



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: March 6, 2020

EXPIRATION: March 6, 2021

To: Dan Martinez
City of Fort Collins Operation Services
300 Laporte Avenue, 80522

Re: Avery House, 328 West Mountain

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

1) Vent Window

2) Basement Window

Work approved as detailed in Design Review Application dated January 27, 2020.

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.

Sincerely,

Karen McWilliams,
Historic Preservation Manager
kmcwilliams@fcgov.com
970-224-6078

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

Applicant's Name Dan Martinez **Daytime Phone** 970-416-4240 **Evening Phone** 970-305-2105
Mailing Address (for receiving application-related correspondence) 300 Laporte Ave. Bldg B P.O. Box 580 Ft. Collins, CO 80522
Email dmartinez@fcgov.com

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

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

Project Description

Please provide an overview of your project. (Details about the work will be added on the next page.)

Avery House:

1.) NPS Class 3 repair north basement window

2.) repair utility window

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.

Feature A Name:	
Describe property feature and its condition: <u>Avery House:</u> <u>Vent window</u> - Screen pushed in - electric installed through sash - Sash is rotted under paint - Sheet metal has been placed over opening	Describe proposed work on feature: - Remove rotting vent sash - 3 side and rot on 4th. - 4th side will remove rot and leave electric in tact. - Sash rebuilt similar to original, not disturbing electric. - Screen replaced to match original - On interior of vent, can replace with bead board or lexan panel to seal opening. (see attached)

Feature B Name:	
Describe property feature and its condition: <u>Avery House:</u> <u>Basement Window</u> - Meeting rail deteriorating and coming apart. - Edge of glass exposed. - lower sash deteriorating - Sill rotting away NPS Class # 3 Repair	Describe proposed work on feature: - Remove sashes and temporary board up opening. - Manufacture and install new window from weather resistant material (wood) prime, paint. - Rebuild <u>upper</u> sash, possibly replacing meeting meeting rail sill. Reglaze, prime and paint. - Rebuild <u>lower</u> sash, possibly replacing lower sill. Reglaze, prime and paint. - Consolidate any other failing wood members, fill and repaint - Reinstall sashes - possible lexan panel to avoid/or minimize moisture sitting in window well

Use Additional Worksheets as needed.

Required Additional information

The following items must be submitted with this completed application. Digital submittals are preferred.

- At least one current photo for each side of each building and structure. 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 may need to be submitted.

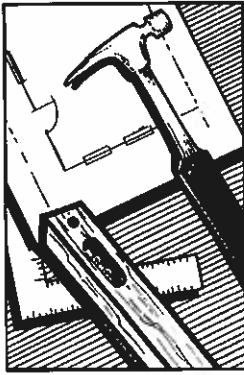
- Drawing(s) with dimensions.
- Product specification sheet(s).
- Descriptions of all materials included in the proposed work.
- Color sample(s) or chip(s) of all materials.
- Check if partial or full demolition** is a part of this project. Partial demolition could include taking off existing rear porches 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 building or structure, you are likely undergoing some partial demolition.

There were 2 places in the estimate for additional work. 1 for light fixture and other for possible double hung window. I will re-submit those with or when clarified.

Daniel P. Martiny
Signature of Applicant

1.27.20
Date





Empire Carpentry LLC
PO Box 245
Bellvue, Colorado 80512

Phone: (970) 493-3499
Fax: (970) 493-2088
empire@verinet.com

Re: Avery House Rehabilitation Work

October 31st 2019

There are three projects that need to be done on the Avery House; two of which have been requested by Ft Collins Maintenance. These are: an escutcheon on the ceiling light in the interior entry, a small vent on the north side of the house and the basement double-hung window, also on the north side.

Light fixture escutcheon: I have no photos of this for the narrative. An existing fixture was taken down and replaced by a donated fixture that looked similar to the original fixture found in photos. However, this fixture has a smaller escutcheon. I promised to look for an adapter as that is more correct than changing the plaster rosette. I have forgotten to do that but will search for a good escutcheon adapter.

When it's found, we will need either a City Electrician or one I bring in, to reinstall the fixture. I understand that the wires were short and made the last installation hard.

Vent Window: There is a vent window on the north side of the house that has been compromised in a couple of ways. Someone has pushed the screen in for some reason, and new electric has been installed through one of the wood sides of the sash.



Also, the bottom of the sash is rotted under the paint. The left side of the sash also has rot problems too. Of note, someone has also placed sheet metal over the opening for security. It is understood there is worry that someone could reach in and turn off power.

I have not been able to find whether there is a need to make sure the vent needs to stay active. I think it is for keeping something cool that no longer is a necessity. We have worked on wood structures that have electric running through members and found the removal and replacement of the electric to be prohibitively expensive.

