the amount of demolition and infill.

Notice of the decision regarding this application has been forwarded to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Please note that all approved 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.

You may appeal this decision within two weeks by submitting a written notice of appeal to the City Clerk within fourteen (14) calendar days of this decision. Grounds and process for appeals are enumerated in Chapter 2, Division 3 of the Fort Collins Municipal Code.

If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact staff at preservation@fcgov.com or at (970) 416-4250.

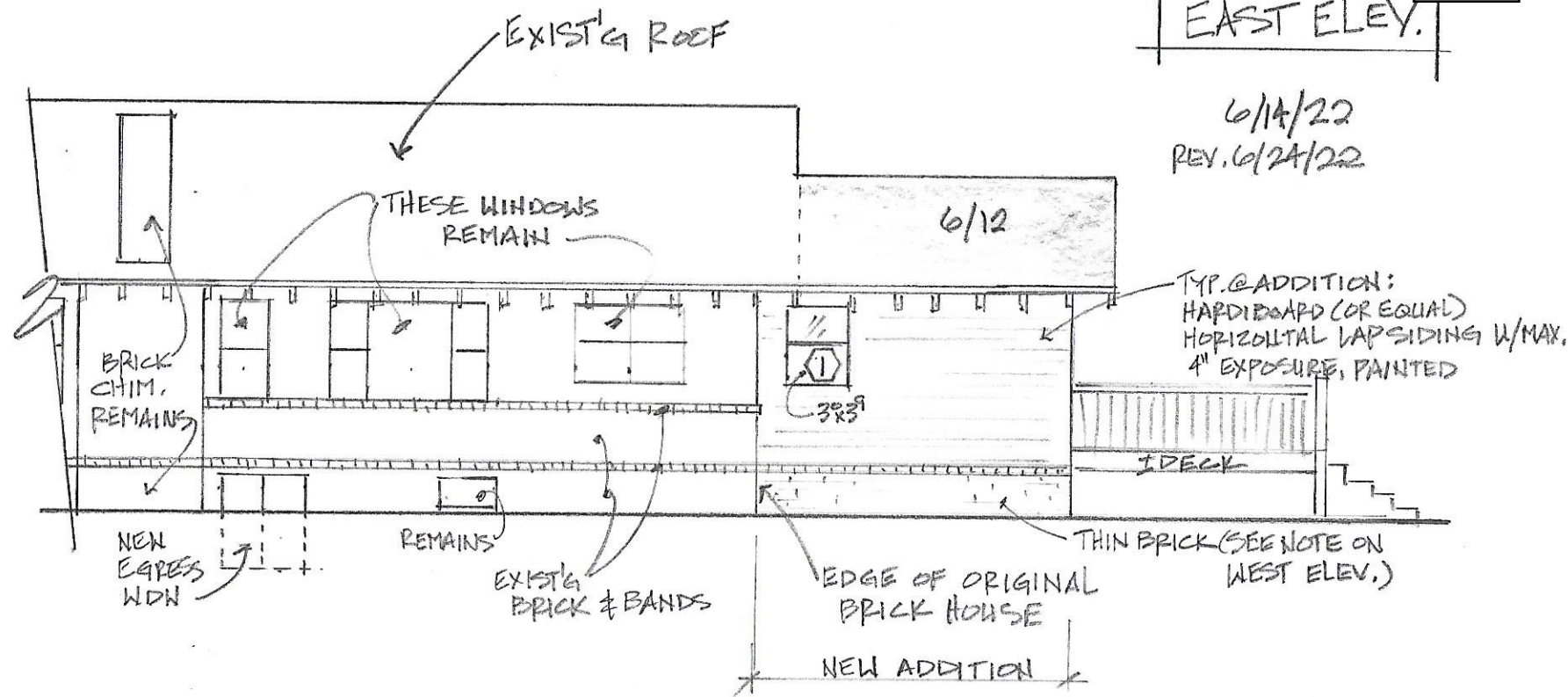
Sincerely,

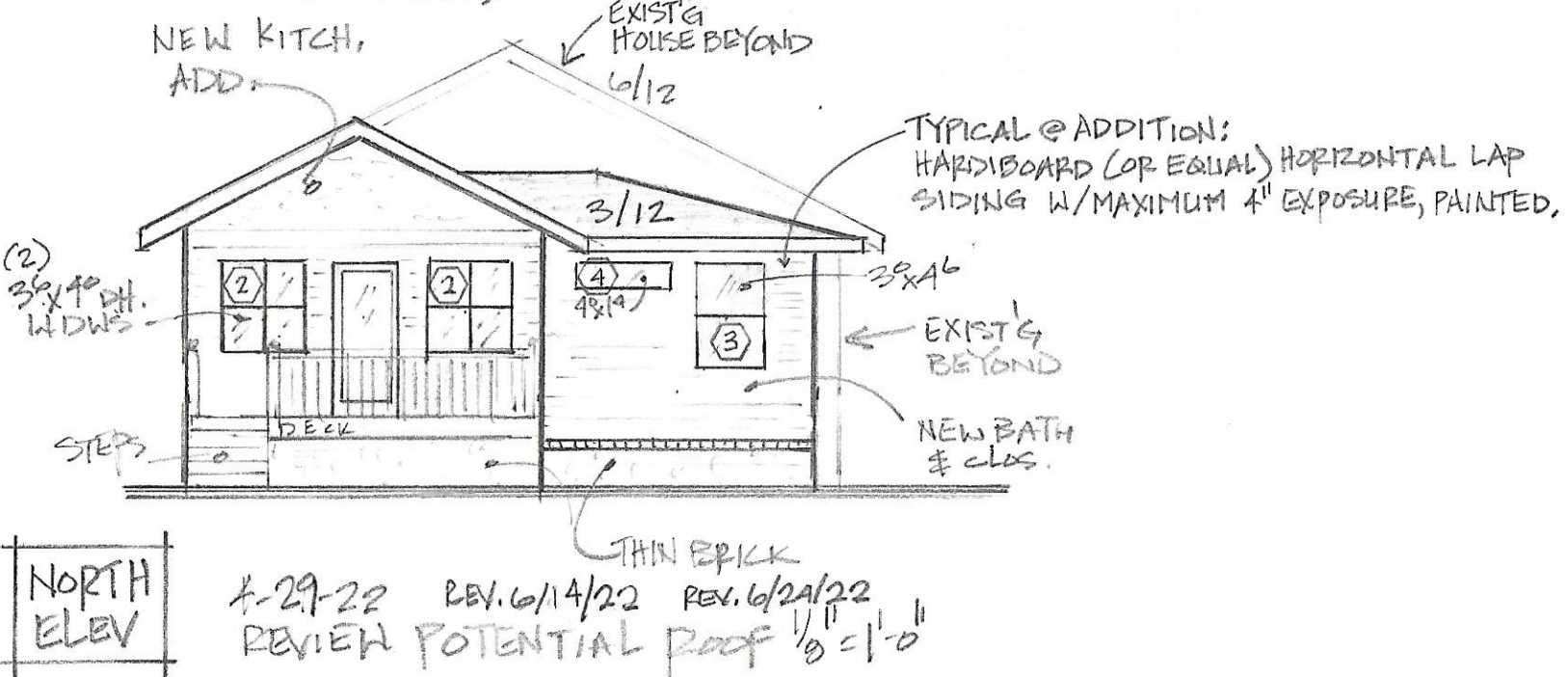
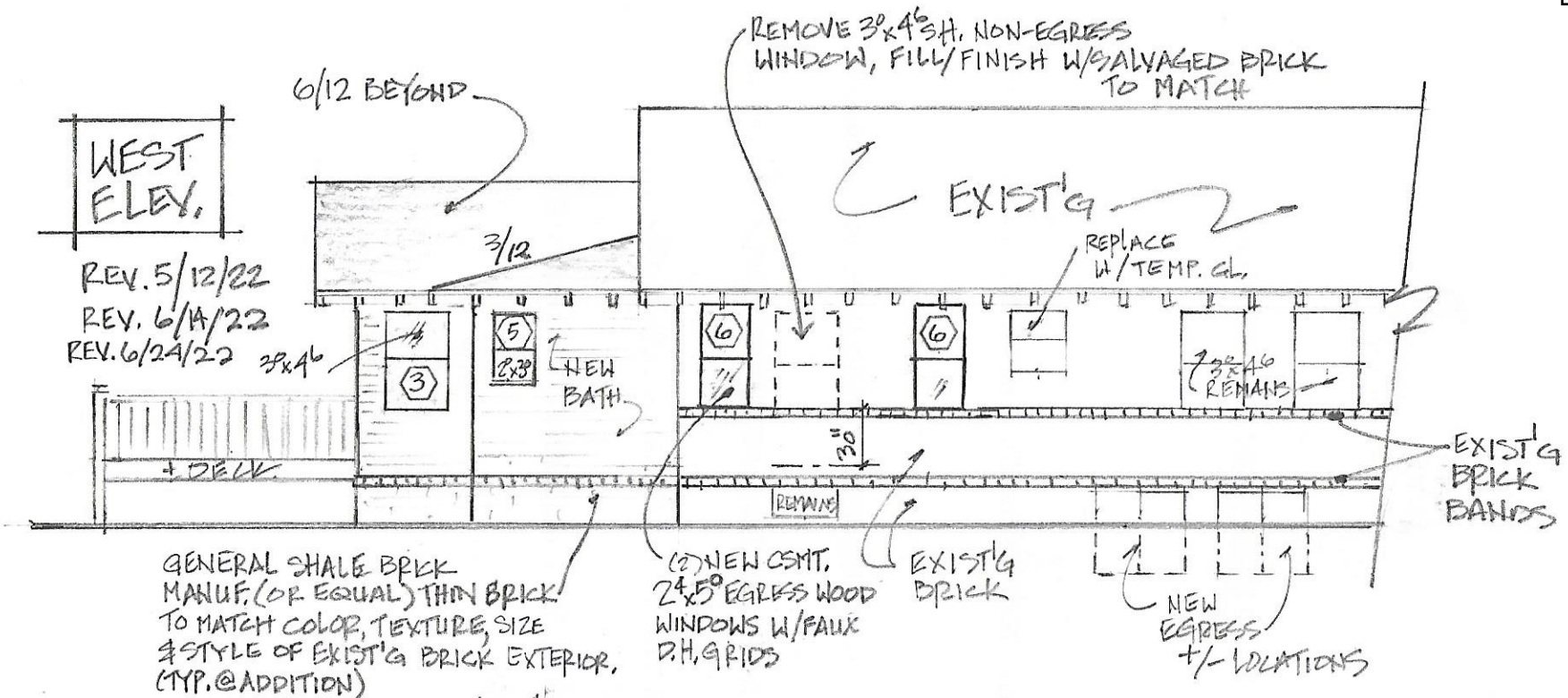


Kurt Knierim, Chair
Historic Preservation Commission

EAST ELEV.

6/14/22
REV. 6/24/22





WINDOW SCHEDULE

OPENING ID	TYPE	W x H	QTY	FRAME	SCREEN	HEADER	TEMPERED	EGRESS	F.FLR TO B.O. SILL	COMMENT	MANUF'R
①	3/0 X 3/9 DOUBLE HUNG	3'-0" x 3'-9"	1	WOOD	YES	7'-0"	YES	NO	39"	ALL WINDOWS SHALL BE WOOD FRAME CONSTRUCTION AND MATCH EXISTING BRICK HOUSE WINDOWS FOR STYLE/DETAILS ON EXTERIOR	TBD
②	3/6 X 4/0 DOUBLE HUNG	3'-6" x 4'-0"	2	WOOD	YES	7'-0"	NO	NO	36"		TBD
③	3/0 X 4/6 DOUBLE HUNG	3'-0" x 4'-6"	2	WOOD	YES	7'-0"	NO	NO	30"		TBD
④	4/0 X 1/4 TRANSOM FIXED	4'-0" x 1'-4"	1	FIBERGL.	NO	7'-0"	YES	NO	68"		TBD
⑤	2/0 X 3/0 DOUBLE HUNG	2'-0" x 3'-0"	1	WOOD	YES	7'-0"	NO	NO	48"		TBD
⑥	2/4 X 5/0 CASEMENT	2'-4" x 5'-0"	2	WOOD	YES	7'-6"	NO	YES	30"		WITH FAUX DH GRIDS.(THESE WINDOWS REPLACE EXISTING 3/0x4/6 DH UNIT THAT DOES NOT MEET IRC 2021 EGRESS REQUIREMENTS)







Item 15.









Additional Documents Provided per City Attorney's Office

Historic Preservation
Commission Meeting
February 16, 2022

- Minutes
- Decision Letter



Kurt Knierim, Chair
 Margo Carlock
 Meg Dunn
 Walter Dunn
 Eric Guenther
 Anne Nelsen
 Jim Rose
 Vacant Seat
 Vacant Seat

This meeting was held remotely

Regular Meeting February 16, 2022 Minutes

- **CALL TO ORDER**

Chair Knierim called the meeting to order at 5:30 p.m.

- **ROLL CALL**

PRESENT: Margo Carlock, Walter Dunn, Eric Guenther, Kurt Knierim, Anne Nelsen, Jim Rose

ABSENT: Meg Dunn

STAFF: Maren Bzdek, Jim Bertolini, Claire Havelda, Aubrie Brennan

Chair Knierim read the following legal statement:

“We are holding a remote meeting today in light of the continuing prevalence of COVID-19 and for the sake of the health of the Commission, City Staff, applicants and the general public. Our determination to hold this meeting remotely was made in compliance with City Council Ordinance 79 2020.”

- **AGENDA REVIEW**

Ms. Bzdek stated she will be providing a staff report on the Linden Street project improvements prior to consideration of the Consent Agenda. There were no other changes to the posted agenda.

- **CONSENT AGENDA REVIEW**

Member Rose withdrew Item No. 2, *741 Lindenmeier Road – Single Family Demolition Notification*, from the Consent Agenda.

- **STAFF REPORTS ON ITEMS NOT ON THE AGENDA**

Ms. Bzdek stated the phase two improvements on Linden Street have recently begun and she provided a brief history of the project noting the Commission reviewed the full project and provided a certificate of appropriateness in December of 2019. She discussed the project to reconfigure Linden Street into a convertible street with parallel parking. She stated the project should be complete by July of 2022 and pedestrian access is being maintained during construction.

- **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

None.

- **CONSENT AGENDA**

[Timestamp: 5:40 p.m.]

1. CONSIDERATION AND APPROVAL OF THE MINUTES OF JANUARY 19, 2022

The purpose of this item is to approve the minutes from the January 19, 2022 regular meeting of the Historic Preservation Commission.

Member Rose moved that the Historic Preservation Commission approve the minutes of the January 19, 2022 regular meeting as presented.

Member Carlock seconded. The motion passed 6-0.

[Timestamp: 5:43 p.m.]

- **DISCUSSION AGENDA**

2. 741 LINDENMEIER RD – SINGLE-FAMILY DEMOLITION NOTIFICATION

The purpose of this item is to notify and inform residents of the possible demolition of a single family property over 50 years of age and to identify potentially important historic, architectural, and cultural resources, pursuant to [Section 14-6](#) of Municipal Code.

Member Rose questioned whether there are alternatives to the immediate approval and subsequent demolition. He stated the materials provided indicate the home has a significant place in early Fort Collins history; however, he acknowledged the property is in derelict condition without much chance for rehabilitation. He stated he would like the record to more accurately reflect the status of the property as an historical artifact.

Mr. Bertolini stated there is no Code structure for mitigation and nothing that would require that of the property owner. He stated demolition permits have yet to be requested and the owner could be asked for additional site access for documentation purposes. He stated securing funding for additional documentation could be an issue.

Member Rose stated he would like to see interior photo documentation if possible, but stated he is not attempting to create undue hardship for the owner. Mr. Bertolini replied interior photos are available.

3. STAFF DESIGN REVIEW DECISIONS ON DESIGNATED PROPERTIES

Staff is tasked with reviewing projects and, in cases where the project can be approved without submitting to the Historic Preservation Commission, with issuing a Certificate of Appropriateness or a SHPO report under Chapter 14, Article IV of the City's Municipal Code. This item is a report of all such review decisions since the last regular meeting of the Commission.

4. 1306 WEST MOUNTAIN AVENUE - FINAL DESIGN REVIEW

DESCRIPTION: This item is a final design review of the applicants' project, to assess how well it meets the *Secretary of the Interior's Standards for Rehabilitation*, and to issue, with or without conditions, or to deny, a Certificate of Appropriateness. The applicant is proposing an addition onto the rear elevation of the main building, demolition of a non-historic accessory structure, and construction of a new garage building.

APPLICANT: Brian and Barbara Berkhausen (property owners), Alexandra Haggarty (legal counsel)
Jeff Schneider, Armstead Construction (contractor)

(**Secretary's Note: Member Guenther withdrew from the discussion of this item due to a conflict of interest as he lives in the home adjacent to the subject property and has submitted comments as a private citizen.)

Staff Report

Mr. Bertolini presented the staff report. He discussed the proposed project and noted the homeowner opted not to make alterations to the proposed plan following the conceptual review meeting in January. Mr. Bertolini outlined the role of the Commission as a decision maker for this item and detailed the historic designation of the property.

Mr. Bertolini showed photos of the property, renderings of the proposed project, and discussed the proposal. He outlined the staff analysis which indicates the project does not meet all applicable rehabilitation standards, which he detailed. He noted the City is required to utilize the Secretary of Interior standards as its basis for review because they are adopted in the Municipal Code and having the design review based in those standards is a condition of a federal certification for the City's Historic Preservation program.

Mr. Bertolini outlined the public input received on the project and stated staff is recommending the Commission approve two of the proposals, for the egress windows and for the demolition of the non-historic garage and construction of the new two-car garage. He stated staff is recommending denial of the proposed addition.

Applicant Presentation

Alexandra Haggarty, counsel for the applicant, stated the proposal provides a good balance between historic preservation and promoting and encouraging the continued private ownership and use of historic sites.

Brian Berkhausen, owner, discussed the history of his ownership of the property and detailed the proposed project which would retain the front-facing elements of the home while providing a rear addition to accommodate his needs moving forward. He stated the proposal retains 100% of the historic fabric of the house while making appropriate improvements that will sustain and maintain the viability and livability of the home for the next century.

Jeff Schneider, Armstead Construction, provided additional details on the proposal and commented on the importance of preserving the open space on the lot between the home and the accessory structures. He also noted aspects of the plan promote City climate-related goals. He outlined the ways in which the proposal meets the applicable Secretary of Interior standards, including noting the reversibility of the addition. He noted the project has received signatures of support from several neighbors in the area.

Ms. Haggarty noted the Code does not clarify how many standards must be met, or to what degree, in order to justify approval. She stated staff has found that eight of the ten standards are fully met or not applicable, and the other two are partially met. Regarding standard two, Ms. Haggarty stated the historic character of the property is retained and preserved with the addition and the proposal fully complies with zoning and Land Use Code requirements. Regarding standard nine, Ms. Haggarty stated the new addition is compatible with, distinguishable from, and subordinate to the existing building. She also noted the applicant will agree to a condition of approval that all landscaping remain in place and be replaced in kind if damaged.

Ms. Haggarty discussed the ways in which the proposal meets other City goals while still retaining the historic significance of the home.

Public Input

Michelle Haefele requested the Commission deny the proposed addition as historic resources are irreplaceable. She suggested setback variances could be requested to ensure an addition is not visible from the front of the property.

Laura Bailey, daughter of the previous homeowner, requested the Commission deny the proposed addition as its designation should mean the City will protect the home from significant changes in perpetuity. She also suggested the large front tree that will block the proposed addition could not be adequately replaced if it dies and stated the house would not have been designated if such an addition existed at the time. She commented on the number of comments received in opposition to the proposal.

Gina Janett requested the Commission deny the addition and stated the house would not have been designated if the addition existed at the time. She stated the proposed addition would dramatically change the character of the home.

Kevin Cook discussed Mr. Bailey's desire to have the house designated so as to ensure the historic value of the structure would be preserved indefinitely. He questioned why the buyers purchased the home with the knowledge of the designation and questioned what credibility the Commission has if landmark status for a property is granted and then it becomes reversible or modifiable with the next owner.

Loretta Bailey stated issues for the current owners could be easily solved without needing to make an addition. She also expressed concern the large tree in the front could not be adequately replaced if it dies.

Karen McWilliams, former Historic Preservation Manager, stated she worked with Mr. Bailey to get this property designated and requested the Commission deny the proposed alterations to the home as they do a disservice to the memory of Mr. Bailey and to all other owners who have chosen to protect their homes through landmark designation. She commented on historic preservation being a city-wide value recognized by Codes and Council policies. She also disagreed with Ms. Haggarty stating all applicable standards must be met in order for this type of alteration to be approved.

William Whitley requested the Commission deny the request for the addition stating the current plan significantly weakens the City's designation standards, calls into question the City's commitment to historic preservation, and sets a dangerous precedent.

Shelly Terry requested the Commission deny the request for the addition stating it should remain as it was when it was landmarked in order to represent history for future generations. She commented on her experience landmarking her home and stated allowing this would set a precedent.

Asma Henry opposed the proposed project and disagreed with comments by the applicant team that the project promotes equitability and sustainability.

Frederick Snyder discussed his experience in landmarking his home and stated landmarking properties is valuable for history. He questioned why buyers would purchase a landmarked home if they wanted to change it.

Staff Rebuttal

Mr. Bertolini clarified the Code requirement in Chapter 14, Article 4 of the Municipal Code, adopts the full set of standards, all of which need to be met or determined by staff to not be applicable. Regarding precedent, Mr. Bertolini noted the Code clearly states decisions on one property do not affect decisions on other properties.

