



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

CERTIFICATE OF APPROPRIATENESS
ISSUED: December 13, 2019
EXPIRATION: December 13, 2020

JD Wideman
324 E. Oak Street
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property have been approved by the City's Historic Preservation Division because the proposed work meets the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

- 1) Installation of 6' privacy fence along rear area of lot.
 - a. *Condition 1: Fence posts may abut, but will not be anchored to, the historic building.*
- 2) Installation of 3' iron fence along front yard.
 - a. *Condition 1: Fence posts may abut, but will not be anchored to, the historic building.*
 - b. *Condition 2: Pickets should be less than 1"x1" in width.*
 - c. *Condition 3: Spacing between pickets should be no less than 3.5" of open space to maximize open views to the historic property from public rights-of-way.*
 - d. *Condition 4: Owner will verify that fence installation is on the owner's property and not abutting property or public rights-of-way.*

Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Please note that all ensuing work must conform to the approved plans. Any non-conforming alterations are subject to stop-work orders, denial of Certificate of Occupancy, and restoration requirements and penalties.

If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

Property owners can appeal staff design review decisions by filing a written notice of appeal to the Director of Community Development & Neighborhood Services within fourteen (14) days of this decision. If you have any questions regarding this approval, or if I may be of any assistance,

please do not hesitate to contact me. I may be reached at jbertolini@fcgov.com or 970-416-4250.

Sincerely,

Jim Bertolini
Historic Preservation Planner

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	<p><i>A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;</i></p> <p>Property is not changing use as a result of this project.</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>The individual property and the historic district in which the property sits are both characterized by generally open front yards with modest landscaping, including planted grass lawns and mature trees. Per the conditions above, the front yard fence will retain mostly open views to the historic building looking north from Oak Street.</p>	Y
SOI #3	<p><i>Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</i></p> <p>Proposed fence design includes minimal ornamentation to be compatible with the historic landscape of the property, but properly distinguishable as a new fence.</p>	Y
SOI #4	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p>	N/A
SOI #5	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p>	N/A
SOI #6	<p><i>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i></p>	N/A

SOI #7	<i>Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</i>	N/A
SOI #8	<i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i> Minimal excavation is expected to install fence posts.	N/A
SOI #9	<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> New fence should be properly compatible with historic landscape and building, properly distinguishable as new construction due to fence materials and design, and subordinate to the historic building due to 3' height and open picket/rail configuration.	Y
SOI #10	<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> Conditions require fence posts not be anchored into the historic building to ensure reversibility of fence installation in the future without damaging the historic building.	Y

Design Review Application Historic Preservation Division

Fill this form out for all applications regarding designated historic buildings within the city limits of the City of Fort Collins. Review is required for these properties under Chapter 14, Article IV of the Fort Collins Municipal Code.

Applicant Information

JD Wideman	970-400-7066	269-599-5758
Applicant's Name	Daytime Phone	Evening Phone
324 E Oak St		CO 80524
Mailing Address (for receiving application-related correspondence)		State Zip Code
wideman@janejayne.com		

Email

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

N/A	Same	
Owner's Name	Daytime Phone	Evening Phone
Mailing Address (for receiving application-related correspondence)		State Zip Code

Email

Project Description

Provide an overview of your project. Summarize work elements, schedule of completion, and other information as necessary to explain your project.

Installing decorative fencing around perimeter of the property to eliminate/impede unwanted foot traffic through our property-usually late at night. All on video. Materials will take 3 weeks to arrive, then installation will begin as soon as weather permits. Installation will take appx one week. Will attach specs from contractor. Will also attach images of proposed fence and plans. Iron fencing will surround the front and sides (will extend to the apex of the rocks in the photo #4) and by the shed in back will be a wooden privacy fence. There have been numerous incidents of people wandering through our property late at night

The following attachments are REQUIRED:

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

Reminders:

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

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

Please note: if the proposal includes partial or full demolition of an existing building or structure, a separate demolition application will need to be approved.

Additional documentation may be required to adequately depict the project, such as plans, elevations, window study, or mortar analysis. If there is insufficient documentation on the property, the applicant may be required to submit an intensive-level survey form (at the applicant's expense).

Required Additional information

The following items must be submitted with this completed application. Digital submittals preferred for photographs, and for other items where possible.

- At least one current photo for each side of the house. Photo files or prints shall be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc. If submitted as prints, photos shall be labeled
- Photos for each feature as described in the section "Detail of Proposed Rehabilitation Work". Photo files or prints shall be named or labeled with applicant name and feature letter. For example, smitha1.jpg, smitha2.jpg, smithb.jpg, smithc.jpg, etc.

Depending on the nature of the project, one or more of the following items shall be submitted. Your contractor should provide these items to you for attachment to this loan application.

- Drawing with dimensions.
- Product specification sheet(s).
- Description of materials included in the proposed work.
- Color sample(s) or chip(s) of all proposed paint colors.

