



**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)

**REPORT OF ALTERATIONS TO DESIGNATED RESOURCE**  
**Site Number/Address: 421 Mathews Street**  
**Laurel School National Register Historic District**  
**ISSUED: February 17, 2021**

Bryan McCarty  
421 Mathews Street  
Fort Collins, CO 80524

Dear Mr. McCarty:

This report is to document the summary of effects from proposed alterations to the Tomlin-Roberts Residence at 421 Mathews Street, pursuant to Fort Collins Municipal Code Chapter 14, [Article IV](#), made by the Landmark Preservation Commission at their February 17, 2021 meeting. A copy of this report may be forwarded to the Colorado Office of Archaeology and Historic Preservation.

More specifically, the Commission commented on the following work items:

1. Addition onto building’s southwest corner and demolition of southwest sunporch/laundry room
2. Full window and door replacement
3. Siding repair
4. South bay window replacement
5. Front porch replacement
6. Reconstruction of the brick chimneys
7. Demolition of shed at southwest corner of lot

<b>Applicable Code Standard</b>	<b>Summary of Code Requirement and Analysis (Rehabilitation)</b>	<b>Standard Met (Y/N)</b>
<b>SOI #1</b>	<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>  <b>The property will remain in residential use.</b>	<b>Y</b>
<b>SOI #2</b>	<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>	<b>N</b>

**This property was constructed in 1900 by master Fort Collins builder Herman Schroeder as a set of three along with 425 Mathews to the south and his personal residence, 419 Mathews, to the north. The three homes together showcased his craftsmanship in carpentry and masonry. The first residents of 421 Mathews were O.B. and Jennie Tomlin, O.B. being a letter carrier. By 1903, Fort Collins postmaster William Roberts and his wife Mary lived at the dwelling with their two children, Helen and Irving, listed as students.**

**The home's character-defining features include the 1.5 story hipped roof with gablet on the façade, the shed-roof porch on the façade with simple lathe-turned posts, wood lapboard siding, two-over-two wood sash windows with Victorian-style surrounds, 6x4 wood casement windows on the front elevation, a distinctive canted bay window on the south elevation, and two brick chimneys. While elements of the project are consistent with this Standard, the overall project does not meet this Standard.**

1. Addition onto building's southwest corner and demolition of southwest sunporch/laundry room
  - a. *The proposed addition is attached to the rear of the home and matches the historic in roof height and overall massing. While some historic elements are being removed to make way for this addition, no character-defining features are being removed. This element appears to meet this Standard.*
2. Full window and door replacement
  - a. *No comprehensive window study has been completed for this project, but photographs seem to indicate the windows are historic and repairable in most cases. Full replacement does not meet this Standard. While aluminum-clad wood is often a suitable replacement for historic windows, the replacements do not suitably match the historic form and function to meet this Standard. For example, the windows on the façade, currently 12-over-12 casement windows indicative of Herman Schroeder's craftsmanship, will be replaced with 2x2 casement windows. This project element does not meet this Standard.*
3. Siding repair
  - a. *After consultation with Empire Carpentry, the applicant has modified plans to retain as much of the 4" lapboard siding as possible during the rehabilitation of the house. The siding is a character-defining feature and this treatment meets this Standard.*

	<p>4. South bay window replacement</p> <p>a. <i>The project will remove the distinctive canted bay window on the south elevation and replace it with a boxed bay window. This is a character-defining feature and its removal does not meet this Standard.</i></p> <p>5. Front porch replacement</p> <p>a. <i>The history of the front porch is unclear based on primary source documents, however, the existing front porch is compatible with the overall Edwardian/Victorian character of the house. The new proposed front porch removes the entire structure, replaces the lathe-turned posts with squared posts, and replaces the tongue-and-groove decking and reconfigures the decking from perpendicular to parallel with the façade, ultimately resulting in a porch that is not characteristic of this style of house. This project element does not meet this Standard.</i></p> <p>6. Reconstruction of the brick chimneys</p> <p>a. <i>Due to deterioration, the brick chimneys require deconstruction and reconstruction to ensure suitable mortar joints. This is a common repair to neglected masonry chimneys. However, the reconstruction of the prominent chimney on the north elevation is not in-kind and introduces a non-historic stone cap rather than reconstructing to match the existing configuration. This element does not meet this Standard.</i></p> <p>7. Demolition of shed at southwest corner of lot</p> <p>a. <i>This shed does not appear on any Sanborn maps through 1943 and may have been salvaged and moved to the property at a later date. It is not considered an historic resource for the purposes of this review.</i></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>Most project elements are focused on repairing historic elements or altering/adding new elements in ways that are distinguishable as new. While most of those treatments do not meet other Standards, they are generally contemporary treatments to the early 21<sup>st</sup> century and do not create a false sense of history.</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>There is a sunporch/laundry room addition was likely added later. While of historic age and a common feature on homes</b></p>	<p><b>N</b></p>

	<p>from the early 20<sup>th</sup> century, this section of the house is not considered character-defining since it does not appear to relate to Herman Schroeder’s craftsmanship and is not a defining element of the Edwardian cottage style.</p> <p>The history of the front porch history is unclear, although the existing porch appears to either be historic, or be a compatible porch added in the 1940s (a common period for such modifications in Fort Collins). The removal and replacement of this porch does not appear to meet this Standard.</p> <p>Permit records indicate the following history of alterations:</p> <ul style="list-style-type: none"> <li>• 1919 – repair and remodel of house</li> <li>• 1919 – repair of frame barn (many middle-class homes had rear barns for sheltering a horse and wagon. Most were either modified to become automobile garages between the 1920s-1940s, or were replaced outright).</li> <li>• 1935 – repairing (unspecified)</li> <li>• 1937 – reshingle porch (likely roof); enclose rear porch</li> <li>• 1948 – garage resingled (likely the roof)</li> <li>• 1948 – main house insulated</li> <li>• 1949 – reshingle house (roof)</li> <li>• 1997 – roof replacement</li> <li>• 2014 – roof replacement</li> </ul>	
<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>While elements of the project are consistent with the Standards, the overall project does not meet this Standard.</b></p> <ol style="list-style-type: none"> <li>1. Addition onto building’s southwest corner and demolition of southwest sunporch/laundry room <ol style="list-style-type: none"> <li>a. <i>While some historic elements are being removed to make way for this addition, no character-defining features are being removed. This element appears to meet this Standard.</i></li> </ol> </li> <li>2. Full window and door replacement <ol style="list-style-type: none"> <li>a. <i>No comprehensive window study has been completed for this project, but photographs seem to indicate the windows are historic and repairable in most cases. Full replacement does not meet this Standard.</i></li> </ol> </li> <li>3. Siding repair <ol style="list-style-type: none"> <li>a. <i>The original plans have been amended to repair the existing historic 4” lapboard rather than replace it. The</i></li> </ol> </li> </ol>	<p><b>N</b></p>



	<p><i>lapboard is a defining feature and its repair meets this Standard.</i></p> <ol style="list-style-type: none"> <li>4. South bay window replacement       <ol style="list-style-type: none"> <li>a. <i>The project will remove the distinctive canted bay window on the south elevation and replace it with a boxed bay window. This is a character-defining feature and its removal does not meet this Standard.</i></li> </ol> </li> <li>5. Front porch replacement       <ol style="list-style-type: none"> <li>a. <i>While the history of the front porch is unclear, the existing porch is typical of historic buildings of this style and period throughout the city, whether added shortly after construction or, frequently, in the 1940s or 1950s. The proposed new porch removes an historic and/or compatible feature and replaces it with a modern element on the building's primary elevation. This project element does not meet this Standard.</i></li> </ol> </li> <li>6. Reconstruction of the brick chimneys       <ol style="list-style-type: none"> <li>a. <i>Due to deterioration, the brick chimneys require deconstruction and reconstruction to ensure suitable mortar joints. This is a common repair to neglected masonry chimneys and despite the inappropriate stone cap, appears to meet this Standard.</i></li> </ol> </li> <li>7. Demolition of shed at southwest corner of lot       <ol style="list-style-type: none"> <li>a. <i>This shed does not appear on any Sanborn maps through 1943 and may have been salvaged and moved to the property at a later date. It is not considered an historic resource for the purposes of this review.</i></li> </ol> </li> </ol>	
<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>While elements of the project are consistent with this Standard, the overall project does not meet this Standard.</b></p> <ol style="list-style-type: none"> <li>1. Addition onto building's southwest corner and demolition of southwest sunporch/laundry room       <ol style="list-style-type: none"> <li>a. <i>N/A</i></li> </ol> </li> <li>2. Full window and door replacement       <ol style="list-style-type: none"> <li>a. <i>No comprehensive window study has been completed for this project, but photographs seem to indicate the windows are historic and repairable in most cases. Full replacement does not necessary, and replacement windows do not replace the existing in form and/or</i></li> </ol> </li> </ol>	<p><b>N</b></p>