Applicant Rebuttal

Ms. Haggarty reiterated the property is not on a state registry and the Code only calls for the Commissioners to analyze the standards, not to analyze anything related to the City's status as a certified local government. She also reiterated the Code does not explicitly state how many or how fully the standards must be met to approve an alteration and the applicant team believes all are met. She also noted any decision would not set a precedent per Code and stated this process exists to ensure that landmarked properties make changes in a reasonable way, not so that they do not change at all.

(**Secretary's Note: The Commission took a brief recess at this point in the meeting and all five members were present upon returning.)

Commission Questions and Discussion

Member Nelsen requested clarification regarding the Secretary of Interior standards and City Code provisions. Mr. Yatabe replied the Code states a proposal must meet the standards in order to be approved and, if a proposal does not meet the standards, it is denied.

Member Nelsen asked if both chimneys are being retained in the proposal. Mr. Schneider replied in the affirmative and stated both are brick down to the basement level, which will remain.

Member Nelsen asked about the bump out to the east and if it was added to emphasize standard nine. Mr. Schneider replied the design aimed to keep the simplistic rectangular design while meeting the setbacks on the west side and meeting Land Use Code standards related to differentiation. Additionally, the design aims to ensure the addition is differentiated. He noted it is not uncommon for additions to occur on the side of a property to meet Code requirements.

Member Nelsen asked about the possibility of hyphening. Mr. Schneider replied that was considered; however, the design seemed to be a detriment to the existing structure.

Member Nelsen asked if retaining the open space on the lot is more important than the massing as viewed from the front of the property. Mr. Schneider replied the design does not disrespect the existing structure and the preservation of the open space on the lot is more valuable than having the entire addition behind the home. He stated a narrow row house design would not be aesthetically pleasing and would require a number of Land Use Code variances. Mr. Berkhausen noted they are attempting to create a livable floor plan.

Commission Deliberation

Chair Knierim suggested limiting the discussion to the standards in question, particularly two and nine.

Member Nelsen questioned whether the treatment of the addition is substantial enough that standard three would not apply. Member Carlock suggested that standard may not apply as the proposal does not attempt to add anything that one would perceive as historic. She stated the addition is clearly differentiated and is clearly not part of the original structure.

Member Rose stated adding anything to this home takes away from the nature of the home being a bungalow and the applicant team has done as much as possible to try to accommodate a larger program of use into a space that is not appropriate.

Chair Knierim stated character-defining features of the property include its small size and rectangular shape, and the proposal changes those features.

Member Nelsen noted standard two states that the historic character of a property will be retained and preserved.

Member Carlock stated the size of the addition is outside of the standards. Member Nelsen concurred and stated the simplicity of form and symmetry of the structure will be altered with the proposed addition.

Member Dunn concurred and stated the proposed addition detracts from the original structure.

Member Carlock stated she is supportive of the garage replacement proposal and would also support the staff recommendation regarding the egress windows. Member Rose concurred and stated those changes do not modify the character to an extent that the standard is not met. Member Nelsen also concurred and noted the garage that is proposed to be demolished was not part of the historic designation. She also concurred the windows that are planned to be replaced are not character-defining features and their replacement would not negatively affect the historic integrity of the structure. Chair Knierim also concurred.

Member Nelsen suggested the Commission may want to further discuss standard nine. She stated massing, size, and scale have been determined to not be met and also stated the roof lines do not seem compatible. She noted the roof plate height is the same height all around which does not feel subordinate to the existing landmarked home.

Member Carlock stated she believes the size of the addition is the main concern and that violates standard nine.

Members discussed the proper way to make a motion or multiple motions.

Member Carlock made a motion that the Historic Preservation Commission approve the plans and specifications for proposed item two, installation of an egress window and modification of bathroom windows, and for proposed item three, demolition of the non-historic garage and construction of a new garage, at the Jackson Property at 1306 W. Mountain Avenue as presented, finding that these items meet the Secretary of the Interior's Standards for Rehabilitation, and that the Commission deny approval for item number one, the addition to the home, because it does not meet the following Secretary of the Interior's Standards for Rehabilitation: two and nine.

The Commission further finds that other than the stated standard(s) not met, the denied alteration(s) meet all other applicable Secretary of the Interior's Standards for Rehabilitation.

This decision is based upon the agenda materials, the information and materials presented at this hearing and from the preceding conceptual review and work session, and the Commission discussion on this item.

Member Rose seconded.

Member Rose asked if the items stated by Member Carlock were sufficiently clear. Member Carlock replied the items are numbered per the Staff Report. Member Rose requested the motion include a reference to the items as being in the Staff Report. Member Carlock suggested listing the items by descriptions rather than with numbers.

Assistant City Attorney Yatabe stated the motion was fine either way, as part of the motion involves the discussion on it.

Member Nelsen reiterated that part of the Land Use Code and City Code involves the Commission assessing whether or not an alteration meets all of the Secretary of the Interior standards for rehabilitation. She stated the property was landmarked for design and construction and the Commission agrees the distinctive aspect of the home is the integrity of its form and its small size, and that the proposed alteration so significantly alters that key defining characteristic, that it cannot be supported and therefore the Code is not met.

The motion passed 5-0.

[Timestamp: 8:38 p.m.]

- **OTHER BUSINESS**

- ELECTION OF THE CHAIR AND VICE CHAIR

Member Rose nominated Chair Knierim for Chair. The nomination was accepted unanimously. Chair Knierim commended Meg Dunn's work as Chair.

Member Nelsen nominated Member Rose for Vice Chair. The nomination was accepted unanimously.

- **ADJOURNMENT**

Chair Knierim adjourned the meeting at 8:47 p.m.

Minutes prepared by TriPoint Data and respectfully submitted by Aubrie Brennan.

Minutes approved by a vote of the Commission on March 16, 2022.

DocuSigned by:

Kurt Knierim, Chair

0DETC132693E4CB
Kurt Knierim, Chair



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

Item 15.

CERTIFICATE OF APPROPRIATENESS

ISSUED: February 17, 2022

EXPIRATION: February 17, 2023

Brian and Barbara Berkhausen
1306 W. Mountain Avenue
Fort Collins, CO 80521

Dear Property Owners:

As you are aware, last evening the Historic Preservation Commission gave a Final Design Review decision for the work you are proposing for the Jackson-Bailey House & Garage at 1306 W Mountain Ave.

More specifically, the Commission **denied**:

1. Construction of an 887 square foot addition onto the existing 1,097 square foot home (*Note: 1,097 includes the approximately 76 square-foot rear mud porch slated for demolition*).
 - a. The Commission found this project component did not meet the *Standards for Rehabilitation*, specifically Standards 2 and 9.

The Commission **approved**:

2. Replacement of all historic basement windows with egress-compliant window units and infill of west-facing main floor window and replacement with two small one-over-one windows.
3. Demolition of non-historic garage, and construction of a new 630-square foot garage at the rear of the lot.

An analysis is included below.

Applicable Code Standard	Secretary of the Interior's Standards for Rehabilitation: Summary of Code Requirement and Analysis	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>The property will remain in residential use. However, staff notes that the size and scale of the addition inclines toward inconsistency with this Standard. National Park Service "Interpreting the Standards Bulletin 37: Rear Additions</p>	Y

	<p><i>to Historic Houses,</i>” notes that “in cases where an overly large addition is required in order to accommodate an owner’s programmatic needs, a more suitable building should be identified.”</p>	
<p>SOI #2</p>	<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>Designated as a significant example of a Craftsman Cottage, the building is characterized by its small size and compact massing compared to larger Victorian and modern homes. Its simple rectangular form under the front-gabled roof, and other Craftsman-style features including exposed rafter tails, the styled brick exterior, wood sash windows, and prominent brick chimneys together characterize the property.</p> <ol style="list-style-type: none"> 1. Construction of an 887 square foot addition onto the existing 1,097 square foot home – As Bulletin 37 notes, the expansion of modest scale houses can be particularly challenging in order to create an addition that is compatible with the historic building’s size, scale, massing, and design. The addition, as proposed, would alter the massing of the building as viewed from Mountain Avenue. While the addition is on the rear, and is at a lower height than the historic roof line, the visible east bump-out at the rear and significant additional space makes it difficult for the project to meet this Standard, as it would change a small cottage with a larger open yard into a larger house with significantly less surrounding open space on the lot, and would alter the building’s characteristic simple, rectangular massing into an irregularly-massed building more typical of Modern-style Ranch homes or earlier Victorian-era homes. 2. Replacement of all basement windows with egress-compliant window units, removal of a window on the east wall, and infill of west-facing main floor window, and replacement with two small one-over-one windows – Some of the exterior doors and most of the windows appear historic, although the storm windows were new (restored in the early 2000s by the previous owner). Treatment of the basement windows is common in this context and appears to meet this Standard (the basement windows are not a character defining feature). The modification of the west bathroom window from one historic unit to two non-historic is not ideal, but by itself may be considered consistent with this Standard due to its location on a side elevation, the reduced visibility of this window, and considering the context of the proposed preservation and rehabilitation of most of the remaining windows on the historic building. 3. Demolition of non-historic garage, and construction of a new 630-square foot garage at the rear of the lot – The 1968 two-car garage is not a contributing historic resource for this City Landmark and could be demolished without compromising the property’s significance. The design of the proposed new garage seems generally compatible with the property’s historic character. The roof orientation along a north-south axis is in keeping with the overall character and spatial organization of the site. 	<p>N</p>

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>While the Commission agreed with the Staff analysis that this Standard did not apply to this particular project, members did express concern that the design of the addition could create a false sense of history, but that this concern was best articulated under Standard 9 relating to the property being adequately compatible but distinguishable from the historic building section.</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> <p>The primary historic feature proposed for removal is the rear porch. While this feature appears to date from the property’s historic period and represents a common adaptation to historic residences in Fort Collins, staff does not believe the porch is a character-defining feature based on the significance of the property for Design/Construction as a significant example of a Craftsman Cottage. While staff generally encourages retention of rear porches whenever possible, in this case retaining it is not required in order to meet 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>The project as proposed in the current (February 2022) version, meets this Standard. The plan has been modified from previous iterations to avoid demolition of the primary exterior wall of the house at its northeast corner.</p> <ol style="list-style-type: none"> 1. Construction of an 887 square foot addition onto the existing 1,097 square foot home – While the size, location, and design of the addition remains problematic because it alters the character-defining rectangular design of the cottage, its installation does not appear to require the removal of any character-defining elements of the property. Therefore, this project component meets this Standard. 2. Replacement of all basement windows with egress-compliant window units, removal of a window on the east wall, and infill of west-facing main floor window and replacement with two small one-over-one windows – While the historic status of doors on the property is mixed, the windows appear to be historic with new (c.2000s) matching wood storm windows and appear to be in sound shape for repair. Replacement of basement windows in bedroom areas for egress compliance is a regular part of building rehabilitation and meets the Standard. While the modification of the bathroom window on the west elevation is not recommended, it does not appear to conflict with this Standard. 3. Demolition of non-historic garage, and construction of a new 630-square foot garage at the rear of the lot – While the 1968 two-car garage does not characterize the property, the 1942 one-car garage does as noted in the Landmark nomination. As noted previously, the overall design and massing of this garage is generally compatible with the overall property. 	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> <ol style="list-style-type: none"> 1. Construction of an 887 square foot addition onto the existing 1,097 square foot home – N/A 2. Replacement of all basement windows with egress-compliant window units, removal of a window on the east wall, and infill of west-facing main floor window and replacement with two small one-over-one windows – While some of the doors on the residence are original and some are later alterations, the windows appear to be original with new (c.2000s) matching wood storm windows and appear to be in sound shape for repair, which is proposed. Replacement of basement windows in bedroom areas for egress compliance is a typical component of building rehabilitation and meets the Standard. While the modification of the bathroom window on the west elevation and loss of the rear-most east window is not recommended, the overall plan for windows on the residence appears to meet this Standard. 3. Demolition of non-historic garage, and construction of a new 630-square foot garage at the rear of the lot – N/A 	Y
SOI #7	<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>	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>The proposal includes excavation for the foundation and crawlspace under sections of the addition. Based on the construction date of the property, the disturbed nature of the soil, and distance away from natural waterways (beyond 200 ft), it is unlikely that excavation would uncover significant archaeological materials from the pre-contact or Euro-American settlement periods.</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>Generally, this Standard calls for additions to meet three main requirements: to be <i>compatible, distinguishable, and subordinate</i>. While components of the addition’s design meet these requirements, some conflicts remain under this Standard.</p> <ol style="list-style-type: none"> 1. Construction of an 887 square foot addition onto the existing 1,097 square foot home – The addition as proposed has elements that meet some of the requirements noted above. The roof height of the addition is below the historic roofline, helping to subordinate the massing of the addition to the historic building. The siding of the addition is proposed as lapboard which helps differentiate the addition from the historic building without disrupting the compatibility. The window selection for the addition are simplified versions of the historic windows. 	N

	<p>However, the new addition adds significant square footage to the existing house, making meeting the “subordinate” requirement difficult without the use of offsetting design features such as a hyphen that are typically used to allow for larger additions that retain the original building’s characteristic form, massing, and scale. The size of the addition disrupts the defining, symmetrical massing of the property, and is large for a property of this type (a small residential cottage). The bump-out of the addition by 7.75 ft on the east is significant for a home and lot of this size and disrupts the historic massing and orientation of the main house, creating further compatibility conflicts. Additions, especially onto small historic homes, should be at, or inset from, the historic sidewalls of the historic building. Where this is not possible, using a hyphen, courtyard, or other interrupting feature is recommended to connect the new construction to the original building and clearly differentiate the new construction. While the current design is close to meeting this Standard, necessary modifications remain to offset the new construction from the old in order to meet this Standard and retain the character-defining features of the building.</p> <ol style="list-style-type: none"> 2. Replacement of all basement windows with egress-compliant window units, removal of a window on the east wall, and infill of west-facing main floor window and replacement with two small one-over-one windows – The removal/replacement of the basement windows should not conflict with this Standard. The removal of the window near the northeast corner as part of the addition, and the modification of the bathroom window on the west elevation is not recommended, but the minimal impact on the property’s overall historic character and character-defining features, does not appear to conflict with this Standard. 3. Demolition of non-historic garage, and construction of a new 630-square foot garage at the rear of the lot – The proposed new garage is generally compatible with, distinguishable from, and subordinate to, the existing property and appears to meet this Standard. 	
<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>In these revised plans, this Standard appears to be met.</p> <ol style="list-style-type: none"> 1. Construction of an 887 square foot addition onto the existing 1,097 square foot home – While the addition conflicts with Standard 9 in significant ways, it appears compliant with Standard 10 as no demolition of character-defining exterior walls is proposed in the revised plans. 2. Replacement of all basement windows with egress-compliant window units, removal of a window on the east wall, and infill of west-facing main floor window and replacement with two small one-over-one windows – Replacement of basement windows in bedroom areas for egress compliance is a regular part of building rehabilitation and while not strictly reversible, is not altering the essential form and integrity of the property and meets the Standard. While the modification of the bathroom window on the west elevation is not recommended, it does appear to meet this Standard for the same reasons as the basement window modifications. 	<p>Y</p>

- | | | |
|--|---|--|
| | 3. Demolition of non-historic garage, and construction of a new 630-square foot garage at the rear of the lot – No historic resources appear to be affected by this aspect of the project. | |
|--|---|--|

The Commission found that Item 1, the proposed addition to the historic house, the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code and was not approved.

The Commission found that the proposed Item 2, to modify basement windows and the west bathroom window, and Item 3, to demolish the 1968 two-car garage and construct a new garage based on provided plans, meets the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

Notice of the decision regarding this application has been forwarded to building and zoning staff to facilitate the processing of any permits that are needed for the work.


Please note that all approved 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.

You may appeal this decision within two weeks by submitting a written notice of appeal to the City Clerk within fourteen (14) calendar days of this decision. Grounds and process for appeals are enumerated in Chapter 2, [Division 3](#) of the Fort Collins Municipal Code.

If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact staff at preservation@fcgov.com or at (970) 416-4250.

Sincerely,

DocuSigned by:

 DD742B4AF8F445E...

Kurt Knierim, Vice-Chair
 Historic Preservation Commission

Additional Documents Provided per City Attorney's Office

**Historic Preservation
Commission Meeting
May 18, 2022**

- Staff Report
- Conceptual Sketches
- Minutes
- Verbatim

STAFF REPORT

May 18, 2022

Historic Preservation Commission

PROJECT NAME**1306 W. MOUNTAIN AVE, CONCEPT DESIGN REVIEW, REHABILITATION & ADDITION****STAFF**

Jim Bertolini, Historic Preservation Planner

PROJECT INFORMATION

PROJECT DESCRIPTION: This item is a conceptual design review of the applicants' project, to assess how well it meets the *Secretary of the Interior's Standards for Rehabilitation*, and to provide feedback to the owner/applicant so they can apply for a Certificate of Appropriateness at a future date. The applicant is proposing an addition onto the rear elevation of the main building, with other modifications to the building to allow for adaptive reuse. A previous version of the application of the project included demolition of a non-historic accessory structure, and construction of a new garage building – that work is still proposed but based on approval from the HPC on February 17, 2022, is not included in this conceptual review.

APPLICANT/OWNER: Brian and Barbara Berkhausen (property owners)
Jeff Schneider, Armstead Construction (contractor)

RECOMMENDATION: This is a conceptual design review in which the applicant is seeking feedback from the Historic Preservation Commission (HPC). No decision is being requested, but feedback should direct the applicant regarding the *Standards for Rehabilitation* sufficiently so that the applicant can address any non-compliant work prior to requesting approval from the HPC via a Certificate of Appropriateness for the exterior project components. Approval is based on the City's requirements and standards for designated City Landmarks. Staff finds the current proposal generally meets the Standards. Staff would direct the HPC to the treatment of the northwest corner of the historic building and modification of the windows in that area.

COMMISSION'S ROLE:

Design review is governed by Municipal Code Chapter 14, Article IV, and is the process by which the Historic Preservation Commission (HPC) reviews proposed exterior alterations to a designated historic property for compliance with the *U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties* (the Standards). The HPC should discuss and consider the presented materials and staff analysis. For City Landmarks and properties in City Landmark Districts, the Commission is a decision-maker and can choose to issue, or not issue, a Certificate of Appropriateness (CoA). Issuing a CoA allows the proposed work to proceed and the City to issue other necessary permits to complete the project.

In this case, the applicant is requesting a conceptual design review of proposed plans to under Municipal Code 14-54(a) at this meeting. A decision is not requested, but feedback is needed on any corrections or modifications to the concept prior to submitting for final approval.

EXECUTIVE SUMMARY:

The William and Violet Jackson Property was designated as a City Landmark on December 2, 2014. That designation included the full property, and specified that the main 1922 residence and 1942 garage constructed by the Jacksons are historic features, while the 1968 two-car garage is not. The property was

designated under Standard 3 for Design/Construction, specifically as an “excellent example of the west-coast Craftsman architectural style, popular in the early twentieth century.”

The proposed project includes construction of an addition totaling 339 ft² (264 new ft², when the existing 75 ft² mudroom is subtracted). Although not covered in this conceptual review, the project also includes demolition of the non-historic 1968 garage and construction of a new, 630 ft² garage at the rear of the lot. The accessory structure treatment is not part of the conceptual review as that work was approved by the HPC at its February 17, 2022 meeting.

ARCHITECTURAL DESCRIPTION:

Character-defining features for this property discussed in the nomination form include:

- A low pitched, open, front-gabled roof including exposed rafter tails.
- Simple, rectangular massing under a single, front-gabled roof form, indicative of Craftsman Cottages of this style.
- Outer brick walls set in Flemish bond with shiners and rowlocks facing outward and two distinct bands of darker brick near the foundation.
- Craftsman-style front porch including two, open, low-pitched gables finished with shingles and supported by brick pillars
- Wood, one-over-one sash windows of varying sizes with matching wood storm windows.
- Two distinctive brick chimneys
- A c.1942 single-car garage at the northwest corner of the lot.

[nomination form is Attachment 2 to this packet]

ALTERATION HISTORY:

Known alterations of the property to date include:

- 1922 – construction of the original house
- 1942 – construction of the single-car garage
- 1947 – reshingling of the house
- 1968 – addition of two-car garage at northeast corner of the lot
- 2000s – minor restoration of exterior, including removal of aluminum storm windows with current wood
- 2007 – reroof of buildings on the property

HISTORY OF DESIGN REVIEW:

Since designation in 2014, this property does not appear to have undergone significant Design Review until the current project. Below is an administrative history of this application:

- January 12, 2021 – demolition permits for both accessory structures (one historic, one not) received.
- January 19, 2021 – building permit requested for main house with addition
- February 4, 2021 – video conference with owner and contractor to discuss City Landmark requirements and where project did not meet Standards.
- February 25, 2021 – video conference with owner and contractor about review process
- March 17, 2021 – project scheduled for conceptual review but rescheduled due to late hour at request of owner
- May 11, 2021 – follow-up meeting with applicant’s contractor to further explain how project did not meet Standards.
- June 28, 2021 – follow-up meeting with applicant and contractor to explain how project did not meet Standards.
- October 27, 2021 – follow-up meeting with applicant and contractor to remind on project review process and Standards.
- November 19, 2021 – Conceptual Review (Round 1) with Historic Preservation Commission (HPC)

- January 22, 2022 – Conceptual Review (Round 2) with HPC
- February 17, 2022 – Final Design Review; addition on main house denied; modifications to basement windows on main house, demolition of 1968 garage and new 630 square foot new garage approved.

HISTORY OF FUNDED WORK/USE OF INCENTIVES:

N/A - Unknown

DESCRIPTION OF PROPOSED WORK: The applicant is seeking a final design review decision for the following items:

1. Construction of an addition totaling 339 ft² (264 new ft²) onto the existing 1,097 ft² home (*Note: 1,097 includes the approximately 75 ft² rear mud porch slated for demolition*).
2. Modification of windows on west wall of northwest bedroom on historic house.