Partial or full demolition is a part of this project.
Partial demolition could include scopes such as taking off existing rear porches to create space for a new addition or removing an existing wall or demolishing a roof. If you are taking away pieces of the existing residence, you are likely undergoing some partial demolition.



Signature of Applicant

12-4-19

Date



Jim Bertolini

From: JD Wideman <wideman@janejayne.com>
Sent: Tuesday, December 10, 2019 5:43 PM
To: Historic Preservation
Cc: Jodie Robinson
Subject: Re: Fence Application for 324 E Oak St

Jim,

Thank you for your timely response. We approve the 3' height for the fence and would like to proceed. I believe the fence at 3' is enough to deter most, if not all, trespassing, and will help a great deal.

Thanks so much,

JD and Jodie

From: Historic Preservation <preservation@fcgov.com>
Date: Tuesday, December 10, 2019 at 4:39 PM
To: JD Wideman <wideman@janejayne.com>, Historic Preservation <preservation@fcgov.com>
Cc: Jodie Robinson <jodie@janejayne.com>
Subject: RE: Fence Application for 324 E Oak St

JD and Jodie,

After reviewing the application, generally we find this consistent with the national Standards the City has adopted for historic preservation review – we should be able to issue a Certificate of Appropriateness (COA) for this in short order with a couple of conditions to keep in mind for construction.

The key issue is with the height of the fence in the front yard (there were no concerns with the privacy fence enclosing the rear yard). To be more consistent with the Standards, reasonably similar to historic fences elsewhere in Fort Collins, and minimize obstructions to the view of the property from the street, for staff approval we would require the fence be 3' instead of 4'. If you can confirm that a 3' height works for your needs to deter trespass, I can get a COA with that condition issued to you this week. Otherwise, we would have to issue a partial approval for the rear privacy fence and deny the request for the front yard (appealable to the Landmark Preservation Commission).

Some other things you should be aware of on fences:

- Other land use code on fences: [Chapter 3.8.11](#) covers the City's overall requirements on fencing. It sounds like your project is consistent with these but you may want to confirm with zoning prior to moving ahead.
- The City does provide some general guidance on our website, including contact information for Zoning, here: <https://www.fcgov.com/zoning/fences>
- It would be important to ensure you're meeting the required setbacks and that the fence is constructed on your property and not public rights of way.

Let me know if you have questions and please confirm that the 3' height for the front yard fence meets your needs. Thanks so much!

JIM BERTOLINI
Pronouns: he/him/his
Historic Preservation Planner

Community Development & Neighborhood Services
281 North College Avenue
970-416-4250 office
jbertolini@fcgov.com

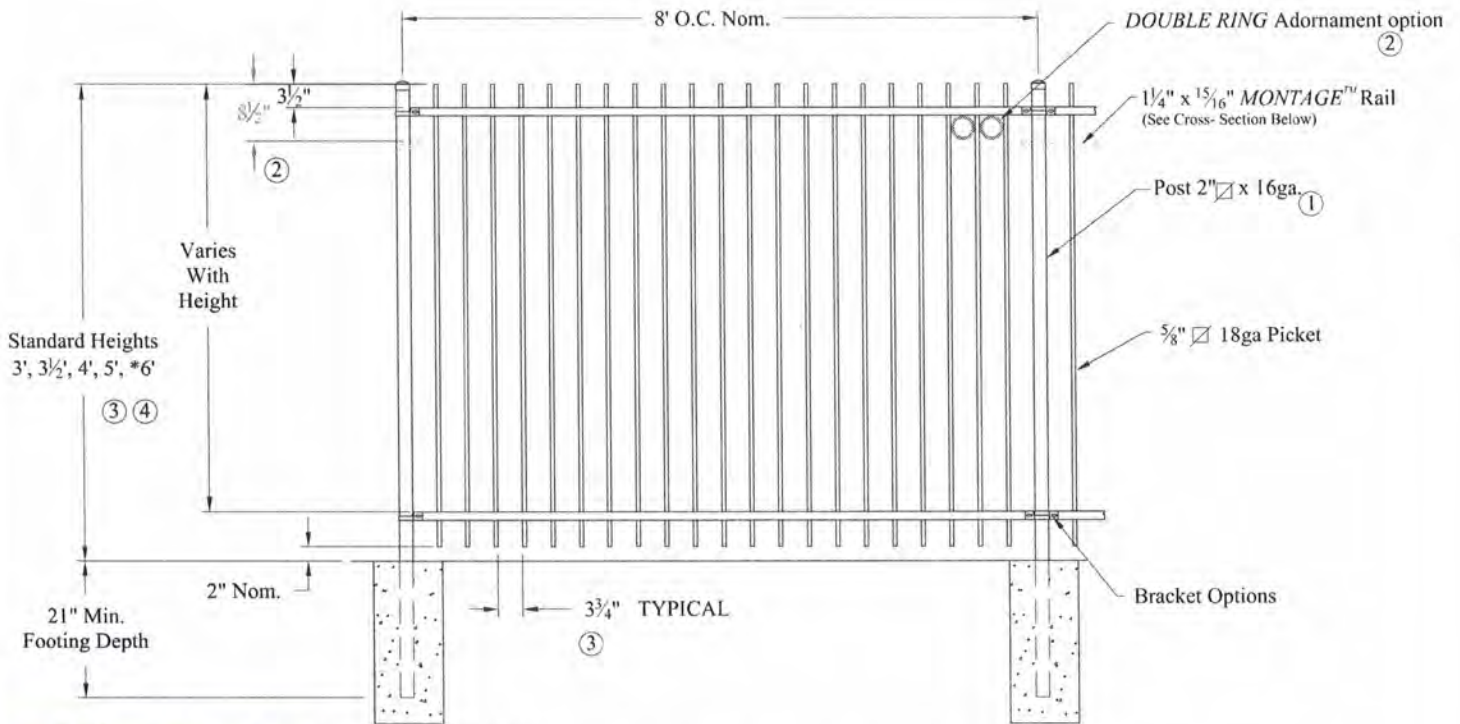
From: JD Wideman <wideman@janejayne.com>
Sent: Wednesday, December 4, 2019 3:49 PM
To: Historic Preservation <preservation@fcgov.com>
Cc: Jodie Robinson <jodie@janejayne.com>
Subject: Fence Application for 324 E Oak St