	<p><i>function. This project element does not meet this Standard.</i></p> <p>3. Siding Repair</p> <p>a. <i>The original project plan has been modified to repair and retain as much of the 4” lapboard on the historic house as possible. The siding is a character-defining feature and this project element does meet this Standard.</i></p> <p>4. South bay window replacement</p> <p>a. <i>The project will remove the distinctive canted bay window on the south elevation and replace it with a boxed bay window. This is a character-defining feature and its removal does not meet this Standard. To meet this Standard, repair, stabilization, and addressing water penetration issues would be required.</i></p> <p>5. Front porch replacement</p> <p>a. <i>The front porch appears to have only minor wear-and-tear damage that is repairable, otherwise being in sound condition. Replacement does not appear necessary and the replacement proposed does not replicate the existing, or typical historic porches for properties such as this. This element does not meet this Standard.</i></p> <p>6. Reconstruction of the brick chimneys</p> <p>b. <i>Due to deterioration, the brick chimneys require deconstruction and reconstruction to ensure suitable mortar joints. This is a common repair to neglected masonry chimneys. However, the reconstruction of the prominent chimney on the north elevation is not in-kind and introduces a non-historic stone cap rather than reconstructing to match the existing configuration. This element does not meet this Standard.</i></p> <p>7. Demolition of shed at southwest corner of lot</p> <p>a. <i>This shed does not appear on any Sanborn maps through 1943 and may have been salvaged and moved to the property at a later date. It is not considered an historic resource for the purposes of this review.</i></p>	
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><b>No major excavation is expected as part of this project. Based on the already-disturbed nature of the property, the likelihood of significant archaeological discoveries being made during the project is low.</b></p>	N/A

<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>Overall, the new addition to the southwest corner meets this Standard, although improvements could be made. The new work will be differentiated from the old via a different siding (board-and-batten vs. the historic lapboard), and is generally compatible with the massing and scale of the historic building, being of the same roof height, being located off a rear elevation, and being comparatively small in scale. It could be improved in two key ways</b></p> <ol style="list-style-type: none"> <li><b>1. Siding: a more suitable siding for early 20<sup>th</sup> century residential construction, such as a lapboard of a different lap-width than the historic (board-and-batten is generally not appropriate in Fort Collins outside of industrial, agricultural, or working class contexts).</b></li> <li><b>2. Bump-out: It could also be improved by reducing or eliminating the bump-out of the addition from the historic south wall plane and extending to the rear instead.</b></li> </ol>	<p><b>Y</b></p>
<p><b>SOI #10</b></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><b>The rear addition is demolishing some historic-age sections of the home but these are not considered character-defining as noted above. The addition generally inserts into a space already defined by existing historic walls and extends outward from those, making reversibility in the future more feasible.</b></p>	<p><b>Y</b></p>

The Commission found that the proposed work, overall, does not meet the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code. Notice of the completion of this report has been forwarded to building and zoning staff to facilitate the processing of any permits that are needed for the work.

The Commission also finds that as a result of the project, the building will likely no longer qualify as an historic resource as it will no longer qualify as a City Landmark as an example of Herman Schroeder’s craftsmanship, and will likely no longer contribute to the Laurel School Historic District.

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 you have any questions regarding this report, or if we may be of any assistance, please do not hesitate to contact staff at (970) 416-4250 or [preservation@fcgov.com](mailto:preservation@fcgov.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Meg Dunn", written in a cursive style.

Meg Dunn, Chair  
Landmark Preservation Commission



# 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

Ryan McCarty	970-473-4324		
Applicant's Name	Daytime Phone	Evening Phone	
421 Mathews Street Fort Collins		CO	80524
Mailing Address (for receiving application-related correspondence)		State	Zip Code
rmcrty@gmail.com			
Email			

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

Bryan McCarty	970-568-2906		
Owner's Name	Daytime Phone	Evening Phone	
421 Mathews Street Fort Collins		CO	80524
Mailing Address (for receiving application-related correspondence)		State	Zip Code
bjmcar78@hotmail.com			
Email			

## Project Description

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

Full Restoration of the home: Replacement of windows, doors, siding, front porch
Demolition of laundry room and rear porch
Addition of new 1 Bedroom and 2 bathrooms, relocation of laundry room, new roof tie-ins, foundations, etc.
New Exterior wall insulation, attic insulation
10-14 Month Schedule

### 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> Front Porch Replacement	
Describe property feature and its condition: Existing added porch onto original house, poor condition. Deteriorating deck floor and north end has fallen 2-3"	Describe proposed work on feature: Full replacement of porch, new columns, beam, deck, foundation and roof
<b>Feature B Name:</b> Fireplace and Chimney Replacement	
Describe property feature and its condition: Fireplace Chimney is leaning and has grout damage	Describe proposed work on feature: fully remove chimney and fireplace and replace in existing location for a safe and properly functioning fireplace

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.

**Ryan McCarty**

Digitally signed by Ryan McCarty  
DN: C=US, E=rmcarty@gmail.com, CN=Ryan McCarty  
Date: 2020.12.27 22:40:41-07'00'

Signature of Applicant

**12/27/2020**

Date





**Detail of Proposed Rehabilitation Work (\*Required) [Continuation Sheet]**

If your project includes multiple features (e.g. roof repair and foundation repair), you must describe each feature separately and provide individual costs for each feature.

<b>Feature <u>D</u> Name:</b> Window and Door Replacement	
<p>Describe property feature and its condition: All windows and doors are in poor condition, leak and cause water damage inside and out</p>	<p>Describe proposed work on feature: All existing windows to be replaced to match new addition windows as shown on plans</p>
<b>Feature <u>D</u> Name:</b> South Elevation Bay Window replacement	
<p>Describe property feature and its condition: Bay Window at dinning room in over all poor condition. It has fallen roughly 2" and the roof has negative slope at this Bay</p>	<p>Describe proposed work on feature: Bay window is to be rebuilt per plans with new windows, new roof line, structure, framing and drywall</p>

Use Additional Worksheets as needed.

**Detail of Proposed Rehabilitation Work (\*Required) [Continuation Sheet]**

If your project includes multiple features (e.g. roof repair and foundation repair), you must describe each feature separately and provide individual costs for each feature.

<b>Feature F Name:</b> Kitchen Update and Addition	
<p>Describe property feature and its condition: Existing Kitchen is in poor shape and needs floor to be level with new joists</p>	<p>Describe proposed work on feature: Proposed new layout of kitchen island, addition of roughly 5' to the south with new appliances, cabinets, countertops, etc. per plans</p>
<b>Feature F Name:</b> Full 1Bedroom and 2Bathroom Additon	
<p>Describe property feature and its condition: Existing bathroom in poor condition</p>	<p>Describe proposed work on feature: New addition of 1bedroom and 2 bathrooms, new foundation, framing, roof tie-in, new siding, insulation, etc. See plans for details</p>

Use Additional Worksheets as needed.