Note: The following work has already been approved by the HPC but remains part of the project scope:

1. Replacement of all historic basement windows with egress-compliant window units.
2. Demolition of non-historic garage, and construction of a new 630-ft² garage at the rear of the lot.

REQUESTS FOR ADDITIONAL INFORMATION:

Staff has been in consultation with the applicant since January, 2021 with a previous iteration of the project. Consultation has included six meetings with the applicant to explain the design review process, the *Secretary of the Interior's Standards for Rehabilitation*, and the requirements for design review for projects on City Landmarks. Five of those meetings were related to previous designs of the project shown in the attachments that did not meet the Standards. The most recent meeting between staff and the applicant was on April 27, 2022 to go over the current design. Staff indicated the design should meet the Standards, with the main concern to address in conceptual review being the treatment of the northwest bedroom windows.

To provide some context on project improvements, the February 2022 iteration of the project drawings is included as an attachment. Previous iterations of the project that have since been discarded are on file and available if they are of interest to the HPC.

At a previous meeting, the HPC submitted requests for additional information regarding how projects such as this (additions on residential City Landmarks) had been reviewed in the past, with specific interest in feedback from the State of Colorado (via the State Historic Preservation Office). That information remains a part of the record for the February 17 HPC meeting but has not been included here. However, it can be re-added to the packet for this conceptual review, or a final design review, if that is of interest to the HPC.

PUBLIC COMMENTS SUMMARY

No public comments have been received so far on this iteration of the project. Previous public comments that pertain to the iteration of the project denied by the Commission on February 17, 2022 are available but have not been included in this packet. Staff will report information about public comments received and update this staff report as necessary.

STAFF EVALUATION OF APPLICABLE REVIEW CRITERIA:

As provided for in City Code Section 14-53, qualified historic preservation staff meeting the professional standards contained in Title 36, Part 61 of the Code of Federal Regulations has reviewed the project for compliance with the *Secretary of the Interior's Standards for Rehabilitation*. Staff finds that the most relevant review criteria under the *Standards for Rehabilitation* are Standards 2, 5, 9, and 10.

The City of Fort Collins adopted the federal *U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties* both as a requirement to maintain a federal certification for the City's historic preservation program, and as a way to establish a consistent and predictable methodology for how exterior projects can be approved on City Landmarks. With adaptive reuse being the most common treatment of historic buildings in

Fort Collins, almost all projects, including this one, are reviewed under the *Standards for Rehabilitation*. Those Standards, and their accompanying, recently updated guidelines (2017) from the National Park Service, provide a framework for decision-making that recommends certain types of actions, and recommends against certain types of actions, based on the historic significance of a property, and the needs arising from the modern use of that property. The Standards are intentionally not prescriptive in approach due to the diversity of historical significance, diversity of historic features, and broad range of potential project types that may come forward for review. The Standards instead create consistency and predictability through a standardized decision-making process that preserves the essential historic characteristics and features of a property while accommodating changes both minor and major on an historic property.

Applicable Code Standard	Secretary of the Interior’s Standards for Rehabilitation: Summary of Code Requirement and Analysis	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>The property will remain in residential use.</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>Designated as a significant example of a Craftsman Cottage, the building is characterized by its small size and compact massing compared to larger Victorian and modern homes. Its simple rectangular form under the front-gabled roof, and other Craftsman-style features including exposed rafter tails, the styled brick exterior, wood sash windows, and prominent brick chimneys together characterize the property.</p> <p>Overall, the addition appears to meet this Standard. The overall compact massing of the property remains intact, and the addition retains the overall massing, scale, and spatial relationships of the primary residence. The main question of concern staff would highlight is the treatment of the windows at the northwest bedroom’s west wall, which will result in the removal of a visible historic window, and the creation of two new window openings. To meet current egress requirements, the two new windows will likely be casements with a faux meeting rail to replicate the historic design. Questions for the HPC to consider include:</p> <ul style="list-style-type: none"> - Does the modification of the window pattern on this secondary elevation significantly disrupt the historic window pattern of the historic building? - If this is an acceptable treatment, are there any conditions that should be placed on the design of the new windows in order to meet this Standard and Standard 9? 	TBD
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

<p>SOI #4</p>	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p>The primary historic feature proposed for removal is the rear porch. While this feature appears to date from the property’s historic period and represents a common adaptation to historic residences in Fort Collins, staff does not believe the porch is a character-defining feature based on the significance of the property for Design/Construction as a significant example of a Craftsman Cottage. While staff generally encourages retention of rear porches whenever possible, in this case retaining it is not required in order to meet this Standard.</p>	<p>Y</p>
<p>SOI #5</p>	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p>The project as proposed in the current (May 2022) version, meets this Standard. The plan has been modified from previous iterations to avoid demolition of the primary exterior wall of the house at its northeast corner.</p> <p>Staff encourages the HPC to consider whether the window treatment for the northwest bedroom, involving the removal of one window opening, and addition of two new window openings, meets this Standard.</p>	<p>TBD</p>
<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>Staff has discussed with the applicant the requirements for rehabilitation of the existing windows. That is likely, and may include addition of piggy-back or other integrated storm windows that do not require seasonal removal/reinstallation.</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>The proposal includes excavation for the foundation and finished basement under the addition. Based on the construction date of the property, the disturbed nature of the soil, and distance away from natural waterways (beyond 200 ft), it is unlikely that excavation would uncover significant archaeological materials from the pre-contact or Euro-American settlement periods.</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>Generally, this Standard calls for additions to meet three main requirements: to be <i>compatible, distinguishable, and subordinate</i>. The project appears to meet these requirements.</p> <p>The addition is comparatively small in footprint, adding approximately 264 ft² of new space to the building, making it compatible in size and scale. The massing of the addition will be retained behind the historic building, being flush on the east elevation, and setback slightly on the west elevation. The addition also incorporates the roof forms of the historic building into it, including the hipped roof of the mudroom addition that will be demolished over the new bathroom, and a gabled-end over the new kitchen. Exposed rafter tails, one-over-one windows, and a thin brick foundation for the addition also allude to the features of the historic building.</p> <p>The primary question for the HPC to consider related to this factor is whether the window treatment at the northwest bedroom’s west wall is “destroying historic materials that characterize the property” or if this is an acceptable modification to a secondary elevation. <i>Interpreting the Standards Bulletin 14, New Openings in Secondary Elevations or Introducing New Windows in Blank Walls</i> may be helpful in making this determination.</p> <p>The addition will be distinguishable, primarily by being clad in lapboard above the foundation, a common treatment for additions during the historic period as well, and having the foundation clad in, or constituted by, thin brick (less common for additions like this but compatible with the brick cladding of the main building).</p> <p>The addition will be subordinate to the main property. It is flush with the east elevation side wall on the main house, and set in from the west elevation side wall. The roof of the addition will be below that of the historic. The addition is also only adding 264 new ft² to the property (total square footage is 339 ft², minus the 75 ft² mud porch proposed for demolition). This is within the realm of normal additions added onto historic properties under this Standard.</p>	<p>TBD</p>
---------------	---	------------

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>In these revised plans, this Standard appears to be generally met. The mud room addition is not considered a character-defining feature, and the main brick wall that was formerly along this wall section has already been removed. The modification of the north-facing window at the northwest corner of the house into a passageway into the new bathroom is a common modification to provide passage in between existing and new additions and meets this Standard.</p> <p>The main question to consider under this Standard is whether the modification of the windows on the west elevation of the northwest bedroom meets this Standard, or constitutes a disruption of “the essential form and integrity of the historic property” that would impair the overall historic character of the property. <i>Interpreting the Standards Bulletin 14, New Openings in Secondary Elevations or Introducing New Windows in Blank Walls may be helpful in making this determination.</i></p>	TBD
---------	---	------------

INDEPENDENT EVALUATION SUMMARY

N/A

FINDINGS OF FACT:

In evaluating the request for the alterations, addition, and new construction at 1306 W. Mountain Avenue, staff makes the following findings of fact:

- **The property at 1306 W. Mountain Avenue was designated as a City Landmark by City Council ordinance on December 2, 2014 based on its architectural significance under Standard 3 (Design/Construction).**

RECOMMENDATION:

N/A – Staff typically does not make recommendations for conceptual reviews. The project appears to generally meet the *Standards for Rehabilitation* but the treatment of the northwest bedroom’s west windows should be discussed under Standards 2, 5, and 9.

SAMPLE MOTIONS

This is being presented to the Commission as a Conceptual Design Review, so no decision is required. The Commission may adopt a motion to approve, approve with conditions, or deny.

SAMPLE MOTION TO PROCEED TO FINAL REVIEW: I move that the Historic Preservation Commission move to Final Review of the proposed work at the Jackson Property at 1306 W. Mountain Avenue.

SAMPLE MOTION FOR APPROVAL: I move that the Historic Preservation Commission approve the plans and specifications for the alterations and addition to, the Jackson Property at 1306 W. Mountain Avenue as presented, finding that the proposed work meets the *Secretary of the Interior’s Standards for Rehabilitation*.

This decision is based upon the agenda materials, the information and materials presented at this hearing and from the preceding conceptual review and work session, and the Commission discussion on this item.

SAMPLE MOTION FOR APPROVAL OF SPECIFIC ITEMS AND DENIAL OF OTHERS: I move that the Historic Preservation Commission approve the plans and specifications for proposed items [list items for

approval with brief description of proposed work] at the Jackson Property at 1306 W. Mountain Avenue as presented, finding that these items meet the *Secretary of the Interior's Standards for Rehabilitation*, and that the Commission deny approval for items [list items for approval with brief description of proposed work] because they do not meet the following *Secretary of the Interior's Standards for Rehabilitation*:

[Describe the standards(s) not met and why.]

The Commission further finds that other than the stated standard(s) not met, the denied alteration(s) meet all other applicable *Secretary of the Interior's Standards for Rehabilitation*.

This decision is based upon the agenda materials, the information and materials presented at this hearing and from the preceding conceptual review and work session, and the Commission discussion on this item.

SAMPLE MOTION FOR APPROVAL WITH CONDITIONS: I move that the Historic Preservation Commission approve the plans and specifications for the alterations and addition to the Jackson Property at 1306 W. Mountain Avenue as presented, finding that the proposed work meets the *Secretary of the Interior's Standards for Rehabilitation*, provided the following conditions are met:

[list condition(s) in detail and how satisfaction of each condition contributes towards meeting particular *Secretary of the Interior's Standards for Rehabilitation*]

This decision is based upon the agenda materials, the information and materials presented at this hearing and from the preceding conceptual review and work session, and the Commission discussion on this item.

SAMPLE MOTION FOR DENIAL: I move that the Historic Preservation Commission deny the request for approval for the plans and specifications for the alterations and addition to the Jackson Property at 1306 W. Mountain Avenue as presented, finding that the proposed work does not meet the following *Secretary of the Interior's Standards for Rehabilitation*:

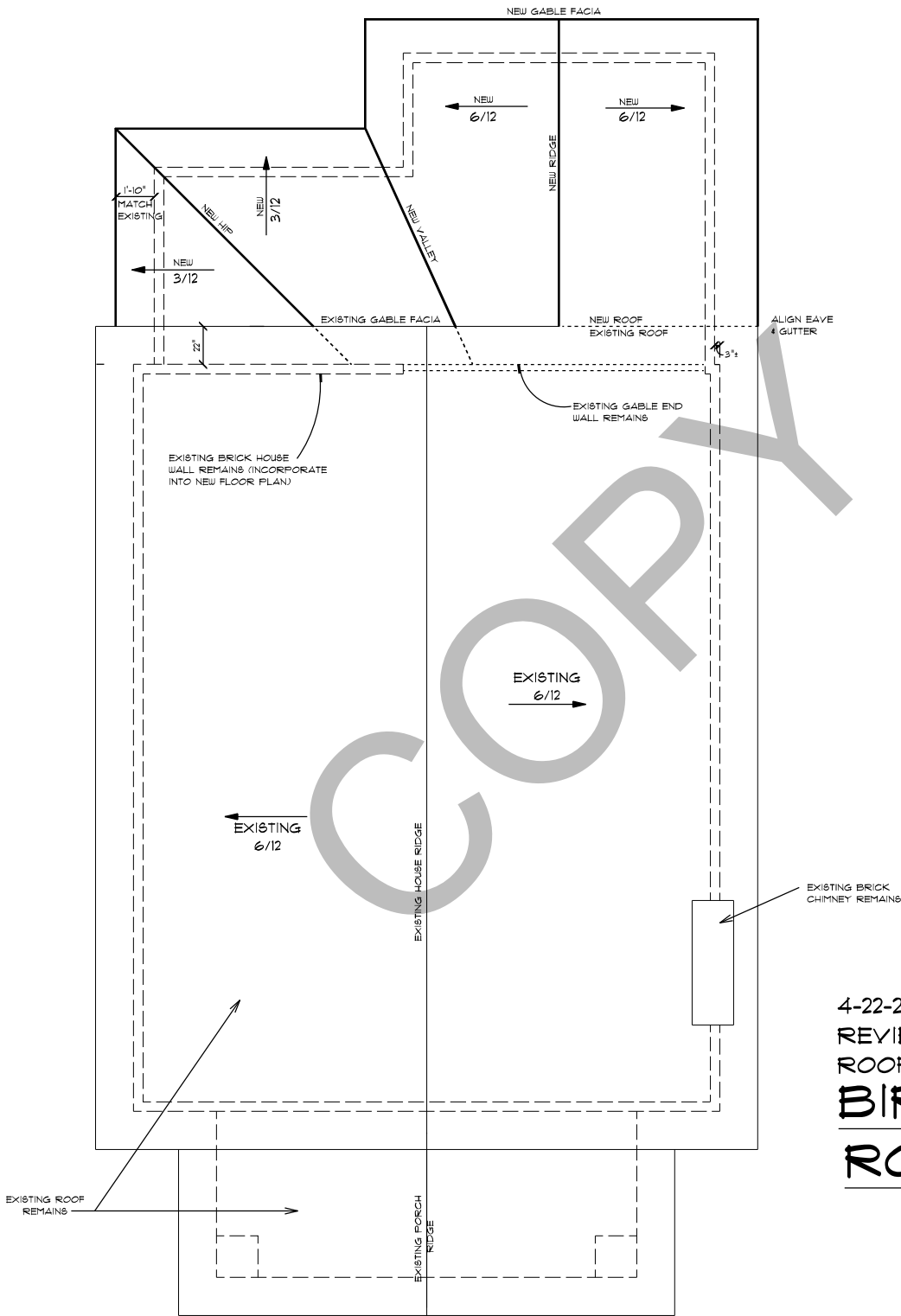
[Describe the standards(s) not met and why for the basement windows, garage, and rear addition.]

The Commission further finds that other than the stated standards not met, the denied alterations meet all other applicable *Secretary of the Interior's Standards for Rehabilitation*.

This decision is based upon the agenda materials, the information and materials presented at this hearing and from the preceding conceptual review and work session, and the Commission discussion on this item.

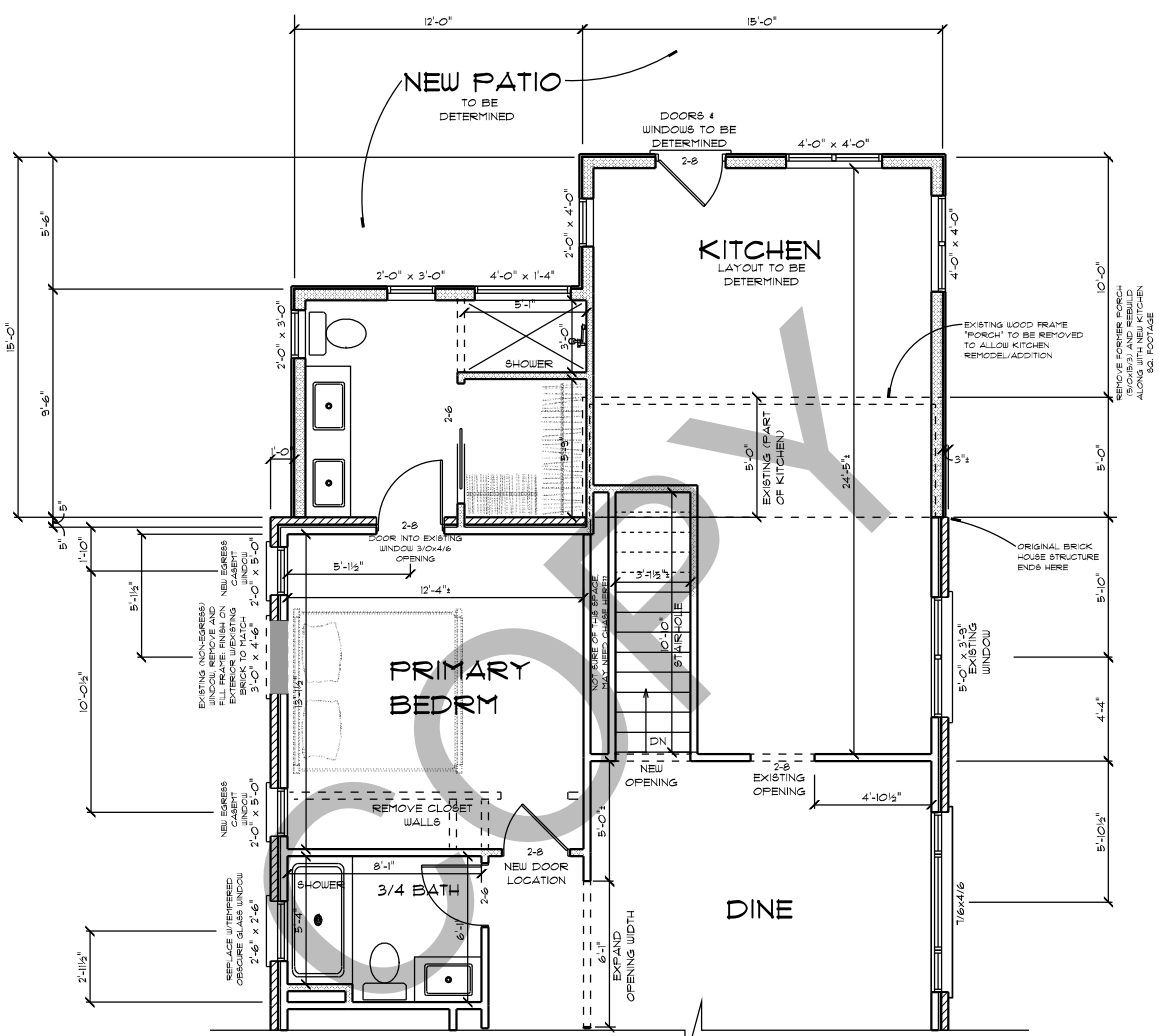
ATTACHMENTS:

1. Landmark Nomination form
2. Current conceptual plan set for project
3. Overall project set of photos from applicant
4. National Park Service *Interpreting the Standards Bulletin 37: Rear Additions to Historic Houses* (also available online, [HERE](#))
5. *Interpreting the Standards Bulletin 14, New Openings in Secondary Elevations or Introducing New Windows in Blank Walls* (also available online, [HERE](#)).
6. February 2022 Drawing set (Denied by HPC on February 17, 2022 - for reference only)
7. Copy of the U.S. *Secretary of the Interior's Standards for Rehabilitation*, the adopted standards under which this project is being reviewed under Municipal Code Chapter 14, Article IV.
8. Applicant responses to HPC Work Session requests (drawings & photos)
9. Staff Presentation



