



Historic Preservation Services

Community Development & Neighborhood Services

281 North College Avenue
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970.416.4250

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fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS – Minor Alteration

ISSUED: February 24, 2022

EXPIRATION: February 24, 2023

Matthew & Nicole Ross
1006 Laporte Avenue
Fort Collins, CO 80521

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Marsh-Geist House & Garage at 1006 Laporte Avenue has been approved without an application by the City's Historic Preservation Division (HPD) because the proposed work appears to be routine in nature with minimal effects to the historic resource, and meets the requirements of Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

The alterations reviewed include:

- Addition of a rear deck at the northwest corner of the main house
 - *Condition 1: Deck posts should not be anchored into the siding of the main house, and should leave minor gaps to allow for ventilation of moisture away from the building foundation.*

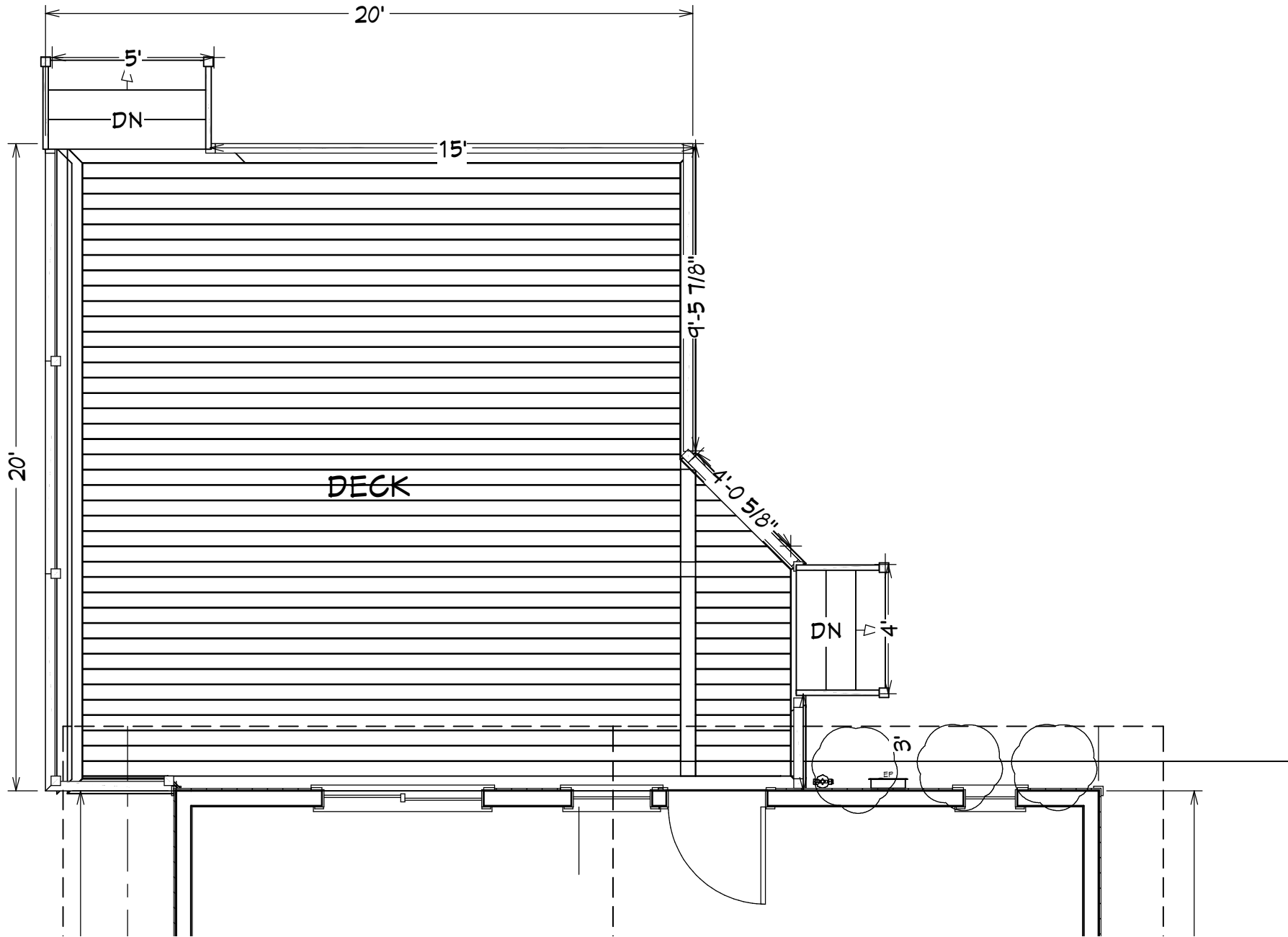
Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work. Please note that work beyond that indicated in your permit application/correspondence requires additional approval.

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.