# McCarty Remodel

421 Mathews St., Fort Collins, CO

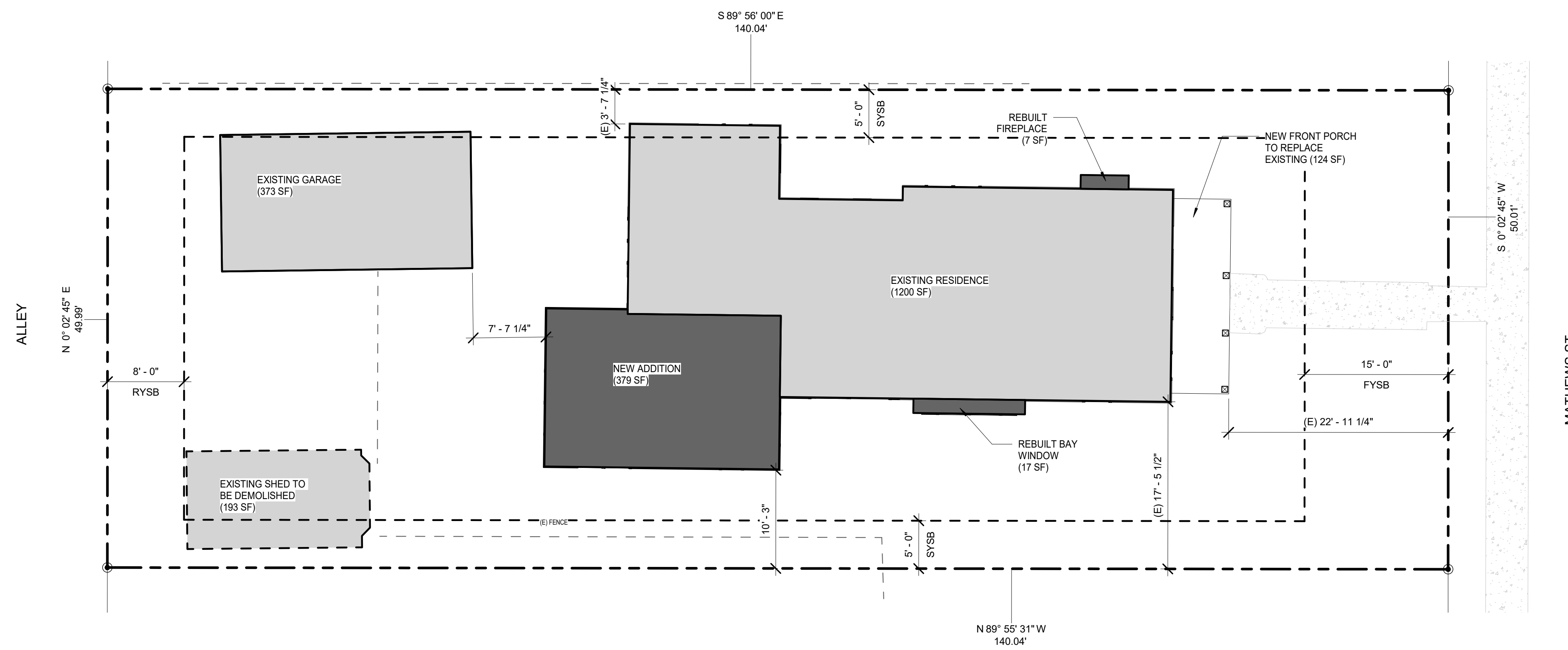
February 15, 2021



226 Cajetan St  
Fort Collins, Colorado 80524  
314.406.4147 phone  
katharine.penning@gmail.com



REVISIONS:  
NO. DESCRIPTION DATE



SHEET INDEX	
Sheet Number	Sheet Name
A-0.0	Cover Page & Project Information
A-0.1	General Notes
A-1.2	Demo Plan & Foundation Plan
A-2.1	Floor Plan & Roof Plan
A-3.1	Elevations
A-4.1	Building Sections
S-1.1	Framing & Foundation Plans General Notes
S-2.1	Details

## PERMIT SET

**McCarty Remodel**  
421 Mathews St.,  
Fort Collins, CO

02/15/2021

### PROJECT INFORMATION

**OWNER**  
RYAN MCCARTY  
421 MATHEWS ST  
FORT COLLINS, CO

**CONTRACTOR**  
RYAN MCCARTY  
421 MATHEWS ST  
FORT COLLINS, CO

**DESIGNER**  
KP DESIGNS  
226 CAJETAN ST  
FORT COLLINS, CO 80524  
970.372.0965 PHONE  
katharine.penning@gmail.com

**STRUCTURAL ENGINEER**  
TD STRUCTURAL ENGINEERS  
2909 OXFORD CT  
FORT COLLINS, CO 80525  
970.372.1140 PHONE

**PARCEL NUMBER**  
9712331003

**LEGAL DESCRIPTION**  
LOT 3, BLK 134, FTC

**ZONING DISTRICT**  
NEIGHBORHOOD CONSERVATION BUFFER (NCB)

**HEIGHT LIMIT**      **SETBACKS**  
3 STORIES              15' FYSB  
                                 8' RYSB  
                                 5' SYSB