4-22-22
REVIEW POTENTIAL
ROOF PLAN
BIRD'S EYE
ROOF PLAN

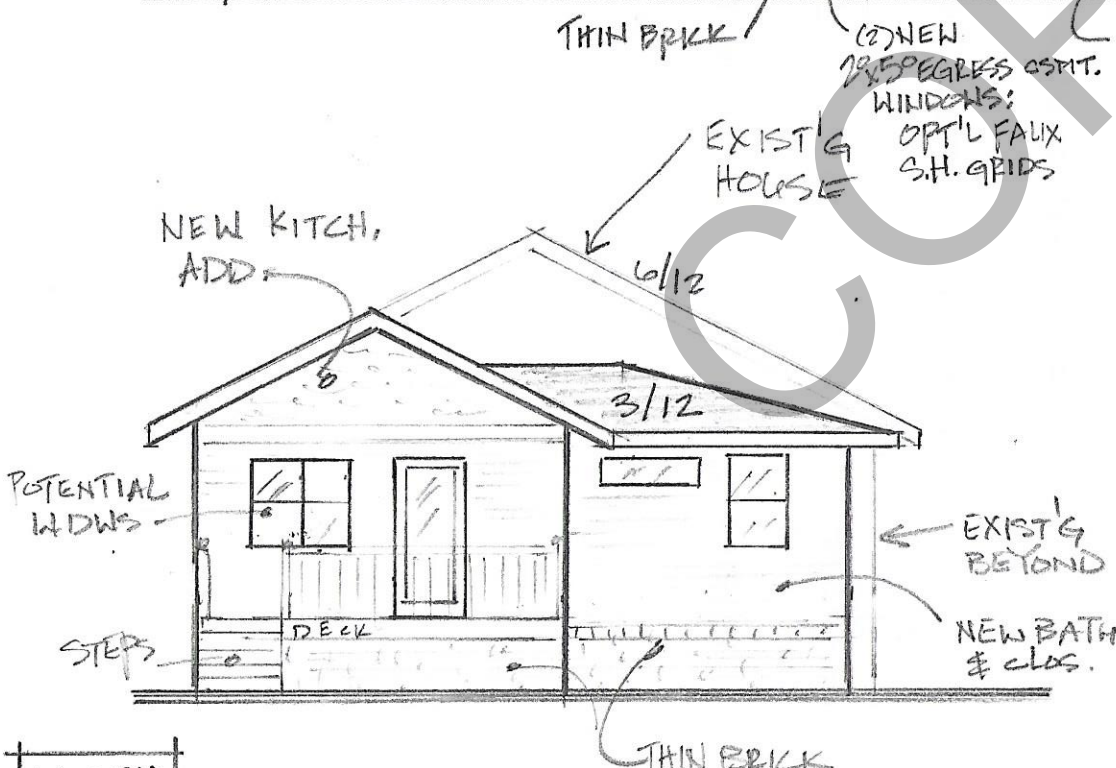
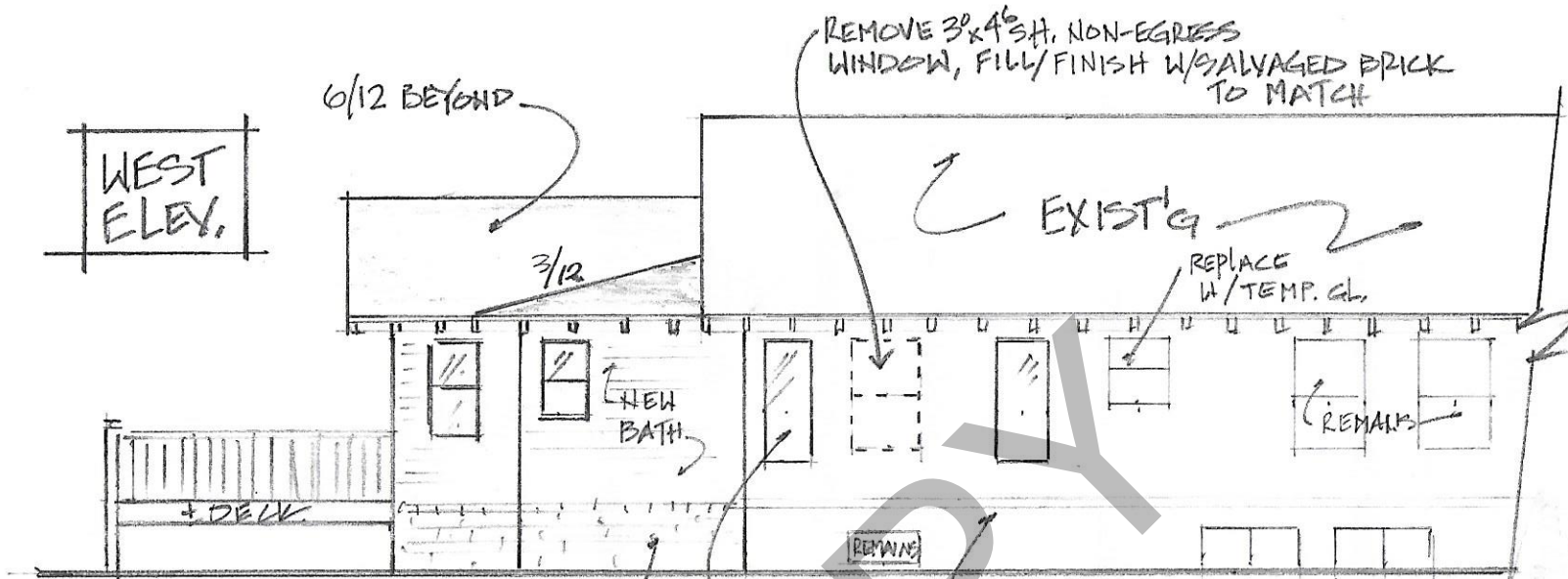
SCALE: 1/8" = 1'-0"



**MAIN LEVEL FLOOR PLAN
PROPOSED ADDITION/REMODEL
4-29-2022**
1/8" = 1'-0"

NEW SQ. FT. = +/-264

NOTE ON HOW TO COUNT SQ. FOOTAGE:
KITCH. ADDITION IS 10/0x15/0 = 150sf
ADDED TO THE ORIGINAL HOUSE SIZE -
THE EXISTING "ENCLOSED PORCH" THAT
IS PART OF KITCHEN WILL COUNT AS PART
OF THE "EXISTING" HOUSE S.F. -
DISCUSS W/JEFF.



NORTH ELEV

4-29-22 REVIEW POTENTIAL ROOF 1/8" = 1'-0"



Kurt Knierim, Chair
Jim Rose, Vice Chair
Margo Carlock
Meg Dunn
Walter Dunn
Eric Guenther
Anne Nelsen
Vacant Seat
Vacant Seat

City Council Chambers
City Hall West
300 Laporte Avenue
Fort Collins, Colorado
And Remotely via Zoom

Regular Meeting May 18, 2022 Minutes

- **CALL TO ORDER**

Chair Knierim called the meeting to order at 5:31 p.m.

- **ROLL CALL**

PRESENT: Margo Carlock, Meg Dunn, Eric Guenther, Kurt Knierim, Anne Nelsen, Jim Rose

ABSENT: Walter Dunn

STAFF: Maren Bzdek, Jim Bertolini, Claire Havelda, Melissa Matsunaka, Aubrie Brennan, Brad Yatabe

- **AGENDA REVIEW**

Ms. Bzdek requested the Commission change the order of items two and three.

- **CONSENT AGENDA REVIEW**

No items were pulled from consent.

- **STAFF REPORTS ON ITEMS NOT ON THE AGENDA**

Ms. Bzdek stated Council will issue a proclamation for "A Day of Racial Healing" in honor of Hattie McDaniel on June 7th and it will be accepted by a relative of Hattie McDaniel. Additionally, she provided an update on the Civil Rights Historic Context Project. She also stated staff has issued a second round deadline of July 1st for applications for zero interest rehab loans.

- **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

None.

- **CONSENT AGENDA**

[Timestamp: 5:38 p.m.]

1. CONSIDERATION AND APPROVAL OF THE MINUTES OF APRIL 20, 2022

The purpose of this item is to approve the minutes from the April 20, 2022 regular meeting of the Historic Preservation Commission.

Member M Dunn moved that the Historic Preservation Commission approve the Consent Agenda of the April 20, 2022 regular meeting as presented.

Member Rose seconded. The motion passed 6-0.

[Timestamp: 5:39 p.m.]

- **DISCUSSION AGENDA**

2. CONGRESO DEBRIEF (LATINOS IN HERITAGE CONSERVATION, NATIONAL MEETING, DENVER 2022)

DESCRIPTION: This will be a short debrief about the 2022 Congreso, the national meeting of the Latinos in Heritage Conservation non-profit that held its 2022 annual meeting in Denver on April 28-30. City staff attended along with Jerry Gavaldon of the Museo de las Tres Colonias. After the debrief, there will be an open discussion among Historic Preservation Commission members and any attending community partners or members of the public about how the content and lessons of Congreso can be leveraged by the Historic Preservation program to better serve Fort Collins' Hispanic residents and ensure their heritage and historic places are recognized, preserved, and shared with the broader community.

STAFF: Maren Bzdek, Historic Preservation Manager
Jim Bertolini, Senior Historic Preservation Planner

Staff Report

Ms. Bzdek reported on the history of the 2-day Congreso conference held in Denver and discussed some of the topics covered during the meeting, noting the meeting always has an integrated focus on historical, cultural, and natural resources.

Mr. Bertolini provided additional information on the topics discussed at the meeting, including the Denver Latinx community, the documentation of Hispanic heritage, and field visits. He discussed key takeaways from the meeting, including the area of ownership versus rental, particularly when addressing the equity challenges of preserving Hispanic history and associated places.

Ms. Bzdek commented on the case studies discussed at the conference, including a digital pilot project in Texas.

Mr. Bertolini commented on the importance of both historic and contemporary murals in cultural connections.

Museo de las Tres Colonias Board Chair Jerry Gavaldon reported on his experiences at the Congreso conference. He discussed gentrification in Fort Collins.

Member M. Dunn asked if there are any historic murals in Fort Collins. Mr. Gavaldon replied the Coca-Cola sign in Old Town has been around for decades and suggested an inventory of murals could be a good project.

Public Input

None.

Commission Questions and Discussion

Chair Knierim asked if Commissioners could attend this conference in the future. Ms. Bzdek replied in the affirmative and noted the conference is bi-annual and occurs throughout the country. She also noted Councilmember Gutowsky has been to the conference in the past and she will be sent a recording of this discussion.

Member M. Dunn requested additional information on a historic district in Denver that was discussed at the conference. Ms. Bzdek provided details regarding the public outreach and the district, which was recognized under criteria related to cultural significance.

Chair Knierim asked how the Commission can help elevate this type of work within Fort Collins. Ms. Bzdek replied there are budget offers in that would support two additional staff positions, and if they move forward, Commissioners could comment before Council.

[Timestamp: 6:09 p.m.]

3. STAFF DESIGN REVIEW DECISIONS ON DESIGNATED PROPERTIES – switched with Item 3

Staff is tasked with reviewing projects and, in cases where the project can be approved without submitting to the Historic Preservation Commission, with issuing a Certificate of Appropriateness or a SHPO report under Chapter 14, Article IV of the City's Municipal Code. This item is a report of all such review decisions since the last regular meeting of the Commission.

Mr. Bertolini provided information on the historic surveys that were completed over the past month and discussed Ms. Bzdek's participation in the "Living Her Legacy" portrait unveiling.

4. 1306 W. MOUNTAIN AVE, CONCEPT DESIGN REVIEW, REHABILITATION & ADDITION

DESCRIPTION: This item is a conceptual design review of the applicants' project, to assess how well it meets the *Secretary of the Interior's Standards for Rehabilitation*, and to provide feedback to the owner/applicant so they can apply for a Certificate of Appropriateness at a future date. The applicant is proposing an addition onto the rear elevation of the main building, with other modifications to the building to allow for adaptive reuse. A previous version of the application of the project included demolition of a non-historic accessory structure, and construction of a new garage building – that work is still proposed but based on approval from the HPC on February 17, 2022, is not included in this conceptual review.

APPLICANT: Brian and Barbara Berkhausen (property owners)
Jeff Schneider, Armstead Construction (contractor)

(**Secretary's Note: Claire Havelda recused herself from this item and Brad Yatabe took her place as the representative from the City Attorney's Office. Additionally, Member Guenther withdrew from the discussion of this item due to a conflict of interest.)

Staff Report

Mr. Bertolini presented the staff report noting this is a Conceptual Review of a new proposed addition design. He discussed the Commission's previous approval of items related to demolition of the non-historic garage and constructing a new garage off the alley. He discussed the role of the Commission and noted it does have the option to move to a Final Design Review as the property has been posted.

Mr. Bertolini discussed the history of the designation of the property and reviewed the timeline for the proposed project. He provided additional details regarding the new proposed addition design and stated staff's analysis of the concept sketches is that the applicable rehabilitation standards are generally met. He provided information related to specific items on which staff is recommending the Commission focus its discussion. He stated the primary question from staff for the Commission is regarding the appropriateness of the window modification at the northwest corner of the addition.

Applicant Presentation

Brian Berkhausen, property owner, stated he believes this new plan will meet the applicable goals, standards and guidelines while still providing he and his wife the necessary space they will need to age in place at the home. He discussed the reversal of the staircase and provided additional detail regarding the new proposed plan.

Jeff Schneider, representative of the property owners, provided answers to Commission questions from the work session, including the reason the roof pitch was not changed, noting the proposed window pattern is likely not exact, addressing the west elevation, ensuring the addition is different than the existing building, and addressing the removal of the northwest window for life, health, and safety issues, among others.

Public Input

Laura Bailey commented she was pleased to see the changed design was closer to meeting the applicable Secretary of the Interior standards; however, she had questions about the lower window.

Commission Questions and Discussion

Mr. Schneider commented the current window does not meet Code egress requirements, which is why it needs to be replaced.

Member Rose asked about the maximum distance above the floor for the window Code requirement. Mr. Schneider replied it is 44 inches.

Member Nelsen clarified the head weight and size of the window. Mr. Schneider noted he would need to provide exact measurements at a later date.

Member M. Dunn asked if an addition that went straight across was considered as opposed to the proposed L-shaped addition. Mr. Schneider replied the proposal decreases the footprint to not exceed 30% and minimizes the mass.

Member M. Dunn commended the new roof design as being subordinate; however, she stated the Commission's concerns were more related to the design than the size.

Mr. Schneider stated the applicants feel this design is subordinate to the existing home while still meeting the needs of the property owner.

Member M. Dunn stated she would like to keep the windows if possible. Mr. Schneider commented on window changes from a previous plan and noted these changes are similar but are less visible from the street side and still meet egress Code requirements.

Mr. Schneider commented on the likelihood the window would be covered by a bed headboard. Member M. Dunn asked if it would be possible to get the necessary egress with the current window, though a different type of window. She stated the interior layout is not part of the Commission's concern. Mr. Schneider replied the longevity of the property and use of the space also needs to be considered in terms of life, health, and safety. Mr. Berkhausen commented on the desire to be able to access the space with a walker and stated moving the bed would make aging in place more difficult.

Mr. Schneider noted having the ability to age in place is one of the City's strategic housing goals.

Member Rose commended the new plan but questioned the east elevation whereupon there will be the same roof pitch, part with new roofing material and part with the existing roofing material. He commented on the porch having a different roof pitch and questioned whether the same roof pitch could be employed on the addition to create a more definitive break between the existing and the new addition. Mr. Schneider replied that has been considered; however, the Commission has deemed the existing mud porch as non-historic; therefore, it is not being considered as a design element.

Member Rose clarified he was referring to the street-facing front of the building and that porch. Mr. Schneider replied there is an offset of the main roof on the front of the home and architecturally, it would seem to be a disservice to the existing bungalow style. He also noted the entire roof will ultimately be replaced at some point.

Member Rose suggested considering the roof pitch change.

Member Nelsen asked if the entire window or just the glazing will be replaced in the bathroom. Mr. Schneider replied it would just be the glazing as the glass needs to be tempered per Code. He stated it is undecided if the glass would be obscured.

Member M. Dunn asked Mr. Bertolini about his statement that there is precedent for window changes such as this and requested an example of the Commission allowing such a change for a locally landmarked property. Mr. Bertolini replied his use of the term 'precedent' was based on the Parks Service guidance for not disrupting the overall character. He stated it depends on the context, visibility, and the location of the windows and noted he is not aware of a City landmark example where a window change has been approved.

Member M. Dunn stated differentiation is important for the addition, not for the existing windows at the rear of the historic house, and proportions are important there. She stated if the Commission can find a rationale with which it feels comfortable, that also fits within the Secretary of the Interior standards, that would enable the filling of the window and building the two new windows, the next concerns are related to the fill-in and whether the windows are in a similar proportion and are simple.

Member Rose stated the flexibility provided in the City's adopted Building Code could make for getting close to the maximum height above the floor and arranging proportions so they more closely conform to what is differentiated and yet compatible. He suggested there may be a way to create the necessary egress windows while still accommodating the preservation needs. Mr. Schneider replied changing out the window to be an egress window, that may or may not accommodate egress, would still require a variance from the Building Department. Mr. Bertolini noted those variances would be at the discretion of the Chief Building Official and they are typically applied when a character-defining feature is being threatened.

Member Carlock commended the changes to the plan and noted the windows on the east side are not similar and do not line up with the band; therefore, there is already variation in the windows and the proposed change would be a reasonable adaptation to achieve the aging in place goal.

Member Nelsen stated the actual window measurements are important. Mr. Schneider noted this plan is an overall concept to allow the Commission to weigh in on whether this will philosophically work.

Mr. Schneider requested input on the brick grounding of the exposed foundation wall for the addition. Member M. Dunn supported the thin brick proposal. Member Rose commended the continuation of the band, though he suggested a colored stucco could be just as effective a treatment as the thin brick. Mr. Schneider replied that had been considered; however, he questioned whether having three different materials stacked on top of each other would be appropriate from a design perspective.

Member M. Dunn commended the size of the new addition plan and noted design matters more than square footage. She stated it is worth exploring a more rectangular, simple form addition, inset perhaps on both sides with the bedroom behind the existing brick wall so the new windows can be exactly as desired and to allow the existing window to be maintained.

Mr. Schneider stated the applicant team is attempting to be respectful of past conversations related to square footage. He stated a rectangular addition would be much larger than what is proposed and suggested the functionality of this proposal is greater than what would be provided by a rectangular addition.

Mr. Berkhausen asked if it would be possible for Mr. Bertolini to do some research on the precedent of window modifications that have occurred at the federal level. Mr. Bertolini replied in the affirmative. Mr. Berkhausen commented on the benefits of the proposed plan and asked if the north wall could be removed. Mr. Schneider noted removing that wall would allow for additional floor space flexibility and a smaller addition.

Member Rose stated he does not believe the existing brick wall is a character-defining feature and it could be worth investigating its removal to provide changes to the addition that may be beneficial. Chair Knierim concurred and noted the brick wall would no longer be an exterior feature.

Member Carlock stated the Commissioners commented in January that the retention of the brick wall was important to the reversibility aspect. Mr. Schneider stated that was his concern as well.

Member M. Dunn stated she would rather lose the bricks in the back than the bricks that would be lost to the new windows. Mr. Schneider noted the back wall removal would be 96 square feet whereas the windows would be 8 to 10 square feet.

Member M. Dunn reiterated her thoughts on a rectangular addition. Mr. Schneider replied he is concerned from an aesthetic and architectural nature that that would not be an appropriate feel and would not be complementary to the existing home.

Member Rose suggested reversibility is an academic construct and discussed the importance of maintaining character-defining features. He stated simplifying the footprint of the addition is an elegant way to achieve the goals of the homeowners.

Mr. Schneider commented he believes this proposed plan has the most minimal impact on the footprint, scale, and mass. Additionally, he stated only the neighboring property will see the new windows and it is not likely the average person walking by would notice the change.

[Timestamp: 7:48 p.m.]

● **OTHER BUSINESS**

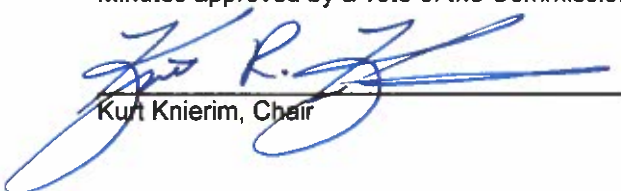
Member M. Dunn announced the upcoming Historic Larimer County annual meeting at Tap and Handle.

● **ADJOURNMENT**

Chair Knierim adjourned the meeting at 7:50 p.m.

Minutes prepared by TriPoint Data and respectfully submitted by Melissa Matsunaka.

Minutes approved by a vote of the Commission on 7/20/22


Kurt Knierim, Chair

HISTORIC PRESERVATION COMMISSION

CITY OF FORT COLLINS

Held MAY 18, 2022

Hybrid Meeting – 300 Laporte Avenue and via Zoom

Fort Collins, Colorado

In the Matter of:

1306 West Mountain – Addition – Concept Design Review, Rehabilitation and Addition

Meeting Time: 5:30 PM, May 18, 2022

Commissioners Present:

Kurt Knierim, Chair
Jim Rose, Vice Chair
Margo Carlock
Meg Dunn
Eric Guenther
Anne Nelsen

Staff Members Present:

Brad Yatabe
Jim Bertolini
Maren Bzdek
Aubrie Brennan

1 CHAIR KURT KNIERIM: We'll move on to agenda item number four, the 1306 West Mountain
2 Avenue Concept Design Review, Rehabilitation and Addition, and we'll begin with a staff report.

3 MR. JIM BERTOLINI: One moment; I'll get the slides up.

4 MS. CLAIRE HAVELDA: And, just for the record Commission members, I am recused on this
5 item so I'm going to leave, and Brad Yatabe will be here to advise you.

6 CHAIR KNIERIM: Thank you, and while Jim is getting that up, are there any other recusals for
7 this item?

8 COMMISSIONER ERIC GUENTHER: Yes, I'm recused from this issue, however, again, retain
9 the right to make a comment either this evening or at a future meeting as a private citizen.

10 CHAIR KNIERIM: Very good, thank you. Yeah, go ahead and take yourself out...okay, and
11 we'll call you back when we're finished. Alright, Jim, I think we're set with our recusals.

12 MR. BERTOLINI: Thank you. Again, this is a conceptual design review for the City landmark at
13 1306 West Mountain Avenue. This is a new design for a property that's been before the Commission a
14 couple times before. So, just to set the stage, this is just a site map showing the current property with a
15 rough outline of the proposed rear addition; that's the topic for this conceptual design review. If you'll
16 recall, in February, the Commission approved some project elements, specifically related to demolishing
17 this non-historic 1968 garage and constructing a new garage off the alley, but the addition as designed in
18 February was denied. So, this is a conceptual review to scope out a new design for that before the owner
19 commissions construction drawings and comes back for final review. Just as a reminder, on conceptual
20 reviews, you're not being asked to make a decision this evening. The property, however, has been posted,
21 so you do have the option to move to a final design review if you feel you have sufficient information to
22 do so. Your primary task this evening is to just identify and discuss with the applicant particularly any
23 conflicts with the standards for rehabilitation that we see, or any problems that you see with the current
24 concept. I will stress that most of the information that you're seeing tonight is conceptual only; it's
25 designed to give you an idea of where the project is headed so that you can kind of steer in an appropriate
26 direction before they commit to full construction drawings.

27 Just a little bit of a reminder on City landmarks, on this particular landmark, it's named the
28 Jackson-Bailey property, landmarked in 2014. It was designated under standard three, or criterion C, for
29 architectural significance as an outstanding example of a Craftsman cottage. It was constructed in 1922.
30 The designation also includes the smaller 1942 garage at the northwest corner of the property.

31 Just a little bit of a review timeline to jog folks' memory. This initially started back in January of
32 2021; that was ultimately the project that was partially approved related to some of the window treatments
33 on the main house, and then the garage, but the addition in that iteration was denied. This is a new
34 conceptual review that's before you this evening...you're being asked to provide feedback on that.