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







Jim Bertolini

From: Matthew Ross <matthew.r.v.ross@gmail.com>
Sent: Monday, February 21, 2022 3:36 PM
To: Jim Bertolini
Subject: [EXTERNAL] Re: Re: Adding a new exit and deck - 1006 Laporte
Attachments: Ross Custom Deck Dimensioned Plan.pdf; Deck_GE.PNG; PXL_20220117_183941644.jpg; PXL_20210725_220829871.MP.jpg

Hi Jim,

Thanks! I've filled out the form and attached some photos. Basically where our existing flagstone patio is, we are going to build a deck. I've attached the designs, some photos, and an outline of where the deck will be on a map.

I hope this is all you need and let me know if I missed anything,

Matt

On Thu, Feb 17, 2022 at 5:04 PM Jim Bertolini <jbertolini@fcgov.com> wrote:

Matt,

Thanks for your note and voice mail. If you've confirmed that you don't need a Building Permit (Patio Permit) for the deck work, then I believe the only thing you need is a Certificate of Appropriateness from us. I've attached a Design Review Application for you. The key extra info we need is this:

- 1-2 photos of where you'll be installing the deck
- A general outline of where the deck will be on the site (you can use a hand sketch, Google Earth, or something similar to sketch this approximately on the lot)
- Please be sure to mention your materials for the deck (and railing, if applicable) (i.e., wood, metal, concrete).

This should be a quick staff-only review on our end. Let me know if you have other questions. Cheers!

JIM BERTOLINI

Pronouns: he/him/his

Historic Preservation Planner

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281 North College Avenue
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jbertolini@fcgov.com

From: Matthew Ross <matthew.r.v.ross@gmail.com>
Sent: Wednesday, February 16, 2022 9:18 AM
To: Jim Bertolini <jbertolini@fcgov.com>
Subject: [EXTERNAL] Re: Adding a new exit and deck - 1006 Laporte

Hi Jim,

I'm just circling back on this. We are moving forward with the deck, but the level of the deck can be below the 30 inch requirement for a construction permit. How does that impact our ability to build from an historic perspective? Do the builders need to get a permit even with a deck below 30 inches above the ground? We would still leave it fully detached from the house and have a separate permit request to build a new door (when our kitchen gets remodelled in late April).

Feel free to call me at 719-650-2320. Thanks!

Matt

On Mon, Nov 15, 2021 at 4:54 PM Jim Bertolini <jbertolini@fcgov.com> wrote:

Matthew,

Great to hear from you! More detailed answers below but the short answer to both is that yes, both could be approved provided the treatment was sensitive and maximized retention of historic materials.

1. Add an exit directly to the outside off our main level (in the backyard)

a. This can probably meet the Standards as long as the new opening is minimal in size; a recommended technique when adding a new opening on a side or rear elevation of an historic building is to use an existing window that is enlarged into a doorway. Could you send 1-2 photos of the rear side of the house from the back yard and point out where you're thinking for the new opening? My memory of the back from our last (pre-pandemic) site visit is not great and it looks like we don't have any rear photos of the house in our records. I'm happy to meet on-site if you're comfortable with that and think it would help to chat through the option, but we can also work with photos and chat over the phone/Teams/Zoom.

2. Build a deck that would be at the same level as our house

- a. *Assuming this would be off the rear of the house with minimal/no visibility from Laporte Avenue, this shouldn't be a problem. The main thing we'd look for in approving plans is minimal or no attachment to the house (i.e., an independent but flush structural system would be best), and ensuring adequate ventilation and water channeling away from the foundation. On the second point, decks tend to trap moisture against the foundation and/or historic siding so we just look for your construction design to mitigate for that to avoid long-term problems or rot damage to siding/cladding.*

Let me know if you have questions or would like to chat through anything in-person/virtually at a convenient time.
Cheers!

JIM BERTOLINI
Historic Preservation Planner

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"The City of Fort Collins is an organization that supports equity for all, leading with race. We acknowledge the role of local government in helping create systems of oppression and racism and are committed to dismantling those same systems in pursuit of racial justice. [Learn more.](#)"

From: Matthew Ross <matthew.r.v.ross@gmail.com>
Sent: Monday, November 15, 2021 4:07 PM
To: Jim Bertolini <jbertolini@fcgov.com>
Subject: [EXTERNAL] Adding a new exit and deck

Hi Jim,

Nicole and I are getting our kitchen remodeled at 1006 Laporte ave (sometime in June probably), and we were only sticking to interior changes until a new idea struck me.

A problem in the current layout of our house is that accessing our backyard is fairly convoluted, (down a flight of stairs, around a corner, through the woods etc...).

Is it possible in our historic home to:

- 1) Add an exit directly to the outside off our main level (in the backyard)
- 2) Build a deck that would be at the same level as our house

These changes would make the flow in and out of our house a lot more straightforward, but before I got contractors to come by, I wanted to see if this was even possible given our historic status.

Thanks!