**LOT AREA**  
0.16 ACRES (7,000 SF)

**SCOPE OF WORK**  
REMODEL AND ADDITION OF EXISTING RESIDENCE.

1 Site Plan  
Scale: 1/8" = 1'-0"

Cover Page & Project Information

# A-0.0





REVISIONS:  
NO. DESCRIPTION DATE

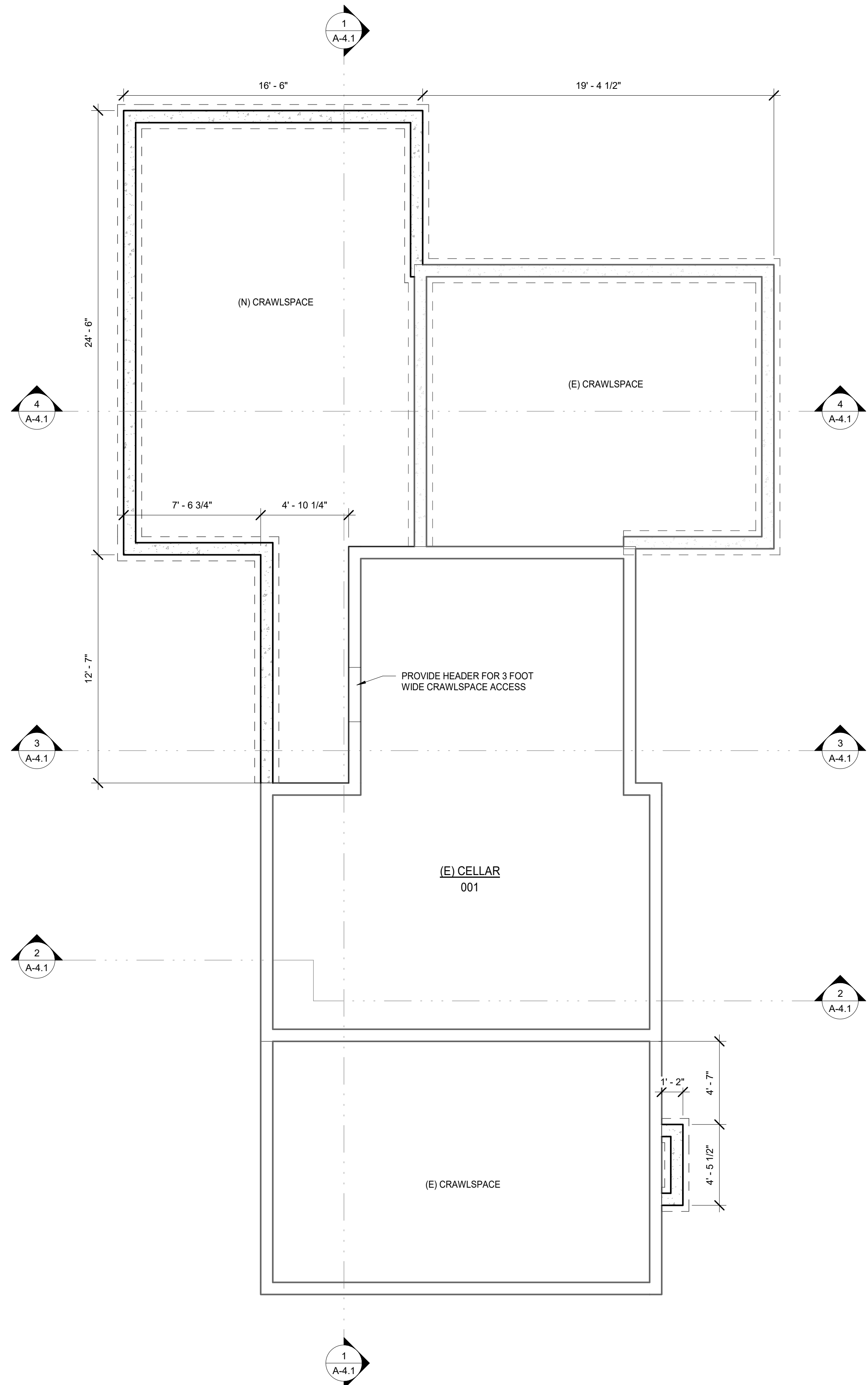
**PERMIT SET**

**McCarty Remodel**  
421 Mathews St.,  
Fort Collins, CO

02/15/2021

Demo Plan &  
Foundation Plan

**A-1.2**



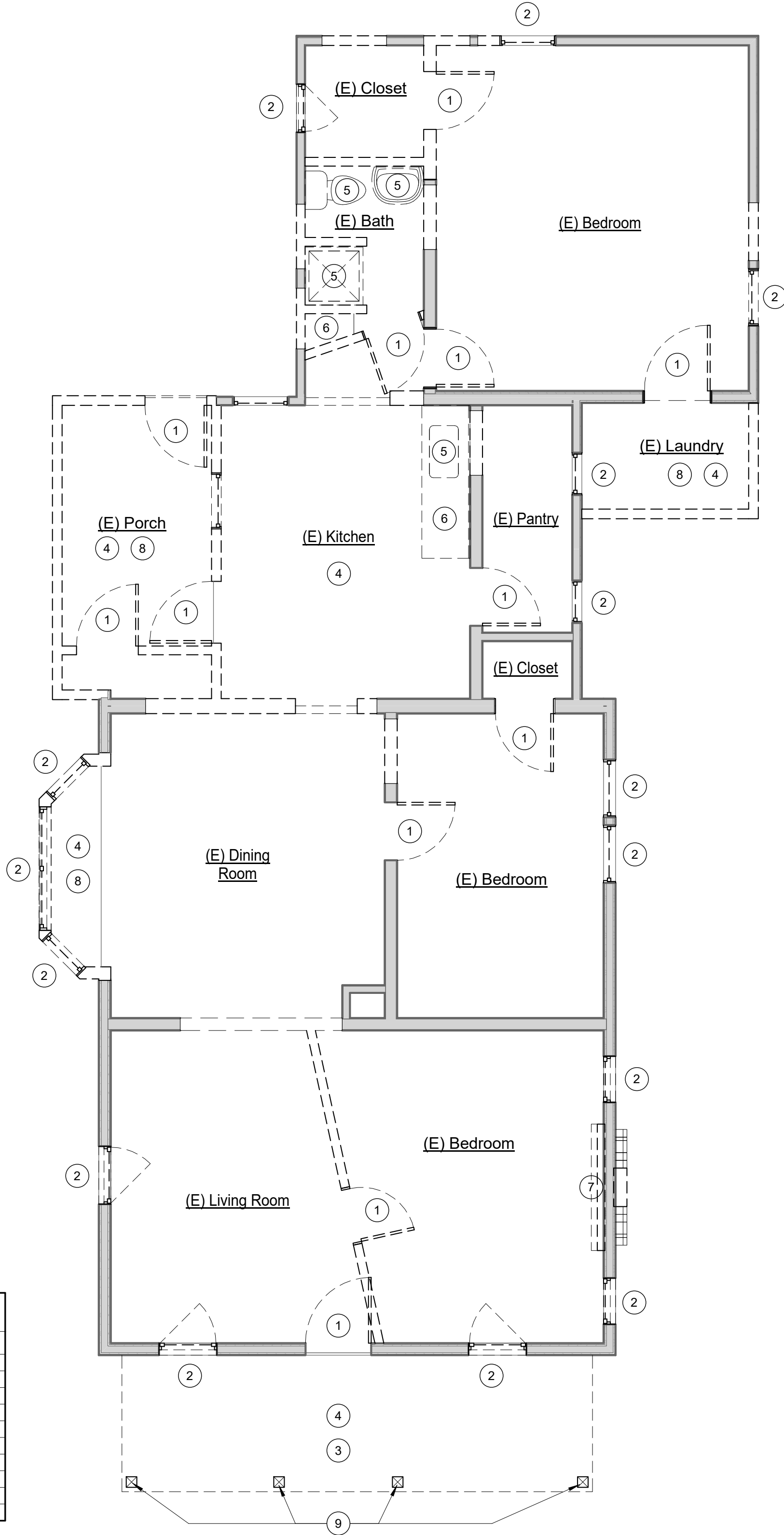
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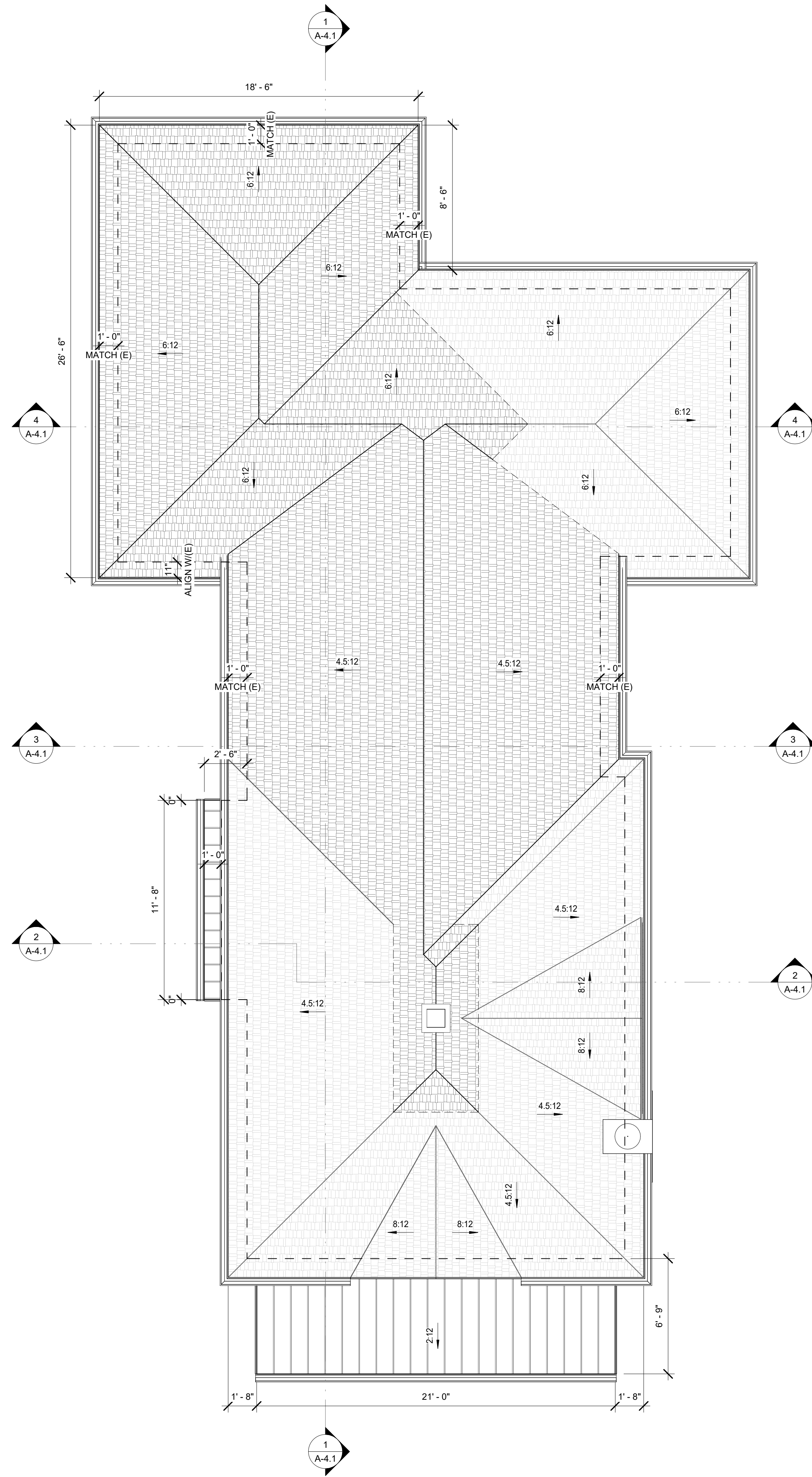
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	DEMO (E) WALL
	DEMO (E) OTHER
	NEW WALL
	DIAGONAL HATCHED AREAS INDICATE NO WORK DONE IN THIS SPACE