35 So, the proposal here is for a relatively small addition onto the back of the building. The total
36 square footage is about 340 feet, about 260 of that is new. The small mud porch addition that's on the
37 back there is being demolished as part of that...that's where that math comes in. It also includes a
38 modification of one window and installation of two new windows at the northwest bedroom of the
39 house...of the historic house. This is just an outline, a site plan here showing existing conditions. So,
40 these are all existing buildings here, the historic house, historic garage at the northwest corner, and then
41 the non-historic garage. I do want to just clarify on the scope, we are not discussing the northern part

1 only because the Commission's already approved that work in February. Over on the right side, this is
2 the footprint of the proposed addition to the building.

3 Just to provide a little bit of context on existing conditions. Just the front of the property
4 presenting to Mountain Avenue. This in the center is the northeast corner of the building, and here at
5 center, this is that mud porch addition along with a concrete deck; this would all be demolished. There is
6 not a brick wall; this is fully open behind the mud room addition. And so the new addition would be
7 attached here, similarly to what is there now...just extend out roughly over the current footprint of this
8 addition plus the deck. And, here on the right side of this slide, there was a question from a
9 Commissioner last week about the junctions...this is just a zoomed in reflection of the brick wall here,
10 and then the lap board siding proposed here on the east addition. So, it is effectively flush in the proposed
11 design. A couple of other photographs of existing conditions. And in terms of proposed alterations, we
12 did direct...or recommend I should say...that focus be on the west elevation since that's where the
13 majority of alterations are being proposed. So, this is a concept sketch...updated concept sketch; you
14 should have received this in your email earlier today. Just showing a more accurate reflection of the
15 soldier course that's along this west elevation in relationship to the windows, both those that are proposed
16 to remain, and then this modification here towards the northwest corner. These are some additional
17 photographs a little bit closer showing that treatment area. So, again, here in that bottom center
18 photograph, that's where that window modification would take place. Also showing the rear elevation
19 with combination of a gable roof and hip roof format to the addition, as well as a deck extending off the
20 rear. Just repeating a couple of rear photographs just for context here to show existing conditions.

21 Staff's analysis of these concept sketches is that the applicable rehabilitation standards are
22 generally met. The key standards for this project and most additions on historic buildings are going to be
23 two, five, nine, and ten. That generally deals with preserving the overall historic character, preserving
24 specific character-defining features, and then ensuring exterior alterations are compatible, distinguishable,
25 and subordinate to the historic building, and can reversed without significant reconstruction.

26 You have a couple of guidance documents in your packet just related to specific work items that
27 staff is recommending the discussion focus on. This is a little bit of a step-by-step standards analysis.
28 For standards two and five related to overall character and specific character-defining features, this
29 appears generally met overall with the project. The main question is just about the northwest bedroom
30 windows...not ideal, but there is precedent with other projects on historic buildings of modifying window
31 patterns, especially if they're not as visible and they're towards the rear of side elevations or are on rear
32 elevations. Related to standard nine about being compatible, distinguishable, and subordinate to the
33 historic building, that does appear to be met for the most part. And in terms of reversibility, especially
34 because behind the existing mud porch addition on the back of the building, there is not a brick wall there;
35 that's already been punched out in a previous rehab project...there's really no concerns with the addition
36 about reversibility either. Again, the main question from staff for the Commission is about the
37 appropriateness of the window modification at the northwest corner.

38 There were several questions posed at the work session last week. Some of those I'll refer you to
39 the applicant; both the property owner and their contractor, Jeff Schneider, are here this evening for that.
40 We covered the detail of the joint on the east side of the building, which will be flush between
41 the...essentially flush between the brick and the new lap board. There are some photographs that were
42 included in your packet, and that extra attachment discussing why the roofline at the rear is being
43 matched, or why it's being tied into the existing roofline, and a lot of that is just because of the existing
44 interior conditions.

1 There was also a question about...kind of...any guidance from staff about, on the north, or rear
 2 elevation with the addition, if there's any guidance about doors and windows. Very generally, staff tends
 3 to recommend that...and the standards and guidelines recommend...that those just be simplified versions
 4 of what's on the historic building. So, typically, one over one sash windows, if there's sash windows on
 5 the front...that sort of thing to just carry through a simpler version of design. You have the updated
 6 sketch of the west elevation. On the questions about the relationship between bathroom and bedroom and
 7 what's motivating that northwest window, I'll refer you to the applicant once they're at the podium to
 8 present their portion of the project.

9 There was a question about...on the bathroom window...there is a code compliance issue with
 10 bathroom windows, especially if there is going to be a shower or something right next to the window,
 11 there needs to be tempered glass...either tempered glass or a film is appropriate. That was something we
 12 workshopped with the Chief Building Official. So, either one is appropriate. I think from a preservation
 13 standpoint, the main thing would be just trying to preserve the wood frame. Typically with these kinds of
 14 simpler windows, you can take out the glass, kind of disassemble the window, take out the glass, and
 15 reinstall code compliant glass, or energy efficient glass, depending on what you're going for.

16 And then the other questions about the casement windows and adding kind of a faux meeting rail
 17 across the middle, and products, and also the thin brick product proposed for the addition foundation, I'll
 18 refer you to the applicant on those questions.

19 Again, staff, since staff's assessment is that most of the standards, most of the project, meets the
 20 standards, that the main topic of conversation we're hoping for some guidance and clarity for the
 21 applicant on is that treatment of the northwest windows, but of course, if there's other items that the
 22 Commission would like to discuss, that is your prerogative. And again, just a reminder of the role for the
 23 Commission here. This is a conceptual review, so you're not being asked to vote, just provide some clear
 24 feedback for the applicant so they've got a good direction forward to get a successful final approval. You
 25 do have the option, since the property has been posted, to move forward to final design review if you feel
 26 you have sufficient information. So, I'll be available if there's questions for staff. I believe both the
 27 property owner, Mr. Brian Berkhausen, and the contractor, Mr. Jeff Schneider, are here and will have a
 28 short applicant presentation as well.

29 CHAIR KNIERIM: Very good, thank you, Jim. And welcome, Jeff. And I think that...are the
 30 applicants coming in online? Okay...and Aubrie, you can help us with that. Welcome. And, do sign in
 31 if you haven't already, Jeff, thank you.

32 MR. BRIAN BERKHAUSEN: Good evening, everyone; my name is Brian Berkhausen. Thank
 33 you so much for the opportunity to meet with you tonight and answer your questions. We love the house
 34 and we believe we've put together a plan that will meet the goals, standards, and guidelines of the HPC.
 35 And this addition is less than thirty percent of the square footage, and I understand there's a guideline that
 36 says thirty percent is sort of the rule. We're at about twenty plus percent. It has been our goal all along to
 37 make some modifications so that my wife and I can age in place. Working with our design team, we went
 38 back into the core of the building, changed the direction of the staircase...at prior meetings we talked
 39 about the fact that they're pretty steep. On April 27th, we had Jim over to the house, and we walked
 40 through it, had a firsthand look at the conditions. And by reversing the staircase, we are now, as you saw
 41 in the proposed plan, expanding out to the north with a bathroom addition and a small addition to the
 42 kitchen over that raised patio area. What we are doing now with the construction is we are going to,
 43 underneath that structure, we will expand the basement in that area, and the staircase now, as I said, will
 44 go the opposite direction...it will be a much longer staircase going to the north underneath those areas

1 that we are proposing to add. Jeff is there this evening. I think that we look forward to the opportunity to
2 talk with you and answer any questions.

3 And with that, I'll turn it over...oh, first of all, Jim, thanks again for coming out to meet with us, I
4 think it helped all of us to get calibrated. On the prior plan that we had, we were going to modify the
5 existing upstairs bathroom, and we were going to remove the existing bathroom window on that west wall
6 and put two new small windows on each side of that bathroom window, existing bathroom window. With
7 this plan, we are still interested in trying to maintain as much of the living space on the first level to allow
8 us to age in place. With that, we came up with the idea to push the bathroom addition to the master
9 bedroom to the north, and we walked through that space with Jim, and that bedroom is pretty tight. We
10 are going to turn the bed so that the bed wall will be where that existing northwest bedroom wall window
11 is, and we will then use the existing door...existing window in the north elevation, and we will make that
12 into a doorway into the new bathroom and closet to the north. This way we're preserving the exterior
13 brick. We are...there's the opening now going to the closet and bathroom. That door will be in the
14 position where the existing window is, so there will be minimal disruption to the existing brick on the
15 north wall. And, on the west wall, you can see from Jim's illustration there, the window that is
16 there...and Jeff can go into the details, but we're trying to come up with egress windows that will be code
17 compliant for safety reasons. And with that, I'll turn it over to Jeff to go through it. And thank you again
18 for the opportunity to be with you this evening.

19 CHAIR KNIERIM: Thank you, Brian, and welcome, Jeff.

20 MR. JEFF SCHNEIDER: Thank you guys. Good evening, Jeff Schneider, helping represent
21 Brian and Barbara Berkhausen, owners of 1306 West Mountain. I'm happy to go through your questions
22 that you provided during the work session, or if you want to wait on that...it's up to you. So, you guys
23 decide how you want to present, so...

24 CHAIR KNIERIM: Yeah, why don't you start with the questions.

25 MR. SCHNEIDER: Sure. So, starting with question number one. So, the question number one
26 was about the east elevation. So, the existing brick wall is about ten and a half inches thick; we are
27 proposing a new six-inch wall to comply with the energy code with lap siding materials. We're obviously
28 trying to maintain the interior plane of the existing wall, so that's why there's that three to three and a half
29 discrepancy from the existing exterior of the brick wall to the new exterior east portion of the lap siding.
30 So, I don't know if that helps clarify that...and the one we did blow up...or I did provide a diagram that
31 showed that existing elevation. We show it at three inch, because right now it's about three and a half to
32 three and a quarter depending on where you measure the width. So, hopefully that answers the question
33 for you guys on that. Would you like me to move on through the questions, or...do you need to
34 address...?

35 CHAIR KNIERIM: Address the questions, and then we'll have plenty of time to ask questions...

36 MR. SCHNEIDER: Absolutely. So, number two was tying into the existing roof line versus
37 matching the back porch. Well, the biggest reason for that is, we're trying to maintain a flat ceiling in
38 that kitchen area. So, the pictures that we provided to Jim, which I don't know if Jim can pull up...the
39 existing back porch actually is dropped about ten inches. So, we're trying to maintain a flat ceiling
40 through that whole kitchen area, and so we're trying to maintain a plate line that matches the existing
41 elements, so we don't have a funky elevation change in the cabinets along that east portion of the wall.
42 So, that's why we're trying to match the same wall plane in order to match the same cabinets on the
43 interior. The other thing, too, is we're trying to...you know, what we've heard through the last year plus

1 of discussion is that simple bungalow design, right? We're trying to maintain simple roof lines. And so
 2 the concern that we had, or I had, was trying to change that roof pitch again on that eastern plane, because
 3 the eastern plane seemed to be the most concerning for most Commission members because that's the
 4 most visible from Mountain Avenue. So, trying to keep that very simple, very basic roof line, wall line
 5 along the eastern plane, and then tying it back in so the western portion, where we have to step back in
 6 because of the setback for existing code conditions, because we don't comply with the northwest corner
 7 currently today, so we thought we could lower that roof line and not have it overcome and be
 8 minimalized. So, it's just trying to tie the two together to make it be simplistic, clean, and be less
 9 obtrusive than the existing roof conditions.

10 Number three, at this point, we haven't finalized the interior floorplans, so what we're doing is
 11 proposing kind of what we think might be a proposed layout for windows and everything else. I think it's
 12 probably halfway close, but I can guarantee that it is not exact. Our goal with you guys is to try and get
 13 the outside skeleton philosophy, to make sure that you're happy with it, that you're satisfied with the
 14 proposed outside plan, and then we'll work on the interior and say, okay, here's where everything is going
 15 to be, here's where the windows are going to be, and everything else. So, I'll be honest, we threw out
 16 kind of a suggested idea of what it might look like, but I can guarantee that that's probably not the final
 17 proposed idea.

18 The number four, the west elevation. So, the west elevation...you guys have seen the proposed
 19 sketch, and at this point, we have provided some updated photos and an updated sketch of what it may
 20 look like. And so...which goes into question number five. So, yes, this is driving a code provision. So,
 21 the existing windows, when fully opened, only provide us with 4.35 square feet of open space, or clear
 22 space, for egress. By code standards, we have to have 5.7 square feet. So, we're looking at this as a life,
 23 health, safety issue in saying, okay, how do we provide life, health, safety? We're more than happy to try
 24 to maintain, or keep, or modify that window, but then we're going to have to get a variance from the
 25 Chief Building Official and everything else, too, so, it's a balance of what we're trying to do. The second
 26 comment I want to make is that, on previous iterations, we were going to modify the existing bathroom
 27 window and...remove that one bathroom window and provide two windows on the sides. So, we're
 28 taking the same philosophy, but moving it further to the north, or further to the back corner of the
 29 property. So, it's something that the Commission didn't have a concern with prior, so granted, there may
 30 not...prior may not have been a concern of going into that bond line, which I respect and understand. So,
 31 we can go wider with the windows and make them shallower, but then if the headboard is on that wall,
 32 we're still going to block the windows with the headboard, so then we're going against the life, health,
 33 safety. So, it's a question...concern of what's more important: life, health, safety or maintaining that
 34 bond line for those two additional windows for that back northeast...or sorry...northwest bedroom?

35 Number six was a question about adding grills to casement windows. We have done that in the
 36 past, which is not a problem, so we can do that with this current design, which is why we're here today.
 37 But, I also want to comment, too, that the Secretary of Interior standards also specifies that the new
 38 addition needs to be distinctly different than the existing building. So, what's more...so we're adding lap
 39 siding versus brick. Do we want the windows to be distinguishably different than the...new versus the
 40 old, too? So, that's a conversation I wanted to bring up with you guys, is, do we really want to match the
 41 existing window treatment, which we're more than happy to do, but when you look at the Secretary of
 42 Interior standards, it definitely says to please distinguish from new versus existing. So, doing the
 43 casement windows...we'll do that, absolutely, but we're more than happy to look at treatments, and
 44 we've done that in the past. I will say the window manufacturers don't provide a very good
 45 looking...between the two. It's a good example of what might happen, which is probably fine from the

1 street, but when you get up close, it's just not a good replication of the true distinguishment between a
2 double-hung versus a casement window.

3 Looking at number seven, the reason for removing the northwest window is obviously to gain the
4 egress to meet current code and for life, health, safety issues. Unless there was a concern or question
5 about the north window...so, at this point, the north window will obviously be removed to gain access for
6 that addition. But, the window that's on the west side is more of a removal for being able to put the
7 headboard to the west side and to gain the egress requirements for life, health, safety.

8 Number eight...so the biggest reason for complying with the reversibility of the existing window
9 opening is trying to add modern conveniences to the existing bedroom. So, we're trying to create two
10 bathrooms on the main floor, one that's private for the owners' suite and then one that's for the public.
11 So, the existing bathroom will remain for public use, and obviously trying to create that private owners'
12 suite bathroom. So, again, when you read the Interior standards, this is not an abnormal addition, trying
13 to create modern conveniences onto the back of existing historic buildings that accommodate modern
14 conveniences with historic properties.

15 And then number nine...at this time, we have not made a final decision, or selection, or anything
16 on the brick or the finishes for that concrete wall going from the top of foundation down. There's about
17 twenty-four inches worth of exposed concrete that will be proposed, and we're just trying to enhance and
18 ground that new addition to replicate the existing conditions. We don't have to be an exact match to the
19 existing brick; it would be something complementary, but we definitely want to do something that
20 grounds it to where we don't just have a twenty-three- to twenty-four-inch-tall gray wall that sticks out.
21 So, we're trying to...it's more of an architectural appeasing concept versus a...trying to replicate and
22 match. And then we just thought it would be appropriate to match that bond row on the bottom half, just
23 to replicate what's there...just to try and ground that new addition so when people are looking at,
24 especially the west side, with it being very lineal and everything else, that it's a replication of what's
25 currently there. And with that, I believe that answers the questions that you guys provided during the
26 work session and I'm more than happy to answer any other questions you have.

27 CHAIR KNIERIM: Thank you, Jeff. And we'll have plenty...any questions now from
28 Commissioners? We're going to have plenty of time to talk about this, but we also...I'd like to give
29 public comment an opportunity as well, but any questions for Jeff right off the bat? Alright, thank you,
30 Jeff, I'm sure we will have plenty of discussion time later. Thank you. And at this time, if there are
31 members of the public that would like to comment on this, we have time for that. So, are there any
32 members of the public, either virtually or in the...in person that would like to comment at this time?
33 Alright, seeing none...

34 MR. BERTOLINI: Mr. Chairman, we do have one online.

35 CHAIR KNIERIM: Oh, I'm sorry. Thank you.

36 MR. BERTOLINI: I'm just waiting for Aubrie to switch that over.

37 MS. BRENNAN: I'm trying to promote the public commentor to panelist...I need her to accept
38 my request and then she should be on her way.

39 CHAIR KNIERIM: Thank you, Aubrie.

40 MS. LAURA BAILEY: Hi, can you hear me now?

41 CHAIR KNIERIM: Yes.

1 MS. BAILEY: Okay.

2 CHAIR KNIERIM: Welcome Laura.

3 MS. BAILEY: Thank you. Hello everyone. I think most of you know me, I'm the daughter of
4 Robert Bailey who worked with the Commission to have that home designated. And I'll make my
5 comment really short. I just want to say I'm pleased to see a design that seems to be much more in sync
6 with the Secretary standards. I do hope you'll have a good discussion over the windows to ensure that
7 that is really the case, that...I mean, to my mind, they were quite wide, and I just hope you'll really
8 explore that to ensure that that's the only way to go. But, other than that, I will leave my comment at that.
9 Thank you.

10 CHAIR KNIERIM: Thank you very much. Alright, seeing no other public comment, we will
11 move into discussion. So, Commissioners, feel free to address your questions to the applicant or to the
12 architect...or the...Jeff. Alright, so...

13 MR. SCHNEIDER: So, excuse me, but do I have a chance for rebuttal for the question on public
14 comment?

15 CHAIR KNIERIM: Certainly.

16 MR. SCHNEIDER: Okay. So, the current window does not meet egress; it's only 4.35 square
17 feet when it's fully operable. And so, the standard is the 5.7 square feet for current code. So, that's the
18 main purpose. When Jim was on site, we talked about the potential of trying to figure out a different way
19 of doing that and modifying that. But, after measuring the opening for the clear space, we determined
20 that it was not feasible because it does not meet current code, so...

21 CHAIR KNIERIM: Thank you. Go ahead, Jim Rose?

22 COMMISSIONER JIM ROSE: Jeff, I have a question about the other part of that code
23 requirement. I think there's a maximum distance above the floor, right?

24 MR. SCHNEIDER: Forty-four inches above...

25 COMMISSIONER ROSE: And so, I'm wondering with the illustration you gave us if that
26 penetration of that brick band that you've identified...going down below that and breaking that...that's a
27 consequence of trying to keep that height so that that's a function not of your aesthetic choice but of a
28 code issue?

29 MR. SCHNEIDER: Yes, sir, we could probably gain about two to two and a half inches to meet
30 the minimum forty-four inches of code, but we'd still be below that bond line...

31 COMMISSIONER ROSE: Okay, thank you.

32 MR. SCHNEIDER: ...current code...if we were to go a little bit wider and a little bit shallower in
33 the height. So, our goal was to try and go a little bit narrower in order to maintain the headboard so we
34 don't block the windows from obstruction for egress purposes.

35 COMMISSIONER ANNE NELSEN: So that 3046 window that's currently there has a sill height
36 that's higher than forty-four inches?

37 MR. SCHNEIDER: Correct.

38 COMMISSIONER NELSEN: What's the head height?

1 MR. SCHNEIDER: It's at the...and I can't guarantee that's a 30...where are you getting that's a
2 30...?

3 COMMISSIONER NELSEN: From your floorplans. It's an existing...

4 MR. SCHNEIDER: 3046? So, it's at the normal seven-foot height. So, I cannot confirm exact
5 dimensions of that...I'd be more than happy to get you those exact dimensions, but it's roughly about that
6 normal seven-foot height for header height.

7 COMMISSIONER NELSEN: And probably courses out with the brick?

8 MR. SCHNEIDER: Correct. So, my guess is that the bricks were laid and then the windows were
9 installed based on that bond line back in the day. So it may be seven foot two inches...but I honestly
10 cannot give you an honest answer for exactly what that is currently.

11 COMMISSIONER NELSEN: Sorry...I'm going to just do a little bit of math here for just a
12 second if anyone else has other questions.

13 COMMISSIONER MEG DUNN: So, I have a question. So, I'm wondering...for this
14 addition...it's got that...it's like an L-shape so that there's a little back patio. Is that on purpose or, like,
15 had you considered doing an addition that just went straight across, or is there a specific reason to have
16 that cut out there? Just the shape, I guess, of the addition.

17 MR. SCHNEIDER: So, twofold...one is to keep the square footage down and not exceed that
18 thirty percent. So, with the new addition, we're only at about twenty-four percent of new additional
19 square footage. So, it was to minimize the footprint onto the rear addition of the house and also to
20 minimize the mass. So, changing the roof line with going back and creating that L-shape to the west,
21 we're able to drop that pitch down and minimize the mass on the back side, or the west side, of the
22 property.

23 COMMISSIONER M. DUNN: Which you did a great job at...I love how the roof...I mean, not
24 love...it fits much better, it's more subordinate. I'm just trying to think through these windows, and if the
25 bedroom had been part of the addition and the bathroom was the current bedroom, if that would work.

