



## 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](mailto:preservation@fcgov.com)

[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

### CERTIFICATE OF APPROPRIATENESS - DENIAL

**DENIED: August 13, 2020**

**APPEAL DEADLINE: August 26, 2020**

Zoey Frank  
622 Remington St.  
Fort Collins, CO 80524

Dear Ms. Frank:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins Landmark property, the C.M. Smith House at 622 Remington Street have been denied by the City's Historic Preservation Division because the proposed work does not meet the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

- 1) Demolition of two brick chimneys at the center and on rear elevation of the building to be replaced with metal chimneys/vents.

The decision has been made based on the analysis contained in the table below. 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 denial, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at [jbertolini@fcgov.com](mailto: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><b>The property will remain in residential use.</b></p>	Y

<p><b>SOI #2</b></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><b>The Smith House was built in approximately 1899, presumably for C. Macklay and Mattie Smith. C.M. Smith was a dentist with an office in the Hardware Block near downtown. By 1908, the home was occupied by Harry E. Newton of Newton Lumber Co. at 230 E. Mountain Avenue, along with his wife Amelia. It is a strong example of a brick, Free Classic Queen Anne house with a hipped roof, intersecting gables, and a wrap-around porch with Doric support columns.</b></p> <p><b>Character-defining features of building significant for their architecture usually include the features named above, as well as features that define the overall form of the exterior design and form, such as windows, entrances, gable ends, and chimneys. The building has three chimneys: a dominant broad chimney along the north elevation that is not part of this proposal, and two secondary red brick chimneys, one near the roof crest on the west/front elevation, and one along the rear/east roof slope. These two chimneys, especially the one on the north slope, are character-defining features and should be repaired/repointed, especially considering the ongoing need for ventilation from household systems and appliances. The proposed work does not meet this Standard.</b></p>	<p><b>N</b></p>
<p><b>SOI #3</b></p>	<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><b>New metal chimneys would be clearly recognizable as new features. They can be appropriate on historic buildings where they do not replace an existing brick chimney, as is proposed here.</b></p>	<p><b>Y</b></p>
<p><b>SOI #4</b></p>	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p><b>While it is possible these chimneys were added later for additional ventilation for heating elements like stoves, boilers, etc., it is likely that they were original or early modifications to the house.</b></p>	<p><b>N/A</b></p>

<p><b>SOI #5</b></p>	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p><b>As noted above, the two secondary chimneys, especially the prominent one on the west/front elevation, are character-defining and should be preserved. While these chimneys are not as decorative as some other chimneys in the neighborhood, rooftop brick chimneys are common features of historic homes from this era and often define the roof form and character for buildings that are significant as examples of Victorian-era architecture. The two chimneys, especially the west/front facing chimney, should be preserved. The proposed work does not meet this Standard.</b></p>	<p><b>N</b></p>
<p><b>SOI #6</b></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><b>From photographs supplied by the applicant, the need for repair of these two chimneys is obvious. However, damaged chimneys that are still in use for ventilation should be repaired through careful repointing with a qualified mason, rather than demolished and replaced with modern examples. Even if other ventilation is required, brick chimneys can often be adapted for new uses, such as to house solar tubes that can help provide natural light for attic spaces and interior rooms. The proposed project does not meet this Standard.</b></p>	<p><b>N</b></p>
<p><b>SOI #7</b></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><b>N/A</b></p>
<p><b>SOI #8</b></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><b>N/A</b></p>
<p><b>SOI #9</b></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><b>The proposed exterior alteration would destroy historic character-defining materials and thus, would not meet this Standard.</b></p>	<p><b>N</b></p>

<b>SOI #10</b>	<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>	<b>N/A</b>
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# 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

Zoey Frank	(303) 903-6599	(303) 903-6599
Applicant's Name	Daytime Phone	Evening Phone
622 Remington St.	CO	80524
Mailing Address (for receiving application-related correspondence)	State	Zip Code
zoeyelissa@gmail.com		
Email		

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

N/A		
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.

Artisan Roof Repairs has evaluated our roof and urged us to consider removing two of the three chimneys which have become unstable. The chimneys are at risk of collapse, and there are safety concerns both for us and for our neighbors. We are requesting permission to remove two of the three chimneys, in order to ensure the long-term health of the property. We love our historic home and believe strongly in the mission of historic preservation.

- The following attachments are REQUIRED:**
- Complete Application for Design Review
  - Detailed Scope of Work (and project plans, if available)
  - Color photos of existing conditions

**Reminders:**

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

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

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

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

**Detail of Proposed Rehabilitation Work (\*Required)**

If your project includes multiple features (e.g. roof repair and foundation repair), you must describe each feature separately and provide photographs and other information on each feature.

<b>Feature A Name:</b>	
<p>Describe property feature and its condition:</p> <p><b>Chimney A (center of roof):</b></p> <p>Both the mortar and the brick have seriously deteriorated. The chimney has become unstable and started to lean and is now on the verge of collapse.</p> <p>There are serious safety concerns with the chimney in its current state.</p> <p>The flashing has also become detached, and there are modest signs of water damage in the attic.</p>	<p>Describe proposed work on feature:</p> <p>Artisan Roof Repairs has recommended removing the chimney above the roof line. We believe that this would not only ensure the long-term health of the property, but also emphasize the quirky and unusual shape of our Queen Anne Revival style roof, which has a steep pitch and possesses a variety of interesting angles and features.</p> <p>The chimney currently contains the vent for our basement furnace, so we would need to replace it with a metal chimney pipe or flue.</p> <p>We wish to make as minimal an intervention to the exterior of the home as possible.</p> <p>The remaining area would be resingled. Roofing materials would be consistent with the existing roofing.</p>
<b>Feature B Name:</b>	
<p>Describe property feature and its condition:</p> <p><b>Chimney B (rear of roof):</b></p> <p>This chimney has also deteriorated significantly. There is a large gap between the roofing and the chimney. (See photos.) Water damage is likely, although it is not visible from our attic access point.</p> <p>Although the condition of this chimney is not as dire as Chimney A, it has suffered considerable mortar loss and will likely need to be rebuilt at a future date, if it is not removed.</p>	<p>Describe proposed work on feature:</p> <p>Artisan Roof Repairs has recommended removing the chimney above the roof line. This chimney is not widely visible from the street and is also, due to tree cover, not noticeable from the rear of the property. We believe removing it would have little or no impact on the visual and aesthetic appeal of the property.</p> <p>The chimney currently serves as the exhaust for our stovetop vent, so it would need to be replaced by a modest metal chimney pipe or flue.</p> <p>We believe removing this chimney would ensure the long-term durability, safety, and condition of our home, while making only a minimal impact on the historic nature of the property.</p>

Use Additional Worksheets as needed.

## Required Additional information

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

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

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

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

**Partial or full demolition** is a part of this project.

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

Zoey Franks  
Signature of Applicant

6/20/20  
Date



