**Demo Note Tag Legend**

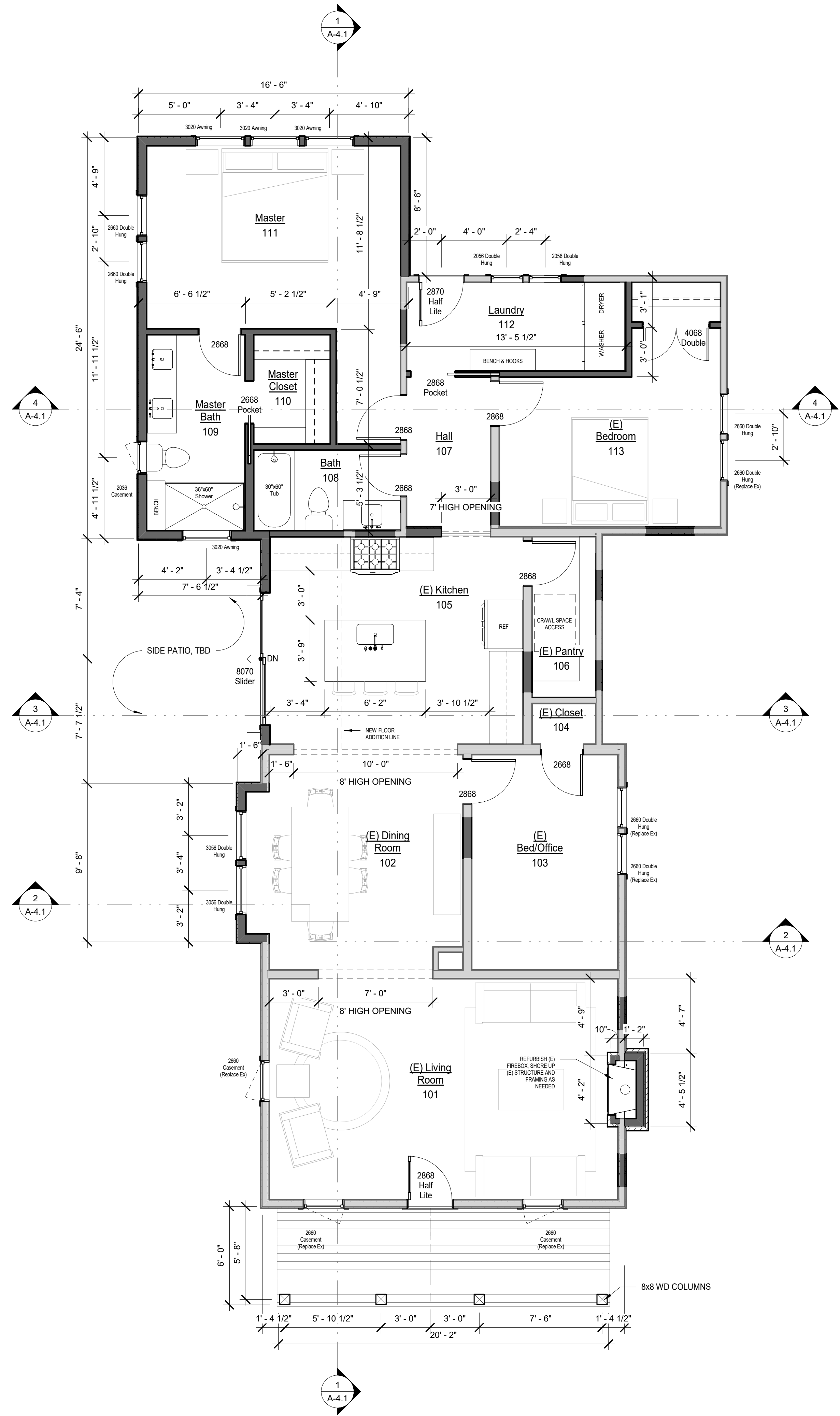
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1	REMOVE (E) DOOR/ CASED OPENING
2	REMOVE (E) WINDOW
3	REMOVE (E) DECK
4	REMOVE (E) ROOF ABOVE
5	REMOVE (E) PLUMBING
6	REMOVE (E) CASEWORK ABOVE
7	REMOVE (E) FIREPLACE, SURROUND AND BRICK EXTERIOR
8	REMOVE (E) FLOOR & STRUCTURE, RE: STRUCT
9	REMOVE (E) COLUMNS



**1 Main Level Demolition Plan**  
Scale: 1/4" = 1'-0"



**2 Roof Plan**  
Scale: 1/4" = 1'-0"



**1 Main Level Floor Plan**  
Scale: 1/4" = 1'-0"

REVISIONS:

NO.	DESCRIPTION	DATE

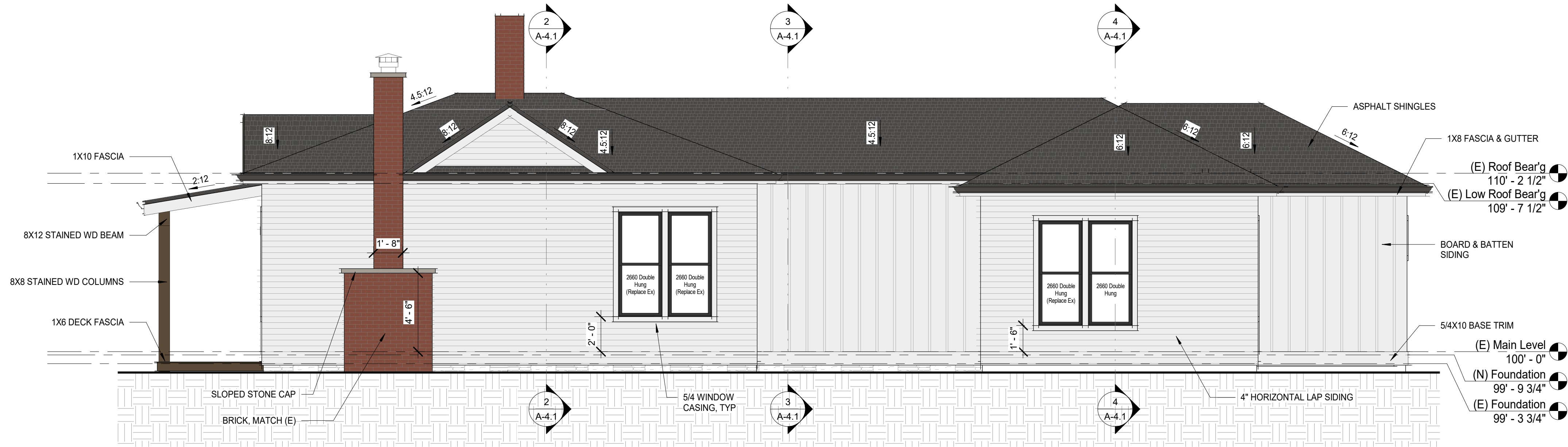
**PERMIT SET**

**McCarty Remodel**  
421 Mathews St.,  
Fort Collins, CO

02/15/2021

Floor Plan & Roof Plan

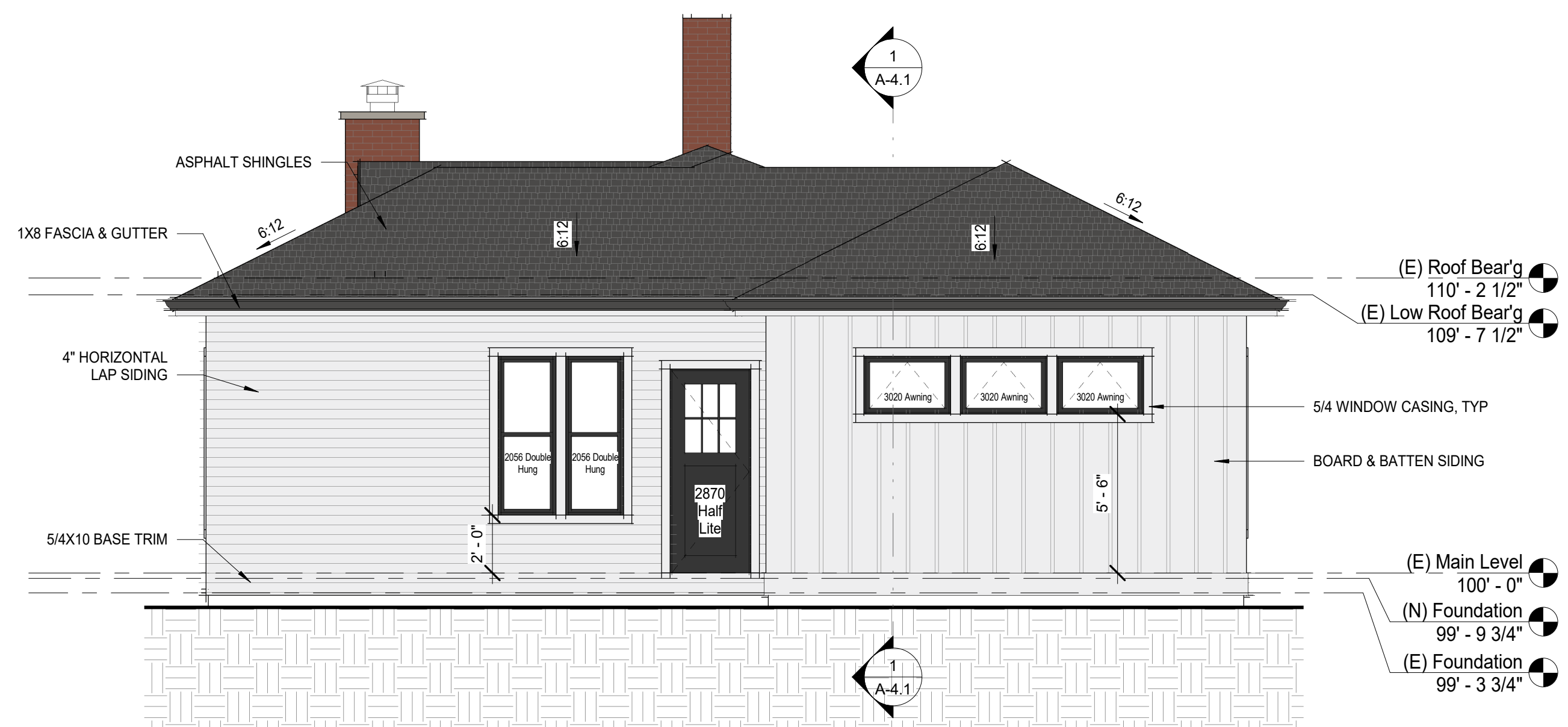




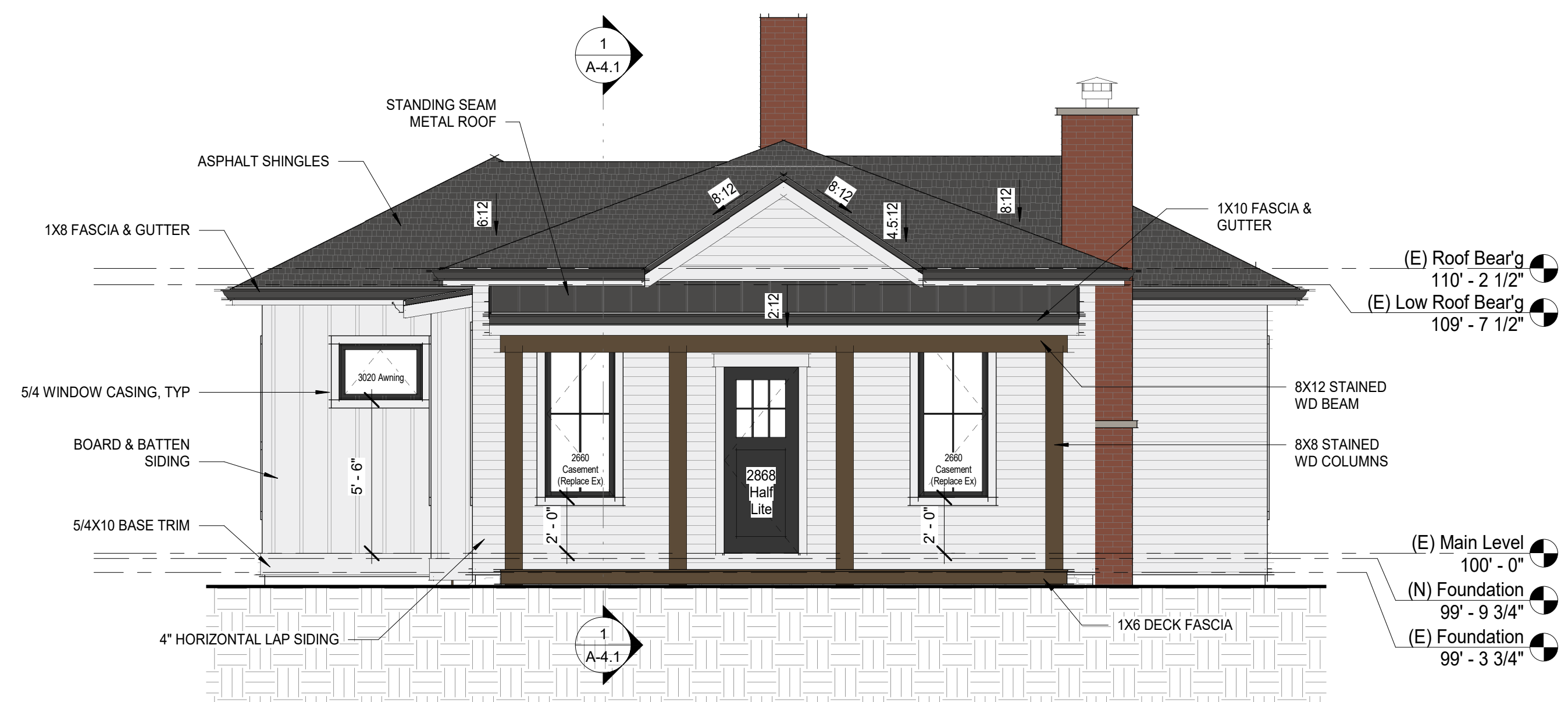
4 North Elevation  
Scale: 1/4" = 1'-0"



3 South Elevation  
Scale: 1/4" = 1'-0"



2 West Elevation  
Scale: 1/4" = 1'-0"



1 East Elevation  
Scale: 1/4" = 1'-0"

REVISIONS:

NO.	DESCRIPTION	DATE

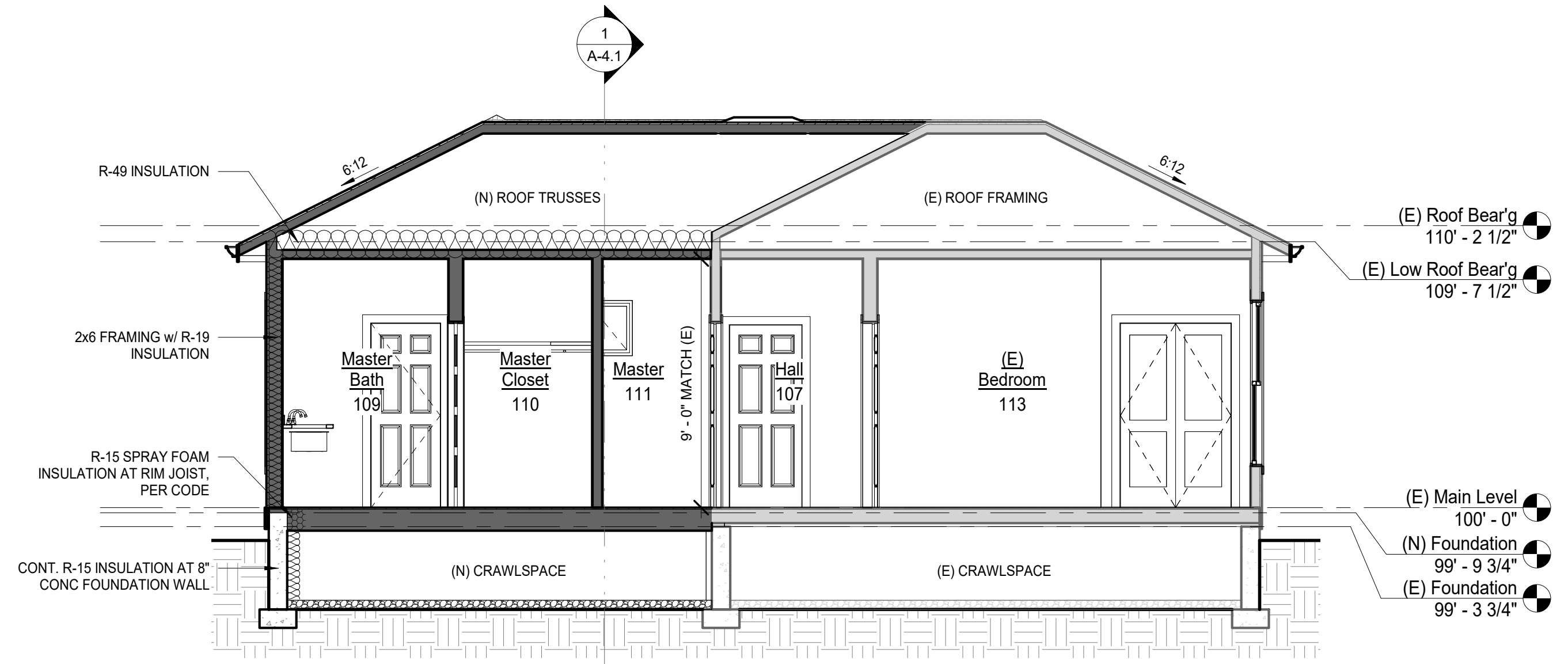
**PERMIT SET**

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421 Mathews St.,  
Fort Collins, CO