26 MR. SCHNEIDER: But the problem is the square footage and maintaining that existing opening
27 to allow for reversibility so we're not taking away from that existing brick wall. So, if you wanted us...or
28 allowed us to remove that existing brick wall on the northwest portion, or the north portion of the
29 property, we can completely redesign everything. But, we're trying to maintain that existing historic
30 brick wall that runs...

31 COMMISSIONER M. DUNN: That's good that you're leaving the brick wall. I think that's
32 good, and it fits with the Secretary of Interior standards, so...

33 MR. SCHNEIDER: So, just trying to fit within the confines of livability of the kitchen versus the
34 needs of the bathroom/closet area and the bedroom. So, again, looking at the square footage and the
35 footprint was more of a concern that we were looking at in this rendition...to minimize the overall impact
36 on the overall square footage.

37 COMMISSIONER M. DUNN: So, you could have about another hundred square feet and still be
38 under the thirty-three percent...that's what I was wondering.

1 MR. SCHNEIDER: Well, you guys told me...so, again, it's arbitrary and capricious...you guys
2 have...the numbers are not...right, so...

3 COMMISSIONER M. DUNN: Right, really it has to do with the design, that's more important.

4 MR. SCHNEIDER: Correct, and so that's what we're...based on the last iterations that we've
5 been through and listening to the Commission's response and working with the Commission and staff, we
6 felt this was a subordinate project that met the needs of the property owner and obtained the goals of all
7 for this property, and so that's why we moved forward with this, what I'm going say, skeleton design, at
8 this point. I guarantee the kitchen is not laid out; the bathroom kind of is because it was kind of one of
9 those, how are we going to function, but the kitchen right now is not a hundred percent laid out based on
10 functionality of the kitchen and what makes the most sense from flow and everything else. So, we're just
11 listening to the Commission about how do we maintain that smaller footprint, and subordinate to the
12 existing structure, from a roof form and also a square footage. And this is the design that we came up
13 with at this point. So, if you allow us that hundred square feet, we'll figure out how to add that, but again,
14 we're not trying to extend this for another six months; we're trying to create a plan that makes sense for
15 everyone throughout the community and that fits this property.

16 COMMISSIONER M. DUNN: I think this new addition is definitely better in terms of
17 subordination. The roof height is significantly better...I think it already was well-differentiated, so you
18 maintained that, I think that was good, it appears to be compatible. It's just the windows; I'm trying to
19 figure out, how can we have a situation where we don't have to change the windows?

20 MR. SCHNEIDER: But keep in mind that the last reiteration we had was modifying the bathroom
21 windows to a similar design philosophy...removing the one, adding two to the side. And I'll be perfectly
22 honest, they weren't as tall, but those didn't have to meet egress. So, again, it's one of those...same
23 philosophy, but we're moving it to the northern part of the property...less visible from street side, and
24 we're meeting existing life, health, safety issues from an egress standpoint, because the windows
25 currently today...both windows are the exact same size...the windows that are on the west side and the
26 north side currently do not meet egress. So, we're trying to maintain from a livability standpoint and a
27 long-term care standpoint, that they do meet life, health, safety for everyone.

28 COMMISSIONER M. DUNN: Right.

29 COMMISSIONER NELSEN: So, the existing window that's there...3046...if you were to
30 convert that to a casement, would actually be bigger than the windows that you're proposing. At a seven-
31 o head height, if it's four feet, six inches tall...I didn't get as much sleep as I had hoped last night, so
32 doublecheck my math, but I think that gives you two feet, six inches as a sill height, which would be
33 thirty inches. Forty-four inches, which is the code required minimum for the opening, is three feet, eight,
34 so I think you have one foot, two inches.

35 MR. SCHNEIDER: And I would have to confirm all that, to be honest with you. I did not
36 measure that today, and I did not go inside of the property to confirm all that. So, I can...more than
37 happy to confirm all that, but, again, it was just maintaining that egress.

38 COMMISSIONER NELSEN: Yeah, absolutely. I don't think anyone on the Commission is
39 going to argue with, you know, the importance of health, safety, and welfare. But I think that you could
40 meet that with that existing opening if it was a different window type.

41 MR. SCHNEIDER: How do you explain a different window type?

1 COMMISSIONER NELSEN: If you changed the double- or single-hung window to a casement
2 window.

3 MR. SCHNEIDER: No, the new windows are proposed to be casements in order to meet egress.

4 COMMISSIONER NELSEN: Right, I understand that...the existing double-hung window that
5 you're proposing to remove and fill in...I think you have the sill height, and I think you have the clear
6 opening...if it was a casement window, not a double-hung. The issue with double-hungs is that it
7 essentially reduces your clear opening width by half.

8 MR. SCHNEIDER: Correct...but then we're also...if we're putting the headboard there, then
9 we're blocking the complete window and then we have no egress at all. So, at the end of the day, what's
10 better? We can change the window, put a casement window in that looks like a double-hung and meet
11 egress, and then put a headboard against it and have no egress...so what's the better alternative for the
12 future and longevity?

13 COMMISSIONER M. DUNN: The headboard is not required for historic preservation, so I think
14 we need to consider the exterior of the property without, you know, you can do the interior however you
15 feel it needs to be done, but I don't think it's something we can take into consideration for moving the
16 window, because there's going to be something interior.

17 MR. SCHNEIDER: But I'm also talking about reality and what's going to happen, and so do we
18 really want to block the one egress window, or the one window into that bedroom, or into that sleeping
19 room because that's where they choose or would like to put their headboard because of flow? With
20 keeping the existing window on the north side and flow in and out of that room to where they don't see
21 the bed...or the head of the bed...when you look through the door...so it's a privacy issue as well, too.

22 COMMISSIONER M. DUNN: So, if it's possible, as Anne is saying, that you could get the
23 egress space and height that you need, like distance, with the current window, as long as it's a different
24 type of window, then I think that's what we need to consider, that's what fits under the Secretary of
25 Interior standards. How the interior is laid out or what furniture is used just isn't a part of what we
26 consider. And that's really up to the homeowner, how he's going to lay out the furniture in the interior.

27 MR. SCHNEIDER: No, and I respect that, but I'm being honest about what's going to happen.
28 And so, the longevity of the property and the use of the space I think also needs to be a consideration for
29 life, health, safety.

30 MR. BERKHAUSEN: This is Brian Berkhausen, and on the illustration you're seeing on the
31 board now, the...Jim was in that room with us; it's a fairly tight space, and what we were trying to do was
32 accomplish the ability to move around and access that with...a walker or something else...that we could
33 go through that door, go straight through at the foot of the bed and then into the new bathroom. It...if the
34 bed were to be put on the opposite wall, the headboard, it would be a little cumbersome for us to age in
35 place navigating around that bed, and so we were trying to figure that piece out. Thank you.

36 MR. SCHNEIDER: So, it's about trying to create another fifty to a hundred years' worth of use
37 for this house, for property owners to age in place, which is one of our strategic housing goals, plans,
38 correct? And so, I understand that it may not be a hundred percent in guidelines with historic
39 preservation, but it's also promoting other plans that we have within the City for aging in place and
40 preserving our existing building stock.

1 COMMISSIONER ROSE: Mr. Chairman...Jeff, I have another question about...now this is the
 2 east elevation...and, you know, and I do commend the downsizing. I think you've really tried to scale it
 3 to really fit what I think of Craftsman bungalow is suggesting. But, the one challenge I think you're
 4 going to confront is on the east side, you have an addition with the same pitch that's going to have an
 5 existing roofing material and a new roofing material. And yes, as you cited earlier, the standard number
 6 nine says we should distinguish between the new materials and the existing materials. And, I guess just
 7 for...and I don't expect you to respond to this off the cuff, but my observation is that the porch in
 8 this...on this structure has a different roof pitch, and I'm wondering if there isn't a reason we couldn't
 9 employ that same roof pitch on the addition that then brings down that roof height and creates a definite
 10 break between the existing and the new. I think it would still fit with your 3:12 pitch for what you're
 11 suggesting on the hipped portion. So, it's just...as I say, it's hitting you with something you probably
 12 haven't considered, but...

13 MR. SCHNEIDER: No, absolutely, and so we've talked about that Mr. Rose. And so, we've also
 14 deemed that the existing mud porch off the rear is a non-historic value, or non-historic attribute to the
 15 property. So, that's already been determined by the Commission, so we're not looking at that as a design
 16 element to the rear because the Commission has already said that that's not...that's a non-historic asset to
 17 the existing property. So, that's why we didn't take that existing roof pitch...we tried to...

18 COMMISSIONER ROSE: I guess you don't...maybe I didn't make myself...I'm not talking
 19 about any of the old porch that's going to come away, I'm talking about the front of the building, the
 20 street-facing front that has a different roof pitch over the porch portion than the main house. And so, if
 21 you took that same roof pitch and took it to the back, you have an automatic break between the main
 22 house roof pitch and the addition roof pitch.

23 MR. SCHNEIDER: Correct. And so the big distinguish between the rear and the front is there is
 24 a two and a half offset of the main roof on the front. So, the front roof porch, there's a two-and-a-half-
 25 foot setback from...excuse me...from east to west. So, if we had that significant offset...we'd be more
 26 than happy to look at that...but from an architectural standpoint, we thought it would be a concern or a
 27 disservice to the architectural features of the existing bungalow style, which is why on the west side
 28 where we have a foot plus offset to meet, that's why we were able to change that roof pitch to minimize
 29 that. But we don't have that same offset on the east side. So, that's why I wanted to maintain that same
 30 roof pitch, to maintain the simple lines of the bungalow Craftsman style on the east side of the property.
 31 And we're more than happy to reduce the roof pitch on the west side because of that offset.

32 COMMISSIONER ROSE: And that...you know, that frankly may be an aesthetically more
 33 compatible solution. It still leaves you with the challenge that you have to put new shingles on the
 34 addition that in some way are not going to be distinguished. You know, I don't think it makes sense to
 35 change a material just for the sake of standard number nine.

36 MR. SCHNEIDER: Correct, but again, too, give it five years, ten years, and the roof is going to
 37 be replaced anyway, and all that roof is going to look exactly the same. Give it another hail storm, what
 38 have you, the material selections are going to be the exact same color, function, features, that are
 39 currently there, and it's just going to be time when the new is compatible with the old because the old is
 40 going to be replaced because of some either weather event or just because of time elements of the
 41 duration of the existing product.

42 COMMISSIONER NELSEN: Jim, is what you're saying...by changing the roof pitch then you're
 43 able to differentiate...they could be the same singles eventually, but you can see the change in plane...is
 44 that...?

1 MR. SCHNEIDER: What I'm concerned about...going against the bungalow simple lines...and
2 that was expressed to us dramatically in the past projects...or what we've presented to you guys in the
3 past, is simple lines, clean lines, straight lines, and so that's why my impression is you guys wanted that
4 eastern plane to be a very simple, straight line to match the bungalow design, which we're currently
5 presenting.

6 COMMISSIONER ROSE: I just think it might be worth taking a look at to just get an idea
7 visually of how that...how that would work...I don't know, and it might not.

8 COMMISSIONER NELSEN: So, back to the west side and the windows. At the bathroom...I
9 was a little unclear if you were talking about replacing the whole window or are you just replacing the
10 glazing?

11 MR. SCHNEIDER: Just the glazing.

12 COMMISSIONER NELSEN: Okay.

13 MR. SCHNEIDER: Just to provide tempered glass with the modifications on the interior.

14 COMMISSIONER NELSEN: And it's obscured glass? Tempered obscured glass?

15 MR. SCHNEIDER: We don't know at this point. I guess tempered glass is all we need to provide
16 for code, and so we haven't talked about the details of obscured or not obscured...I would assume they
17 would want obscured, but...

18 COMMISSIONER NELSEN: Okay. Somehow I thought I got that from...it's on your
19 plans...replace with tempered, obscured glass window.

20 MR. SCHNEIDER: Because the elevation it says replace with tempered glass.

21 COMMISSIONER NELSEN: The 429, 2022 plan...

22 MR. SCHNEIDER: Oh, yep, it does on the...plan.

23 COMMISSIONER NELSEN: And that was actually...the question about a film versus tempered
24 glass is an interesting one. I was really just curious about would the glass itself be obscured or would
25 there be a film applied to clear glass, clear tempered glass, for privacy reasons, and what was more in line
26 with the standards in that way. But, it sounds like that's to be determined, and the existing window is
27 staying so, tempered glazing, whether or not its obscured, could always be replaced in the future.

28 So, I think we're back to...I mean...there's the question of the massing, I think, to some degree.
29 I mean Jim's point about exploring the change in planes, and we're back to the windows.

30 COMMISSIONER M. DUNN: I have a question for Jim Bertolini. You mentioned in your
31 presentation that there's precedent for window changes like this, and I can think of houses we've
32 landmarked where the windows had already been changed so we didn't have a say, and I can think of
33 some east side houses where they changed windows and we...first of all, it's National Register, and we
34 disagreed with their changes. So, I'm trying to think of, what's an example of a house that you can think
35 of where we did allow this on a landmarked...locally landmarked property?

36 MR. BERTOLINI: And I'll clarify, when I used the term precedent, that's based on the Parks
37 Service guidance...

38 COMMISSIONER M. DUNN: Okay.

1 MR. BERTOLINI: It really depends on the context and the circumstances, and visibility, and also
 2 where on a side elevation when we're talking about changing windows on a side elevation. So, as with all
 3 things in preservation, context matters. I am not aware of a specific City landmark example where we've
 4 approved that. Again, that's just based on experience with the federal tax credit program and applying
 5 those standards on federally reviewed projects where some modification of side windows and rear
 6 windows is tolerated as long as its not disrupting the overall character.

7 COMMISSIONER M. DUNN: I can think of some entrance examples, and we've asked that they
 8 maintain the opening but find another way to fill it in. So, I'm trying to imagine if we were to ask for that
 9 sort of thing here, you would have a clear prior opening, plus two new openings, which seems to...that
 10 starts getting busy. And so, I'm kind of wondering how we should be thinking of this prior window if we
 11 were to fill it in. Do we have...like, what's the guidance there? I think we need to somehow maintain the
 12 fact that there used to be an opening there, right?

13 MR. BERTOLINI: Yeah, typically with slump block that's filling those kinds of window
 14 openings, usually it's offset just a little bit so you'll see an impression that's a bit like a ghost sign that
 15 you'd see in downtown. It's not very obvious, but once you kind of stand next to it, you can see either the
 16 bricks are offset, or maybe they're inset just a little bit. There's a few different ways to do that, but that's
 17 a pretty common way to infill historic window openings.

18 COMMISSIONER M. DUNN: So it's possible to do it where you wouldn't necessarily notice
 19 from the sidewalk, but if you were to walk up, you'd see it.

20 MR. BERTOLINI: Correct.

21 MR. SCHNEIDER: And we're more than happy to do some sort of a siding treatment in that
 22 window if that's the desirability of the Commission as well, too. And do a completely different...

23 COMMISSIONER M. DUNN: Well, the way Jim is describing it, there's a way to do it with
 24 brick, so I think that would be better, because siding would definitely be noticeable from the street, and
 25 then it would be a very busy...I mean, that's my takeaway from that windows document that you included
 26 was that, sometimes they added so many windows, it's like, this looks totally different than how this
 27 building looked before. And, you know, the characteristic here is simplicity, so we don't want to make
 28 this side too busy. So, that was one of my concerns. The other is, you were talking about differentiation
 29 versus the windows being the same...what's the word...yeah, proportions. Differentiation is important
 30 for the addition, and so we're not talking about the addition here, we're talking about these windows in
 31 the back of the historic house, and there I do think the proportion is important. It should...we should be
 32 able to look at them and tell they're new windows, that they're not the original windows, but, especially
 33 from a distance, the proportions are going to stand out.

34 And that was another thing that document pointed out, is you don't want windows that are
 35 completely not in keeping with the time period or the other windows or whatever. So, it seems to me like
 36 somehow these windows would need to change so that they're approximately similar to what it is you're
 37 taking out. I guess all of this to say that, if we can find a rationale that we feel comfortable with, that fits
 38 with Secretary of Interior standards, that would enable you to fill in the window and build the two new
 39 ones, the next concerns are: what does that fill in look like, and are the windows in a similar proportion.
 40 And usually we aim for something looking a little simpler than what was there, which we've
 41 already...talking pretty darn simple windows. So, I guess just, you know, if we're moving forward with
 42 that, that's what we would be looking for.

1 COMMISSIONER ROSE: This may be for the applicant, it may be for staff. The City of Fort
 2 Collins, to my knowledge, uses the International Existing Building Code, and there are some
 3 accommodations. And if we got really close, it seems to me, to the maximum height above the floor, and
 4 could arrange proportions so that they do, I think to Meg's point, conform more closely to what's
 5 differentiated and yet compatible. And it seems to me there is some flexibility there because of the City's
 6 adoption of that document. It gives you some flexibility that is not given in the International Building
 7 Code. So, I think that's another thing to look at because there may be a way in which some of these
 8 things could be achieved by virtue of the accommodation that, because this is a significant and existing
 9 building, that's precisely why the IEBC exists. And to use that as a vehicle, I think, to potentially
 10 proportion the windows in a way that...you know what really disturbs me about what you said was,
 11 punching through that brick band that I think is...as Meg said, that's part of the original fabric, that's not
 12 distinguishing it from something as new construction; that's taking away existing fabric and that...if that
 13 could be adjusted and modified to still create safe...you know, we have to have egress windows in a
 14 bedroom, everybody knows that, but if you could create a way to do that safely with some
 15 accommodation, I think it would be really worth looking at because I think that would go a long way to
 16 really achieving...what I think you've done in this overall is extraordinary. I think you have really come
 17 down to a scale that is far more compatible with this beautiful old house, and I think it's very close to
 18 being doable.

19 MR. SCHNEIDER: And so, Mr. Rose, I appreciate those comments. And so, even with changing
 20 out that window to be an egress window, that may or may not accommodate egress, I still would have to
 21 get a variance from the Building Department is my question or concern. I'm more than happy to talk to
 22 Marcus about that, and try to get that accomplished as well, too, prior to the final design.

23 MR. BERTOLINI: And I'll jump in as well, just as a clarification on that existing building code
 24 provision for variances. As Jeff brought up, it is a variance; it's at the discretion of the Chief Building
 25 Official, and typically its applied when a character-defining feature is going to be threatened. So, there
 26 are some constraints on how those can be allowed, but we can work with Jeff on whether Marcus
 27 Coldiron, our Chief Building Official, allow that.

28 I did want to, Mr. Chairman, just to let you know, Margo Carlock has her hand up for a question.

29 CHAIR KNIERIM: Margo, go ahead please.

30 COMMISSIONER MARGO CARLOCK: Thank you. And, thank you Jeff and Brian both for
 31 the work you've done to make this conform to our concerns; I think you've done an excellent job and I'm
 32 excited about it. But, I just wanted to point out, on the question of the windows, while it's unfortunate
 33 that the two that you are proposing break that band, if there's some way to not do that, that would be
 34 preferable. But, I have noticed that the windows on the east side...they're not similar and they don't all
 35 line up with that band. The one window is quite a bit above that band. So, there's already some variation
 36 between the windows on the other side, and it seems to me like this would be a reasonable adaptation to
 37 try to achieve the living in place that you're trying to achieve.

38 MR. SCHNEIDER: May I ask for a point of clarification? Just because the east side does not
 39 have...is proposed to be a lap siding, a narrow lap siding, to there will not be a band that follows the
 40 bottom portion of the windows...is Margo asking that we try to maintain that height of windows, or is she
 41 supportive of dropping the new proposed windows below that band line because the eastern portion does
 42 not match the same? I'm just trying to understand...

1 COMMISSIONER CARLOCK: Right, and I'm happy to clarify. No, the latter is what I was
2 saying. I think that there's already some variation in the historic part on the east side, so some variation
3 on the west side I don't think would be that egregious particularly considering the reasons.

4 MR. SCHNEIDER: Thank you.

5 CHAIR KNIERIM: Other thoughts or suggestions for the applicant?

6 COMMISSIONER NELSEN: I think those measurements are important. I mean, I hate to be a
7 stickler...we've all gone through a lot on this and thanks for hanging in. But, we need to know the head
8 height and the sill height, and the actual openings before we can determine if this is necessary or not,
9 right? I mean breaking the band is one thing if it's the only path to providing an egress window, but we
10 don't know. So, I think it's essential for us to have that understanding.

11 MR. SCHNEIDER: No, and at this time, working with staff...staff only asked us to do simplistic
12 renderings at this time, so we're just trying to provide an overall concept to you guys to say, hey, is this
13 philosophically going to work? And, when we talked with Jim and everything else on site, these two
14 windows were going to be the bone of contention, and the question or concern that was raised. I
15 apologize that we don't have exact details at this point, but we're also trying to be due diligence in saying,
16 how much time do we spend on something if you're not happy with the overall scale, massing, and design
17 of the addition. And so, we're just trying to be respectful of our time and our resources and your guys'
18 time and resources, and we're looking for more of a mass, scale, footprint of, hey, this works. We have
19 concerns over the windows; we expected that, so let's get into the details through final design over the
20 windows and everything else, and we can talk through all that. But, it's just trying to get the general, hey,
21 were ninety percent there, but we're ten percent not there with this aspect. Because the last thing we want
22 to do is go through what we've been through for the last year plus.

23 So, I guess the one question I do have is, there hasn't been a conversation about the brick, or the
24 grounding of the foundation...the exposed foundation wall and what you guys would prefer to see from
25 that aspect. So, any feedback would be appreciated.

26 COMMISSIONER M. DUNN: So, you're talking about on the addition?

27 MR. SCHNEIDER: Correct. So, we're proposing using some sort of a thin brick that we can
28 apply to the foundation wall so we don't have a twenty-three to twenty-four inch concrete wall exposed.
29 We personally feel, aesthetically, that's not pleasing, and we'd like to do something that's more
30 aesthetically pleasing to be appropriate and accommodating to the historic property.