Hi there-

Here is the application and all the information about the fencing we would like to add to the property. Please review and let us know if you have any questions!

Thanks!

JD Wideman



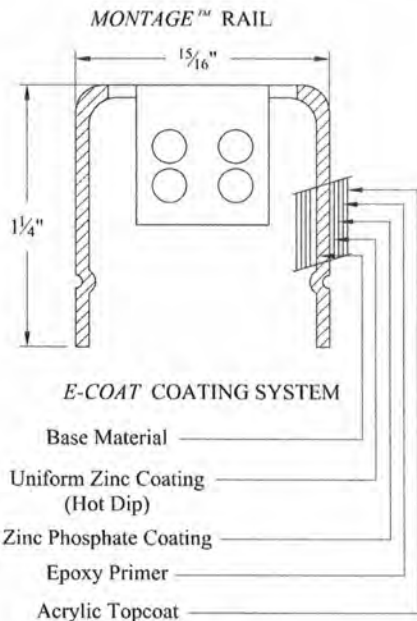
***Add ±2" triad picket adornment**

NOTES:

- 1.) Post size depends on fence height and wind loads. See MONTAGE™ specifications for post sizing chart.
- 2.) Third rail required for Double Rings.
- 3.) Available in 3" air space and/or Flush Bottom on most heights.
- 4.) Three rails required for 6' tall.

RAKING DIRECTIONAL ARROW

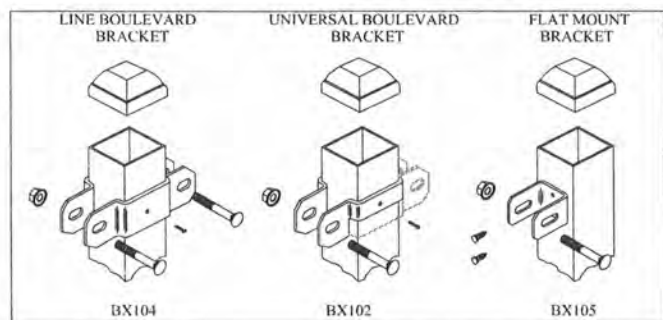
Welded panel can be raked 45° over 8' with arrow pointing down grade.



PROFUSION™ WELDING PROCESS

No exposed welds. Good Neighbor profile - Same appearance on both sides

MONTAGE™ RAIL Specially formed high strength architectural shape.



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

RGISO

RESIDENTIAL WELDED STEEL PANEL
PRE-ASSEMBLED

Title: MONTAGE GENESIS 2/3-RAIL			
DR: CI	SH: 1 of 1	SCALE: DO NOT SCALE	
CK: ME	Date: 7-19-11	REV: c	



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324 E. OAK ST. - FENCE LINE (NEW)

[* 6' cedar privacy fencing ± 16' to match rear lot.]

5' walk gate

16'

MAIN
RESIDENTIAL
STRUCTURE

324 E. OAK ST.

84'

67'

4' walk gate

48'

All Front Fencing to exist as: 4' height, 2 rail, picket top (with triad adornment), picket bottom, ornamental iron in black powder coat. Gates will be matching in-line "arched" gates.



The iron fence will be roughly here with privacy wood fence in red.

GATE



FOR THE BEAUTY IN MEDICINE
jane & jayne
DIRECT PRIMARY CARE & AESTHETICS

324

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