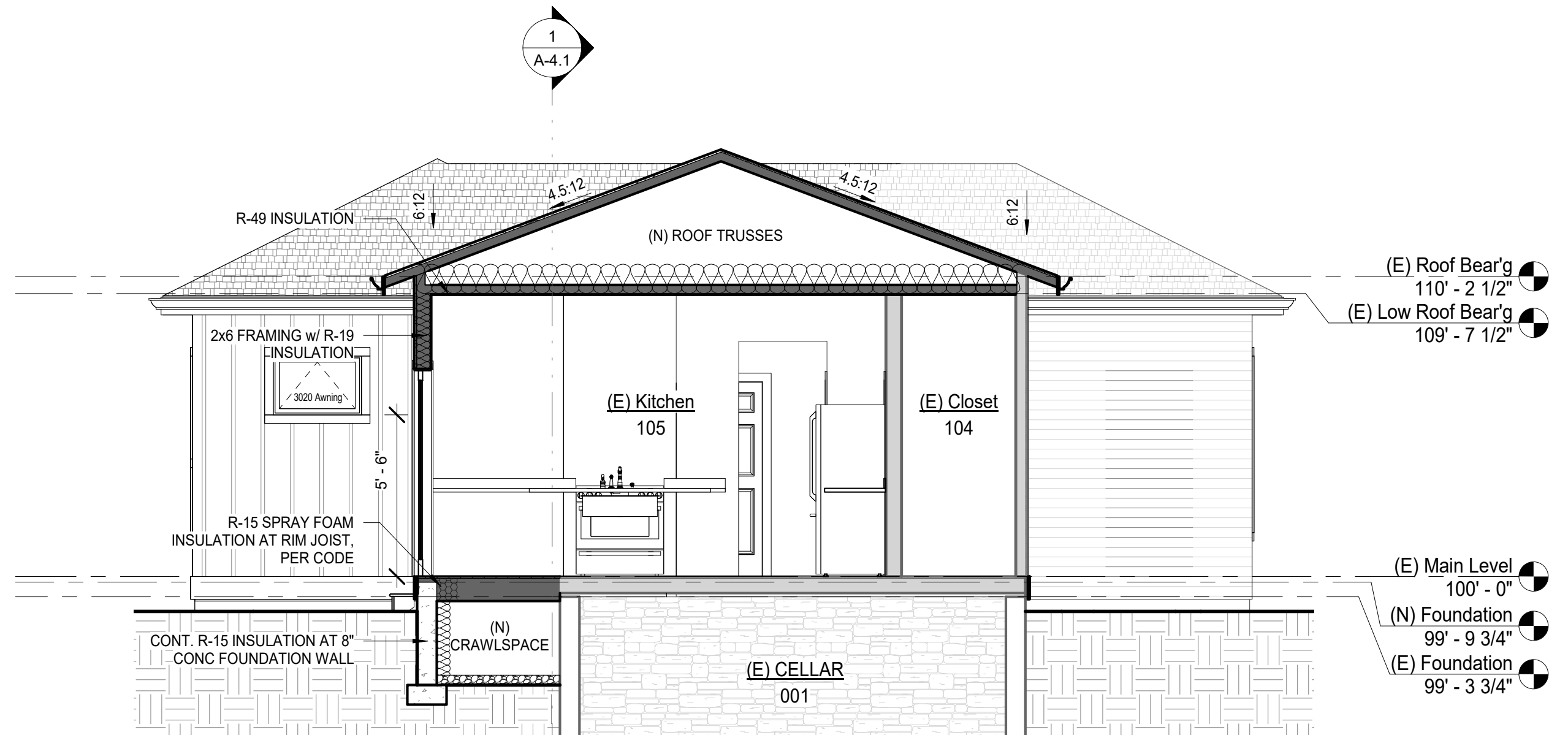
02/15/2021

Elevations

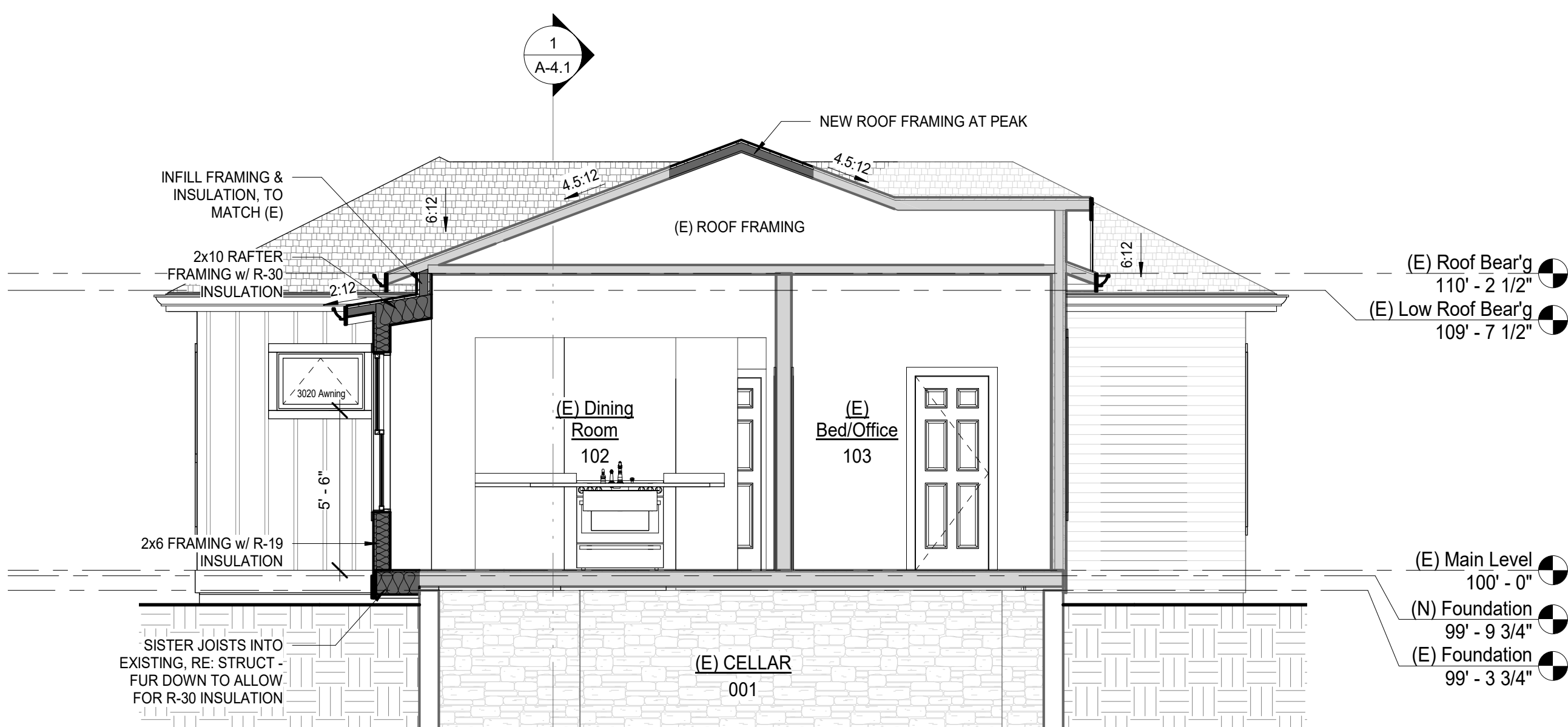




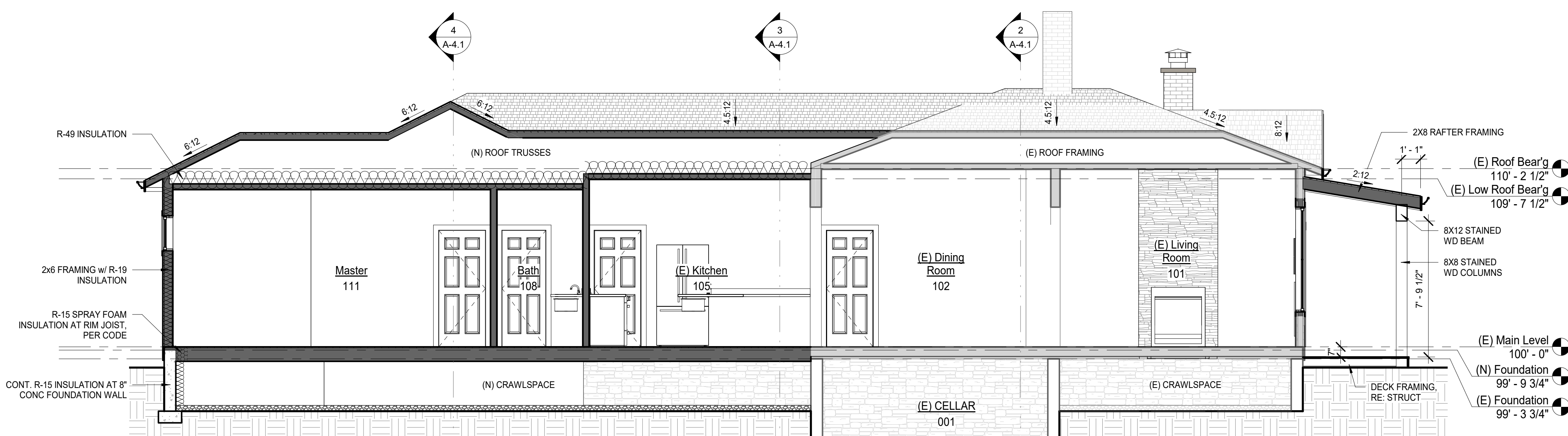
4 Section D  
Scale: 1/4" = 1'-0"



3 Section C  
Scale: 1/4" = 1'-0"



2 Section B  
Scale: 1/4" = 1'-0"



1 Section A  
Scale: 1/4" = 1'-0"

REVISIONS:

NO.	DESCRIPTION	DATE

**PERMIT SET**

**McCarty Remodel**  
421 Mathews St.,  
Fort Collins, CO

02/15/2021

Building Sections

**A-4.1**



Façade, facing east onto Mathews St.





Façade, looking southwest.





North elevation, front section, looking south.



North elevation, hyphen, looking south.



Left: North elevation, looking southeast.; Right: North elevation, rear corner of front section, looking southeast.





North elevation, rear section, looking southeast





South elevation, showing distinctive bay window, looking northwest.





South bay window



Base of south bay window



South elevation, rear portion, looking north





Rear elevation, showing location of addition, looking northeast.



Rear addition (c.1906), looking east.



Patio and rear garage (c.1940s), looking northwest.

## Jim Bertolini

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**From:** Ryan McCarty <rmcrty@gmail.com>  
**Sent:** Friday, February 12, 2021 10:27 AM  
**To:** Jim Bertolini  
**Subject:** [EXTERNAL] Re: Re: FW: Landmark Preservation Commission Agenda Has Been Posted (421 Mathews)

Jim,

Please see in red below for answers to the comments from the commissioners.

Thanks,

--

Ryan McCarty  
[rmcrty@gmail.com](mailto:rmcrty@gmail.com)  
(970) 473-4324

On Wed, Feb 10, 2021 at 6:40 PM Jim Bertolini <[jbertolini@fcgov.com](mailto:jbertolini@fcgov.com)> wrote:

Ryan,

The LPC Work Session wrapped up (short and sweet this week!). For the regular session, there were a few questions from commissioners that they are hoping you can address next Wednesday evening, either through materials to send on before next Monday at 5pm, a presentation to the LPC next week, or verbal comments next week:

- Are the exterior window surrounds being removed, and if so why? of window surrounds on exterior

I will be reusing the Window Surrounds minus the ones at the front windows due to the install of the front porch that were cut down to fit the front porch. I will have to replace the top trim piece as shown on photos 1 and 2.

- What is the motivation to change the type of windows? Why the change from sash to casement and why the change in overall glazing pattern?

The type of windows are not changing, the demo plan shows existing casement windows and will be installed back as a casement window, not a sash.

The change to the front windows for glazing pattern to match the rest of the windows. The front windows are not original window patterns. Based on Photo 3, the 4 square is appropriate for the rest of the existing windows around the house.



- Regarding the bay window, has the applicant done any substrate exploration to tell if there's actually dry rot or is this just peeled paint?

I have explored and peeled the paint away. Please see photos 4 ,5 ,6 and 7 of the damage to the bay window. I will be salvaging some of the trim around the windows to use for the new window exterior trim. Keep in mind that this entire bay window has fallen roughly 2" from side of the house to the outside edge of the house. This has to be pulled out and resupported.

 [Photo 1 North Window on West Elevation.JPG](#)

 [Photo 2 South Window on West Elevation.JPG](#)

 [Photo 3 Fort Collins Historic Database 1912.PNG](#)

 [Photo 4 Bay Window.JPG](#)

 [Photo 5 Bay Window.JPG](#)

 [Photo 6 Bay Window.JPG](#)

 [Photo 7 Bay Window.JPG](#)

If you have questions, please let me know. Thanks!

**JIM BERTOLINI**

Pronouns: he/him/his

Historic Preservation Planner

Community Development & Neighborhood Services  
281 North College Avenue  
970-416-4250 office  
[jbertolini@fcgov.com](mailto:jbertolini@fcgov.com)

[Tell us about our service, we want to know!](#)

---

**From:** Jim Bertolini

**Sent:** Wednesday, February 10, 2021 9:24 AM

**To:** 'Ryan McCarty' <[rmcrty@gmail.com](mailto:rmcrty@gmail.com)>

**Subject:** RE: [EXTERNAL] Re: FW: Landmark Preservation Commission Agenda Has Been Posted (421 Mathews)

Ryan,



