31 COMMISSIONER M. DUNN: And this is where you'd proposed the thin brick, right?

32 MR. SCHNEIDER: Correct.

33 COMMISSIONER M. DUNN: That sounds like a good solution to me...it keeps that feel of the
34 brick but very clearly differentiates it. I think that's a smart solution.

35 MR. SCHNEIDER: Well, it was a concern or a question that came up during the work session, so
36 I just wanted to get some more feedback so, again, as we come forward with final design, or more of a
37 final design, that we don't have another back and forth conversation...just to try to minimize the back and
38 forth since we have the opportunity to have those conversations tonight.

39 COMMISSIONER NELSEN: Sure...it was my question, and I wanted to know what else you had
40 thought about, and it sounds like you've thought about a concrete wall, and you've thought about thin

1 brick. I think it's an okay treatment; I just know that you're in the conceptual stages, and typically a lot
 2 of ideas come up in that point. So, if it's a thin brick and it's adhered to the concrete foundation, I think
 3 that's okay, but if we're here to talk about ideas, I was interested in knowing what else you had thought
 4 about, and maybe that would have been...to discuss...an option.

5 MR. SCHNEIDER: Correct. We talked about doing some sort of a stone, but we thought that
 6 was too of a significant character-defining feature to go stone with the new and brick with the front, so
 7 that's why we're proposing a brick on the new addition to be complementary to the existing format of the
 8 existing home.

9 COMMISSIONER ROSE: If you're just taking sort of random thoughts, I'll throw you mine. I
 10 really, first of all, like the continuation of the band because I think that's really what defines the
 11 bottom...that's the literal base of the house. I'm not so enamored of thin brick; I think a colored stucco or
 12 some coating parging on the concrete wall...not to leave it gray concrete, but to simply create a color
 13 that's compatible and distinguishes material-wise from what is obviously on the original I think would be
 14 every bit as effective. But, it's certainly not of major concern to me. I don't think, first of all, that is
 15 going to determine whether or not it violates it as a character-defining feature, because I don't think it is.

16 MR. SCHNEIDER: And so, we talked about that...it was just adding another element with
 17 having the lap siding, and so, do we really want to have three materials stacked on top of each other?
 18 And so, that was a conversation we did have about just the characteristic of the overall design elements,
 19 and the aesthetic appreciation from the exterior. So, we thought it was more appropriate to have two
 20 elements versus having three stacked on top of each other. But, we did talk about doing some sort of a
 21 stucco, which we actually did propose in a future...or prior iteration of doing stucco prior below. But, we
 22 just thought it was too busy to have just that bond line continue, which we agree, that was more
 23 important. But again, how do we anchor that and not have it be too busy?

24 CHAIR KNIERIM: And that was my concern, was just think about the business of it and how
 25 many different materials, so it sounds like you've thought through that, so I appreciate that. Other
 26 suggestions for the applicant?

27 COMMISSIONER M. DUNN: I'll just reiterate some of the stuff I said to try to explain myself,
 28 perhaps. But, I do appreciate that it's more subordinate than what we saw before. I think you've done a
 29 great job really shrinking it down. As I said earlier, it's design that matters more than just square footage.
 30 Square footage gives us a guideline, but it's the design that makes all the difference. It can really detract
 31 from the character of the house, or it can be really compatible with it, and that's the key thing that I'm
 32 looking for in an addition based on, you know, Secretary of Interior standards two, five, nine, and ten,
 33 mostly nine and ten. But, I don't know that...I mean, if you want to keep rolling this way, that's fine, but
 34 I would say it's worth exploring a more rectangular, simple form addition, inset perhaps on both sides so
 35 that you can bring that roof down, even if it's just a few inches, and putting the bedroom behind the
 36 brick...the current back wall so that you can have windows right where you want them and then find a
 37 way to fit the closet and the bathroom where the bedroom is now so that we can leave the window as it is.
 38 And I think you might even end up with a better bedroom than what you would get with this one.
 39 Obviously, you don't have to go through all that, we can move forward with this. I'm just saying that it
 40 seems like that would still have the simple design that this house has with just a rectangular box added on,
 41 and it just might provide more of the space for the headboard and all of the other things that, you know,
 42 when you're older and you need the walker and whatever you need. You might even get a bigger
 43 bathroom that will work better so that you can walk in instead of climbing over an edge. I'm just saying,
 44 it's possible that you could still maintain the brick wall, have a very simple addition that will be larger

1 than this one, but again, it's design that makes...it's key. We've approved a fifty percent addition before
2 because the design really worked well, and that's the key. And if there's a way we can design this where
3 it will really provide everything the applicant wants and we won't be struggling over these windows,
4 because these windows...I just, I really don't know which way to go. I'm trying to think of precedent just
5 so that I have a better way to think through how should I be thinking about these windows, and that's my
6 struggle. And I don't want to get to the point where I say, keep the stupid old window...you know, and
7 everybody is mad. I'd rather find a way that just works well for everybody. And so I'm glad this is a real
8 simple design, and maybe you can just real simply sketch that other way out and see if it works, I don't
9 know...you know, you'd have to figure out the square footage and all, but it's something worth exploring
10 I think.

11 MR. SCHNEIDER: So, Ms. Dunn, may I ask a question? Is there...so we're trying to be
12 respective of past conversations about square footage.

13 COMMISSIONER M. DUNN: Yeah.

14 MR. SCHNEIDER: What is...I mean, because that's the arbitrary number, right? That's not
15 defined...

16 COMMISSIONER M. DUNN: Right, which is why design is more important.

17 MR. SCHNEIDER: Correct. So, obviously if we were to take the same design, we obviously
18 cannot fit a bedroom into the bathroom space.

19 COMMISSIONER M. DUNN: Right.

20 MR. SCHNEIDER: So, what would you feel might be an appropriate design? Because I agree
21 with you...

22 COMMISSIONER M. DUNN: That's what I'm saying...a rectangle...the whole addition.

23 MR. SCHNEIDER: So, the bathroom and moving the closet forward would be massive. It would
24 be a lot bigger than what we're proposing. But then we're adding on further to the rear, and this has been
25 a contentious project for multiple reasons, but one is because of the size of it. So, I'm trying to be
26 respectful of the Commission's prior comments, and just knowing, hey is it okay to go up to three
27 hundred and fifty? I mean, I don't want to come back and provide a three hundred and fifty square foot
28 addition...

29 COMMISSIONER M. DUNN: Three hundred and sixty-two square feet would be thirty-three
30 percent. So, I feel, again, you could add a hundred square feet in a really horrible way, and we'd be
31 freaking out. It's...the size matters, but the design matters more.

32 MR. SCHNEIDER: No, and I respect that, and I appreciate that a hundred percent. But again,
33 I'm just trying to be respectful of the conversations that we've had over the year, and the sensitivity with
34 the comments that we've received from the community, and how to minimize that. And then I guess the
35 other concern I would have in all honesty is, how do we maintain a functional kitchen by stepping in, you
36 know? So we're taking a small kitchen and trying to make it functional and attainable and meaningful for
37 future, and then if we have this funky jog, are we really...we're making something that's proposed to be
38 functional versus, it's not functional, but...it might look okay.

39 COMMISSIONER M. DUNN: Well, if it can't work, then that's the roof struggle, really.

1 MR. SCHNEIDER: And I guess that's where my concern comes down to...is if we bring it in, we
2 can change the roof pitch and concern, but functionality, and does that actually work for the property in
3 the future moving forward from a functional standpoint, from a longevity standpoint, from rehabilitating
4 existing properties and everything else.

5 COMMISSIONER M. DUNN: I don't know enough about refrigerator widths, and cabinet widths
6 and all of that; I don't know if there's some way you could have a deeper cabinet next to a shorter cabinet,
7 and then from the front you wouldn't even know that the wall shifts. I don't know how all that interior
8 stuff works, but it would be a way to have a very simple form addition that subordinates itself well and
9 deals with the roof and all of that in one fell swoop.

10 MR. SCHNEIDER: Thank you for your comments.

11 MR. BERKHAUSEN: This is Brian, again. Would it be possible for Jim Bertolini to do some
12 research on the precedent of window modifications that has occurred at the federal level?

13 MR. BERTOLINI: Sure, we can do that. And make sure that at the very latest at least, with final
14 design review, that we'll have some case studies, including if we have them here in Fort Collins for City
15 landmarks.

16 MR. BERKHAUSEN: Great, just trying to get as much research and information as possible. We
17 have been working to try and come up with a plan that will preserve the back wall. If we were able to
18 remove that wall, the north wall, where we are making a doorway into the bathroom, that would open up a
19 tremendous amount of design possibilities. We are still trying to stay within the thirty percent factor that
20 was recommended, or guideline, that was suggested. And so, you know, Jeff asked that question...is that
21 something we should consider or bring before the Commission, to remove that north wall?

22 MR. SCHNEIDER: That was going to be a clarifying question to me is, if you would allow us to
23 remove that north wall, we could minimize that addition too and have more flexibility of floorspace, so
24 how important is the north existing brick exterior wall from a reversibility standpoint versus minimizing
25 that addition? And so, and I know it's hard to put on you guys at this point, but it's a fair question to ask.
26 Just like Mr. Rose asked, too, it's...we're talking hypotheticals at this point, but we're also trying to
27 figure out, at the end of the game, how do we minimize and not bring back to you, you know, almost four
28 hundred square foot addition, and minimize that addition, but we do potentially lose that length of the
29 north existing brick wall to allow for flexibility of design.

30 COMMISSIONER ROSE: You know, there's obviously ten standards, and you oblige one and
31 you may violate another. I...as the brick wall that's retained exists now, I'm hard-pressed to think it's a
32 character-defining feature. It's an artifact. And so, frankly, I think if we could achieve something that's
33 more...I think Meg's suggestion of kind of filling in that rectangle, that's something over seventy square
34 feet. It's not a significant addition to the overall footprint. And yet, I think what it opens for you is real
35 rectilinearity...that's going to be very important, because that is a character-defining feature of this kind
36 of a structure. And as you've referred to, Jeff, you've said, you know, you want the simple roof lines, you
37 want all of those things...there could be a real achievement made by virtue of filling this out and then
38 using a distinct roof line that I think would accomplish a multitude of things, gives you seventy more
39 square feet to deal with in arranging a floorplan that may be every bit as workable as what you have. So,
40 I think it's really worth investigating.

41 MR. SCHNEIDER: And so, proposing perhaps removing that north brick wall would be part of
42 that conversation.

1 COMMISSIONER ROSE: Because, frankly, we're supposed to be concerned with the external
2 appearance. Who's going to see it? It's no longer a feature of the home that the public sees that we're
3 supposed to be the custodians of, it's something maybe a remnant that when you're taking people through
4 the...with the grand opening, you point it out and say, yeah, and this is the original brick wall. Well, I
5 think there are other things more important.

6 MR. SCHNEIDER: Thank you for the comments.

7 COMMISSIONER ROSE: So, I do think it's expendable. But, I'm...that's just me speaking,
8 so...

9 CHAIR KNIERIM: I would tend to agree with that as well, because we are the...you know...the
10 exterior is what we're concerned with, and this is no longer exterior. And yeah, it's original stuff, and
11 that's hard, but you know, at the end of the day, I'd rather have the exterior as original as possible than
12 something, as Jim was saying, that is no longer an exterior feature. Margo, you had a comment?

13 COMMISSIONER CARLOCK: Yeah, I just...just a question for you all...I thought that when
14 we talked about this back in January, people were saying that maintaining that brick wall was important to
15 the reversibility aspect. And that was a feature of the plan that I thought was a good thing. Does that...if
16 you take that wall out, then you can't put it back. I mean, it...doesn't that eliminate the reversibility?

17 MR. SCHNEIDER: And that was our concern, to be honest with you.

18 COMMISSIONER CARLOCK: I think that's a more important part of it than the other. But, you
19 know, I'm new at this, so I'm looking for some instruction.

20 COMMISSIONER M. DUNN: I will say, brick for brick, I would rather lose one brick in the
21 back for each one brick that we would lose to those windows because that's...it's a secondary, you know,
22 viewpoint. People will be seeing that from the sidewalk; they won't be seeing the back. Secretary of
23 Interior standard number nine does say we're supposed to be keeping that material so that we can reverse
24 this if someone decides to take it off the back, unlike the addition that's there currently that did remove a
25 ton of brick. But, if it's one or the other, I would definitely rather see a back brick removed than the side
26 brick. That said, to the extent that you can keep as much as possible, that would be really helpful.

27 MR. SCHNEIDER: Because if we remove the back brick, we're talking about ninety-six square
28 feet of brick versus probably maybe eight to ten square feet of brick for the windows. So, it's a
29 significant difference, but it allows for floorplan. And so that's where my...again, I'm not trying to...I'm
30 just trying to ask questions so we can...

31 COMMISSIONER M. DUNN: I get it. The way the Secretary of Interior standard reads, new
32 additions, exterior alterations, or related new construction shall not destroy historic materials that
33 characterize the property. So, we know the brick characterizes the property. The new work shall be
34 differentiated from the old, blah, blah, blah. I think part of it is, it's a back wall, it's not a side wall, that
35 helps. I thought of something else that was pertinent, and now I'm not seeing it.

36 MR. SCHNEIDER: Please understand that there was a lot of conversation about maintaining that
37 north wall...in prior conversations, which is part of the...from the first design to the second design that
38 we did maintain that north wall in the second iteration. So, we have been listening to you, it's just a
39 matter...now I'm hearing something different, which I respect and appreciate...

40 COMMISSIONER M. DUNN: Ideally, we'll keep the brick wall, you can expand the addition a
41 little more so that the bedroom fits behind the brick wall, and the bathroom goes where the bedroom is.

1 And you could still have a bedroom bigger than what it currently is. And the brick wall would still be
2 there, and the windows would remain.

3 MR. SCHNEIDER: So, then my next question would be is, talking about the kitchen, in order to
4 maintain that bedroom...because we're only proposing...so, are you proposing that we bring, essentially,
5 the proposed bathroom wall out the additional five feet to be in line with the rear kitchen and try and
6 maintain...?

7 COMMISSIONER M. DUNN: Right, to make a rectangle. Yes.

8 COMMISSIONER NELSEN: Am I wrong that we were also potentially suggesting stepping in
9 the west...or excuse me, the east wall of the kitchen so that the roof plane could also be changed?

10 MR. SCHNEIDER: Which, again, is going to be a concern just from a design and flow
11 standpoint, from a functionality standpoint. So, I appreciate your comments and we're happy to look at
12 options for that, and maybe we have to do another design consultation, but I'm concerned from the
13 aesthetic nature and architectural nature that that's not going to be an appropriate feel when you're
14 standing on the sidewalk of Mountain looking back at this property, that it's going to be one of those sore
15 additions versus a natural addition onto the property as well, too. Especially on that east side, which has
16 been the whole conversation that we've had from day one is that east exposure standing from the
17 sidewalk looking back to the north. And I'd rather have that be a complimentary addition versus a sore
18 addition, going, oh look, that's an addition. Because we've all seen those additions that, they just don't
19 fit, they're not right. And I understand this is a historic property, but you still want to be respectful of the
20 existing conditions of the property, and not just have it be a thumb, or a sore, on the back of the house as
21 an addition, and we've all seen those, which is not what we're trying to create.

22 COMMISSIONER M. DUNN: I'm not sure what you mean by a sore addition.

23 MR. SCHNEIDER: We're changing roof pitches, we're changing wall planes, everything else.
24 It's going to look like a bad addition on the back of the property; it's not going to be a complimentary
25 feature onto the back of the property.

26 COMMISSIONER M. DUNN: So, you're saying when the addition is inset...

27 MR. SCHNEIDER: And changing the roof pitch, it's going to look like a bad addition onto the
28 back of the property, and that's what I'm not trying to create here. I'm trying to create something that's
29 complimentary, something that's respectful, something that creates historic nature, and everything else,
30 that complies with those simple lines.

31 MR. BERKHAUSEN: At a prior meeting, we discussed the fact that the roof would have a very
32 simple line, and the prior plan that we looked at discussed expanding to the east by seven feet, and during
33 that meeting, the discussion was the house would look much better with one single plane, one simple line
34 going back so it would not break up the lines from Mountain Avenue. That's how we came up with this
35 plan that we brought.

36 MR. SCHNEIDER: And again, so it's trying to appreciate your comments throughout the last
37 year of how to maintain that character-defining features of an historic element.

38 COMMISSIONER ROSE: You know, I don't think you can solve all these problems. There are
39 going to be compromises, and in my forty-five years of doing this, I've never been in a situation where it
40 was perfect. So, you know, I think the suggestion that it could be a perfectly rectilinear addition instead
41 of this offset, that simplifies things, creates something more compatible with the simplicity that you've

1 referred to. I think also this whole idea of reversibility is an academic construct; there is no such thing.
 2 It's not recoverable, and what was already done to the house when they put that abomination of a porch
 3 on...it's not reversible. So, I don't think we can be married to that. I really like the idea of creating a
 4 very rectilinear addition. Admittedly, we still have this distinction of new versus old materials, but as I
 5 say, it's all about how do we value and how do we raise in some priority fashion what's most important,
 6 what really defines the character of this building, and then how do we let people know. It's about being
 7 honest and telling people, here's what's new, here's what's old, the windows may look a little different,
 8 but they're compatible in proportion and they don't...they don't adjust something that can be maintained,
 9 and yet we compromise where we have to. So, I think these are suggestions that have merit. And, you
 10 know, certainly if the brick wall stays, that's a benefit, but I wouldn't...that's not one I would say is of
 11 utmost importance. I think the other suggestions about really simplifying this footprint is, to me, an
 12 elegant way to get this thing to where it achieves what you've just said.

13 MR. SCHNEIDER: So, I guess my question would be also is, maintaining that same roof line or
 14 trying to change the roof line for the rear portion because we're trying to keep that simplistic roof line that
 15 has been talked about in the past for the bungalow style, is straight lines, straight features, not having
 16 deviation from the planes.

17 COMMISSIONER ROSE: Well, and you know, my reference to the front porch...obviously
 18 that's a different function, and that's not out of character for a style like this. But I think what you would
 19 do at the back is...has a different purpose, and I think can be achieved in a different way.

20 CHAIR KNIERIM: Other thoughts, Commissioners? Well, we've succeeded in clarifying
 21 nothing, so...but I do appreciate the conversation, and I appreciate the applicant and Jeff, you coming
 22 along to address some of these things. And we look forward to seeing what you come up with.

23 MR. SCHNEIDER: Thank you for your time this evening.

24 COMMISSIONER NELSEN: I hate to interrupt, but if we really have succeeded in clarifying
 25 nothing, I think we've done a disservice to the applicant. So, this is a conceptual discussion, reviewing
 26 the plans. We've given you some feedback, we've opened a few options I think and talked about other
 27 things to explore. But, outside of, you know, just stamping approval of this proposal that you have, is
 28 there anything else? It's not a fun discussion for anybody...and we know that, but is there anything else
 29 that we can leave you with before you go to make the most of your time? To make absolutely sure that
 30 you have a clear path forward?

31 MR. SCHNEIDER: In all due respect, no, because we're going back to the drawing board to try
 32 and recreate space, and listening to Commission members' comments over the last year, and how to
 33 change and minimize and reduce...I think we've done that appropriately. I do respect the fact that the
 34 window element is a concern; I have no qualms with being honest about that. But I also would say that
 35 that's a minimal impact on the overall project and the scale and the mass. I think I am concerned about
 36 increasing the scale and the mass of the project and the community feedback that we've seen already. So,
 37 I'm trying to be respectful of community feedback that we've seen prior, and so, unfortunately, we're
 38 going back to the drawing board to try and accommodate what you guys are proposing. And I respect
 39 that, and I understand that, but unfortunately, I think our proposed plan is the most minimal impact to the
 40 footprint, the scale, the mass. In the window treatment, Mr. Guenther is the only one that's really ever
 41 going to see those impacts. No one is really going to notice that from the street side, and I think the
 42 average citizen walking by would not recognize that interruption. I understand all of us are in the
 43 profession, we're all in the world, and we respect that, and I respect the historic nature of it, but if you
 44 also look at the bathroom window has that course row underneath it, so why couldn't we add that same

1 course row underneath the new proposed windows to replicate and duplicate what's done to the existing
2 bathroom window? To highlight that as a soldier course underneath the windows? So, I think there's
3 design elements that we can do. I respect your conversation this evening, and we'll go back and try to
4 figure something out, but in all honesty, I think the plan that we're proposing from a mass and scale and
5 size, is the most appropriate based on community feedback and you guys' feedback throughout the year.
6 So, I'm sorry that the windows are a concern, but I think we can work through the windows with adding
7 that soldier course underneath the windows to replicate the same design element that's underneath the
8 existing bathroom window, and we can look at the size of that and see how that, you know, how those
9 affect. But, I'm a little concern about increasing the overall size from the community feedback that we've
10 seen over the year. So, again, thank you for your time this evening.

11 CHAIR KNIERIM: Thank you, Jeff, and thank you, Anne, for your comments.

12 MR. BERKHAUSEN: Thank you very much.

13 CHAIR KNIERIM: Thank you very much, Brian... appreciate it.

14 MR. BERKHAUSEN: Thank you.

15 CHAIR KNIERIM: Thank you.



October 4, 2022

Item 15.

