



Historic Preservation Services

Community Development & Neighborhood Services

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**CERTIFICATE OF APPROPRIATENESS
AND
LANDMARK REHABILITATION LOAN AWARD NOTICE
ISSUED: May 20, 2020
EXPIRATION: May 20, 2021**

ATTN: Nathan Flynn
Colorado Gamma House
Phi Delta Theta Corporation
17416 E. Weaver Dr.
Aurora, CO 80016

Dear Mr. Flynn:

Congratulations! We are pleased to inform you that your proposed project for which you applied for Landmark Rehabilitation Loan funding has been approved and awarded. This letter provides you with confirmation of Loan funding and 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) Repoint masonry

- a. *Note: Masonry repair work shall be consistent with the attached mortar analysis dated May 19, 2020 by Maycroft Construction (on behalf of Empire Carpentry). Project should be generally consistent with NPS Preservation Brief #2, [Repointing Mortar Joints in Historic Masonry Buildings](#).*

Loan Funding Information

You have been approved for City Landmark Rehabilitation Loan Funding for up to **\$7,500** to support the qualified work items included in your application for the program related to this Certificate. This is limited to the masonry repointing of the main house, and specifically excludes other rehabilitation or landscape construction costs that may be associated with this project. Historic Preservation staff will follow up with you for any additional necessary details about project timeline, signing loan documents, or loan closing.

Project Approval

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	<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> No change in use from a fraternity house is proposed as part of this project.	Y
SOI #2	<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> The project will repoint the exterior masonry with matching mortar, including strength and pigment.	Y
SOI #3	<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>	N/A
SOI #4	<i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i>	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> <p>This building is predominantly masonry on the exterior, being one of its most distinctive features. The project will repair the mortar joints following the mortar analysis from May 19, 2020 (attached).</p>	Y
SOI #6	<p><i>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i></p> <p>Masonry repointing is a regular repair consistent with the Standards. The project will follow the recommendations in the mortar analysis from May 19, 2020.</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> <p>Mortar repointing will be consistent with mortar analysis from May 19, 2020 and consistent with NPS Preservation Brief #2.</p>	Y
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>No excavation is expected as part of this project.</p>	N/A
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>	N/A
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>	N/A



Maycroft Construction LLC

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Mortar Analysis Report

SUBMITTED TO. Empire Carpentry

DATE. May 19, 2020

PROJECT ADDRESS 200 E. Plum St. Fort Collins Co.

A 67-gram sample was taken from the south exterior brick wall and was gently crushed. A 12.5 % Hydrochloric Acid solution was then added to the ground sample, dividing the binders from the aggregates. After irrigating and drying the sample weighed 40 grams.

Sample location	South exterior wall
Color	Off White/Aged
Weight	67 grams
%HCL	12.5%
Dried weight	40 grams

The Sample was then passed through a series of screen sieves to determine its aggregate composition by weight the tables below reflects our findings.

10 grit	35 Grit	60 grit	120 Grit
40 gram	trace		

Our conclusion after calculating the sample’s weight to volume ratio is that the mortar mix used was a Type O Mortar with a 1-4 ratio by weight with, 33% lime binder to 66% irregular unwashed large sand, no dyes appear to have been used. This building was constructed about 1935 and would most likely to have Portland in the mortar mix, I found the mortar to be structurally sound at the surface except were the damage is cracks and missing joints.

Replicated mix is a Type O Mortar by conversion of 1-4weight to 1-2 volume. 1 part white Portland cement, 2 parts hydrated lime, and 2 parts concrete sand (due to how coarse the sand is) and color to be adjusted by masons doing the work, just enough to replicate the aging of the original mix.