With all that in mind, we would like to approach the vent this way:

- Remove the vent sash on three sides as well as rot on the fourth side.
- The fourth side (enclosing the electric) would be trimmed to remove rot and leave the electric intact.
- The sash would be rebuilt similar to the original with repairs not to disturb the electric.
- The screen would be replaced to match the original.
- On the interior of the vent (if Historic Preservation agrees and the vent is not needed) we could place either a bead board panel or a lexan panel to seal the opening.

To do the work, we have to make sure Historic Preservation and PLF have no trouble with us sealing the vent, and which option is best. The non-historic panel would be reversible. Also, I think it's important that we don't move the electric.

Basement Window: This is something I noticed when I went looking for the vent window. The basement has a double-hung window that is mostly underground.



The meeting rail for the upper sash is deteriorated and starting to come apart. The edge of the glass is exposed in one spot. The lower sashes bottom rail has some deterioration showing too.



The sill is rotted away and coming apart in chunks. By NPS Historic Preservation Brief #9 (The Repair of Historic Wooden Windows) classification, this window is a class three repair. To repair this window, we would suggest:

- Removal of sashes and temporary boarding up of opening.
- Manufacture and install a new window sill from a weather resistant wood material; prime & paint.
- Rebuild upper sash as needed, possibly replacing the meeting rail. Reglaze, prime & paint.
- Rebuild lower sash as needed, possibly replacing or partially replacing lower sill. Reglaze, prime & paint.
- Consolidate any other failing wood members, fill & repaint.
- Reinstall sashes.
- Possibly install some type of lexan panel to minimize moisture sitting in window well. (This last one is complicated as any installed panel could be a safety problem if someone stood on it.)

At this time, we have been requested to address the vent and the electric escutcheon. If Historic Preservation and PLF will agree to our direction on the vent, we will commence work on that soon. Please let us know if you would like either a lexan or bead board closure installed.



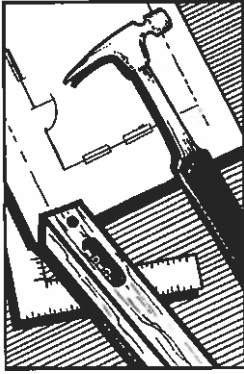
Figure 1: New pressure treated sill installed on Trolley Barn window 2004.

We will look for an escutcheon for the electric and get back in touch.

Let us know if we should also move forward with the double-hung window in the basement or if you need an estimate of cost for that work.

Kevin Murray

Empire Carpentry llc



PROPOSAL

Empire Carpentry LLC

PO Box 245
Bellvue, Colorado 80512

Phone: (970) 493-3499

Fax: (970) 493-2088

empire@verinet.com

Date: December 12th 2019

TO: Dennis Dutton/Thomas Bricker
City of Fort Collins
Operations Services

Re: Avery House Utility Window

- Remove the vent sash on three sides as well as rot on the fourth side.
- The fourth side (enclosing the electric) would be trimmed to remove rot and leave the electric intact.
- The sash would be rebuilt similar to the original with repairs not to disturb the electric.
- The screen would be replaced to match the original.
- On the interior of the vent (if Historic Preservation agrees) we could place either a bead board panel or a lexan panel to seal the opening. The non-historic panel would be reversible.
- Finish Paint to be supplied by Owner.

Work to be completed for: **Eleven Hundred Fifty & no/100's (\$1150.00)**

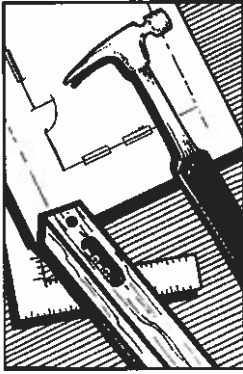
Payment: balance upon completion.

Accepted by:

Owner

Date

General Contracting & Design - Residential & Commercial - Remodeling - Preservation



PROPOSAL

Empire Carpentry LLC

PO Box 245
Bellvue, Colorado 80512

Phone: (970) 493-3499
Fax: (970) 493-2088
empire@verinet.com

Date: December 17th 2019

To: Dennis Dutton/Thomas Bricker
City of Fort Collins
Operations Services

Re: Avery House North Basement Window. The window is in poor condition (NPS class three repair). Work to be done:

- Removal of sashes and temporary boarding up of opening.
- Manufacture and install a new window sill from a weather resistant wood material; prime & paint.
- Rebuild upper sash as needed, replacing the meeting rail. Reglaze, prime & paint.
- Rebuild lower sash as needed, replacing or partially replacing lower rail. Reglaze, prime & paint.
- Consolidate failing wood members (ie: Brick Mold & lower jamb sides), replacing lower sill, fill & repaint.
- Reinstall sashes.
- Work to be done to the Secretary of the Interior Standards for Rehabilitation.

Cost of Work: Thirty-three hundred, thirty six Dollars (\$3,336.00)

Payment: balance upon completion.

Accepted by:

Owner

Date