Appeal:
1306 West Mountain
Avenue
City Landmark Design
Review

Paul Sizemore, Director, Community
Development & Neighborhood
Services

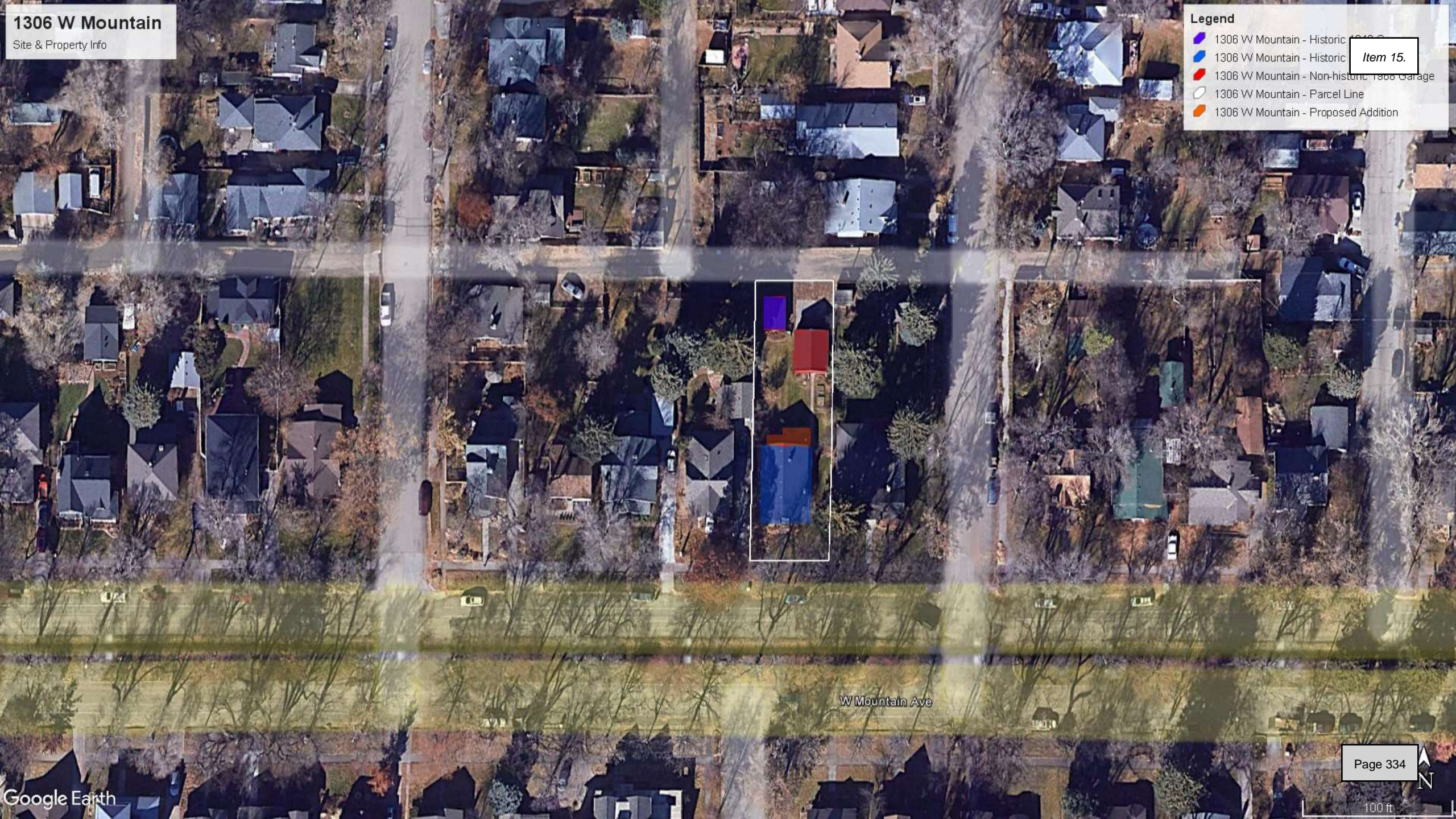
Maren Bzdek, Historic Preservation
Services Manager

Jim Bertolini, Senior Historic
Preservation Planner



Legend

- 1306 W Mountain - Historic (1916-2)
- 1306 W Mountain - Historic **Item 15.**
- 1306 W Mountain - Non-historic, 1900 Garage
- 1306 W Mountain - Parcel Line
- 1306 W Mountain - Proposed Addition



W Mountain Ave



- City Landmark
 - Jackson-Bailey Property
 - Designated December 2, 2014
 - Standards 3/C
 - No period of significance defined
 - 1922
 - 1942
- House constructed in c.1922
 - Garage in 1942



Major Functions of Design Review

- Protect “character-defining features” of an historic place, property, or building
- Conserve historic building materials
- Preserve tangible connections with the city’s history

HPC Role outlined in Chapter 14, Article IV

- Review project against the City's adopted Standards for historic preservation review
 - *U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties*
- Make Decision on proposed work
 - Approve;
 - Approve w/ Conditions; or
 - Deny



THE SECRETARY
OF THE INTERIOR'S
**STANDARDS FOR
THE TREATMENT
OF HISTORIC
PROPERTIES**
WITH
**GUIDELINES FOR
PRESERVING,
REHABILITATING,
RESTORING &
RECONSTRUCTING
HISTORIC
BUILDINGS**



1. Determine if allegations made by the appellant have merit

2. Based on determination:
 - Uphold HPC decision;
 - Overturn HPC decision; or
 - Modify HPC decision

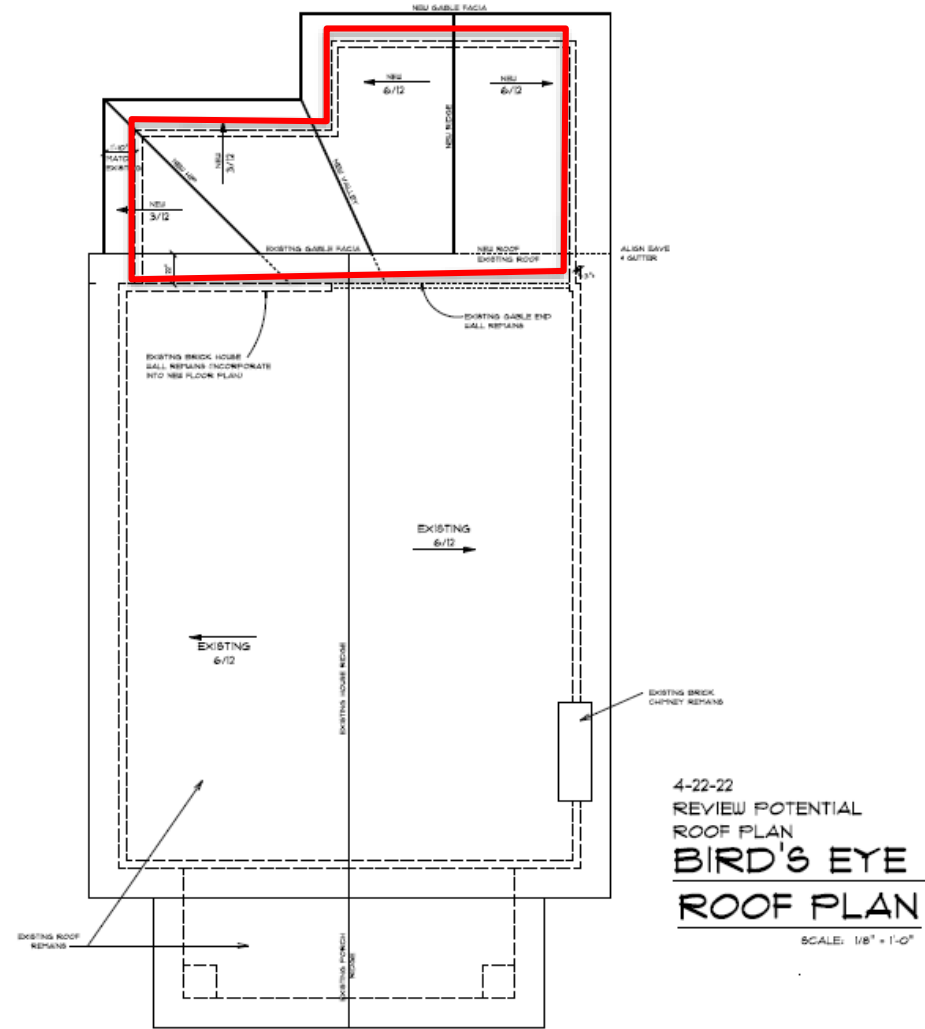
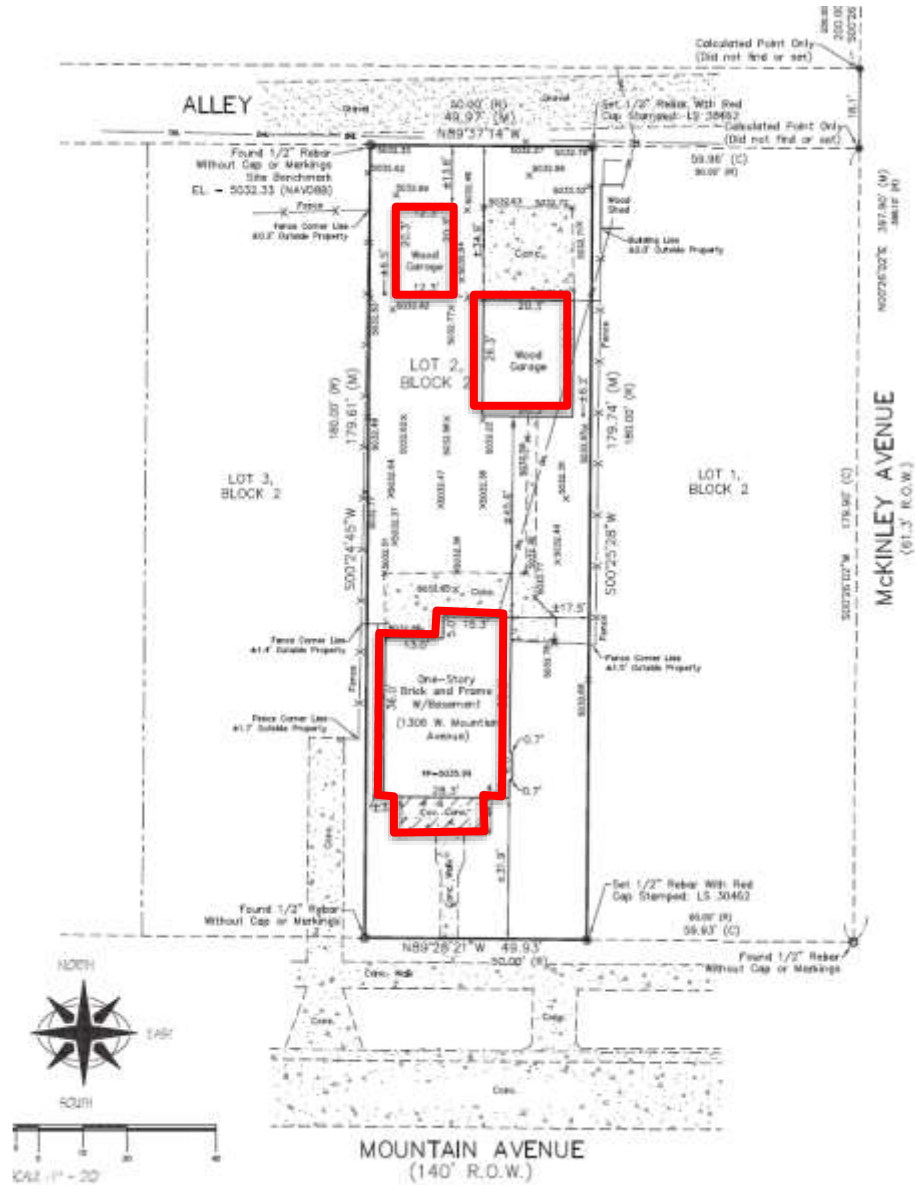
1306 W. Mountain Ave – Appeal of Design Review Decision

- May 18, 2022, HPC Conceptual Review (feedback only)

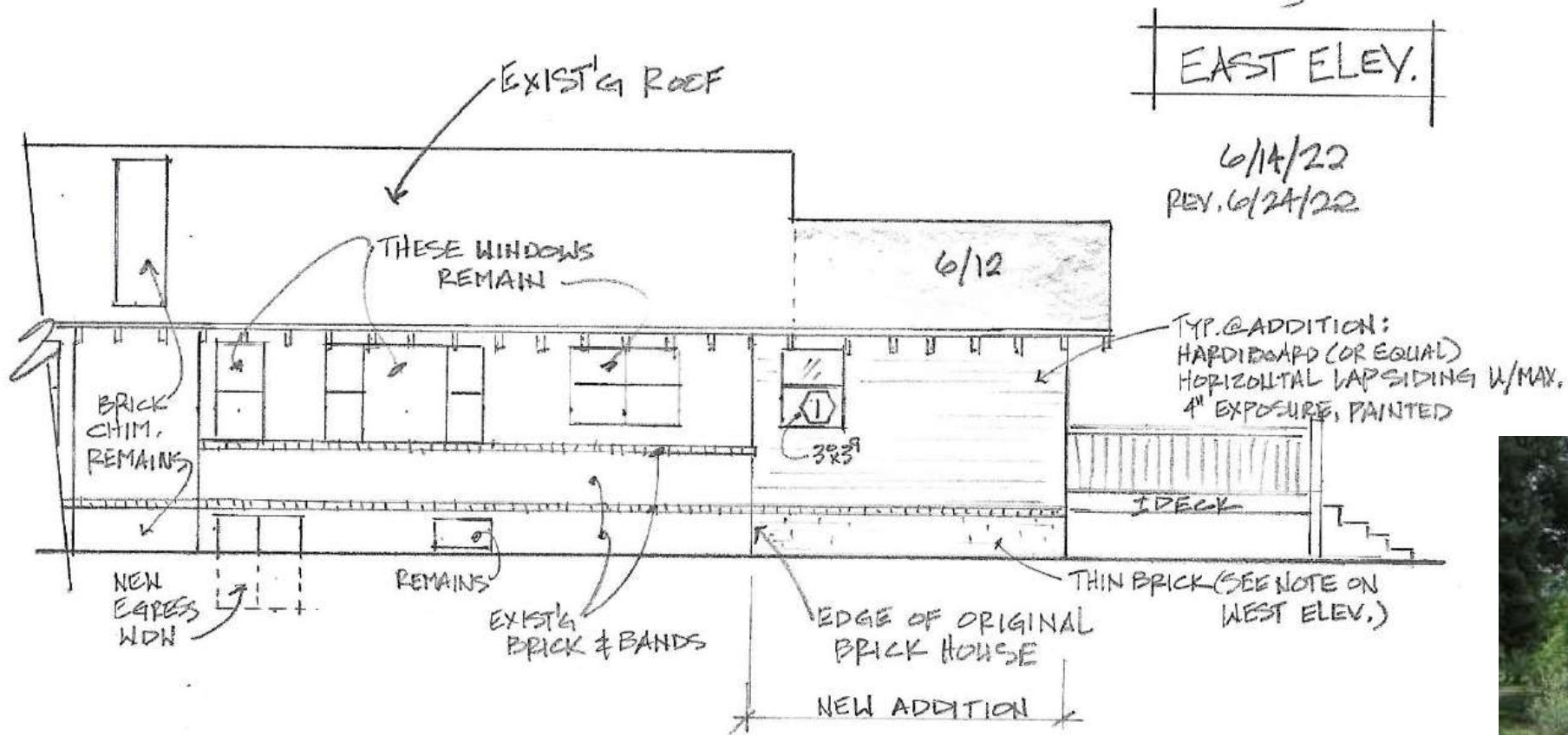
- July 20, 2022, HPC Decision, (4-2, 1 recusal, 2 vacancies):
 - Approve proposed addition
 - Deny modifications to historic window in northwest bedroom
 - Note – some work in scope previously approved by HPC at Feb 16, 2022 hearing:
 - Modification of basement windows for egress
 - Demolition of non-historic garage
 - Construction of new garage on NE corner of lot
 - Posted Hearing/Gathered Community Input
 - 2 verbal comments at meeting
 - 1 in favor of approval w/ no conditions
 - 1 in favor of approval w/ conditions

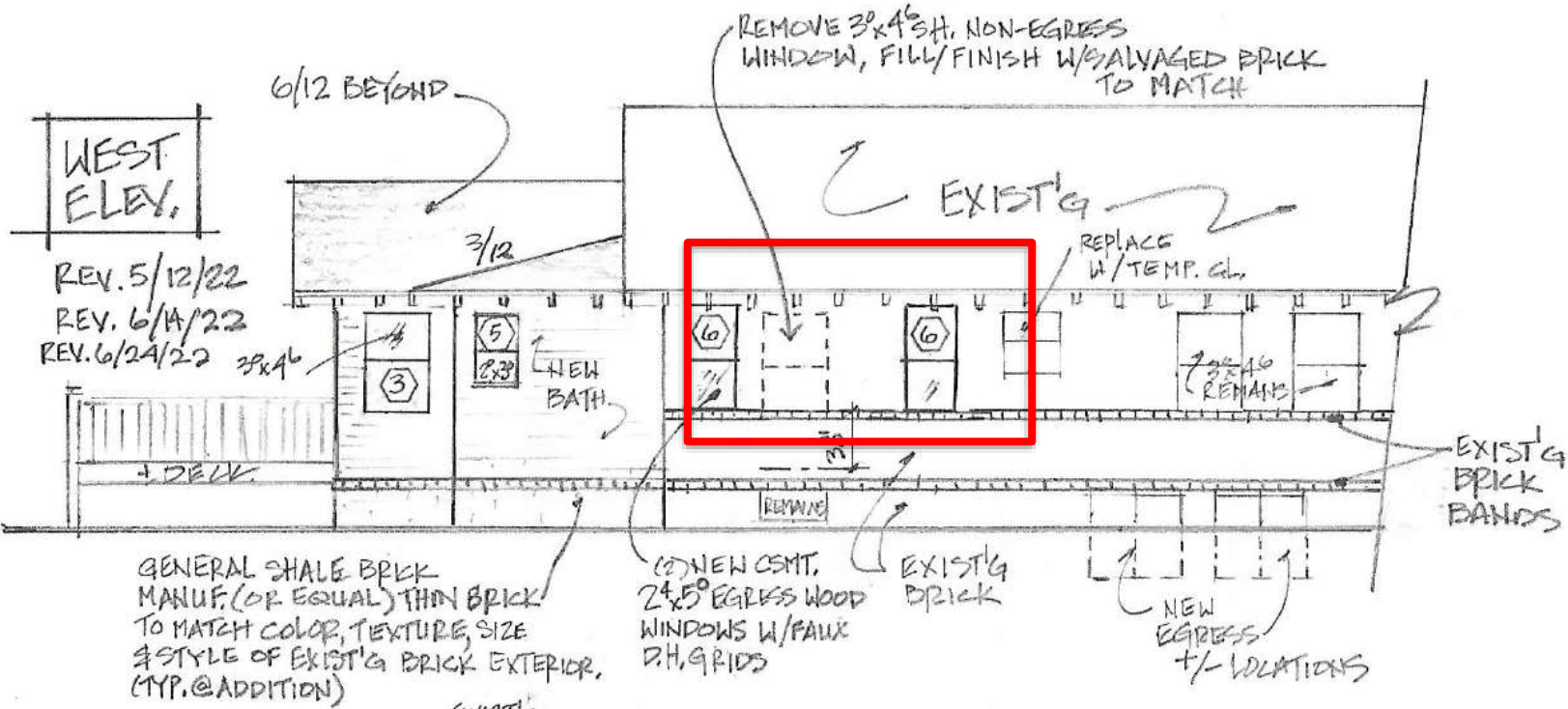
- August 2, 2022, Owner Appeal to Council

1. Construction of an addition totaling 339 ft² (264 new ft²) onto the existing 1,097 ft² home
 - *(Note: 1,097 includes the approximately 75 ft² rear mud porch slated for demolition).*
2. Modification of windows on west wall of northwest bedroom on historic house.









- Standards respond to proposed work in relation to building’s “character-defining features.”

- Key Standards for this project are:
 - 2 – Preserve historic character
 - 5 – Preserve character-defining features
 - 9 – Additions/exterior alterations should be compatible, distinguishable, and subordinate
 - 10 – Additions/exterior alterations should be reversible

- HPC finding:
 - Proposed addition meets the Standards
 - Proposed window modification in NW bedroom does not, specifically Standards 2 and 5

- Addition meets Standards – approved
- Window modification did not meet Standards – inappropriate and doesn't meet federal guidelines
 - Standard 2 – preserving overall historic character
 - Windows are part of overall character, including pattern along side elevations
 - Alternatives exist
 - Standard 5 – preserving character-defining features
 - Windows are a character-defining feature of the property and should be retained
 - Modification not necessary to meet any IEBC requirement
 - NPS Bulletin 14 – Windows on secondary elevations
 - Minimalist approach to alterations

- Allegation #2 (consider first – issue of fairness at hearing)
 - One or more HPC members had a conflict of interest in a personal and social relationship that interfered with the HPC’s independence of judgement.
 - Commissioner M. Dunn’s relationship with the prior owner, Bob Bailey
 - General bias on HPC against project
 - Concern about inconsistency in feedback during conceptual reviews

- Allegation #1 (consider second)
 - That the Commission and City staff did not properly interpret City Code 14-53
 - Staff inappropriately interpreted Rehabilitation Standards 2 and 5, and NPS Bulletin 14 regarding window alterations.
 - Inconsistency between Certificate (includes staff analysis) and HPC motion.
 - No discussion of adding new windows during May 18th hearing

1. Determine if allegations made by the appellant have merit, beginning with Allegation #2

2. Based on determination:
 - Uphold HPC finding;
 - Overturn HPC finding; or
 - Modify HPC finding



October 4, 2022

Item 15.

Appeal:
1306 West Mountain
Avenue
City Landmark Design
Review

Paul Sizemore, Director, Community
Development & Neighborhood
Services

Maren Bzdek, Historic Preservation
Services Manager

Jim Bertolini, Senior Historic
Preservation Planner

