



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: February 4, 2022

EXPIRATION: February 4, 2023

ATTN: Lidia Varela
High Country Beverage
4200 Ronald Reagan Blvd
Johnstown, CO 80534

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark properties, the Standard Block at 255 Linden and the Stover Drug Store Building at 261 Linden Street 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) Restore, repair, and rehabilitate existing wood windows, including sash upper windows and storefront picture windows, and replace four replacement windows (on upper floor of 255 Standard Block) consistent with project plans.
- 2) Remove paint on exterior masonry and restore based on historic finish study.
 - a. *Condition 1: Removal of paint should be completed carefully using gentle means consistent with National Park Service [Preservation Brief 1](#) on cleaning and water-repellent treatments of masonry. Extreme care needs taken in this case due to the construction date of the buildings and the deteriorated nature of exterior masonry on both elevations. Breathable paint types that avoid trapping moisture in the masonry wall are strongly encouraged to avoid damage in the future.*
- 3) Repoint masonry, repair and replace exterior brick as needed, remove stucco as needed, and complete concrete repair as needed.
 - a. *Condition 2: Completed masonry repair should be consistent with National Park Service [Preservation Brief 2](#) on repointing mortar joints. Approach seems to meet this Brief but please consult if questions.*
- 4) Deconstruct/reconstruct upper masonry along northeast (Jefferson Street) elevation; remove historic sandstone parapet caps and install new sandstone caps to cover full wall.
 - a. *Note 1: Phone conversation with Kevin Murray (contractor) February 2, 2022 – new sandstone caps will be installed with wider dimensions to address water infiltration into roof/wall system. Mason will set at angle to improve water shedding. If the originally-proposed concrete pre-cast is needed instead, this is also acceptable.*
- 5) Install 10' of new downspout to connect drainage on southeast elevation to street drainage.

Historical Notes on 255 Linden Street

In recent historic preservation administration, the buildings at 255 and 261 Linden Street have often been treated as a single property, although they are two distinct buildings with distinct histories, unified recently only by consolidated ownership. 261 Linden Street, the Frank Stover Drug Store, has been well-documented with intensive-level historic survey on file at the Historic Preservation Services division. However, 255 Linden Street does not appear to have up-to-date historical survey. The below notes are added to the record to aid with understanding the development of 255 Linden Street, its historical relationship to what is now the Old Town Landmark District, and what its character-defining features are for the purposes of project review and approval under the *City's Old Town Design Standards*.

- 1882 – Standard Block is built, with downstairs shop being the Standard Meat Market, owned by several proprietors over the 1880s.
- 1902 – the Candy Kitchen, a confectionary with lodging rooms above, owned by Mary Lafitte. Prior to this in the 1890s, there was a “W. & A. Club” listed on the 1895 Sanborn map but this could not be identified with other records.
- 1906 – George W. Baker’s Pool & Billiard Hall
- 1907 – Hobbs & Williams Second-hand Furniture
- 1914 – downstairs vacant, although photographs from the period show
 - George & Susan Salisbury lived in upstairs apartment; George was an attorney
- 1922 – Conrad Silzman Implements (tool store)
- 1927 – C.C. Lucero shoe repair joins Silzman in the property along with J.D. Martinez, a barber. This signals the expansion a potential Mexican-American/Hispanic economic expansion with service businesses around the downtown.
- 1931 – Square Deal Garage
- 1936 – Reliable Auto Service
- 1940 – Austin Garage
- 1948 – Shadel’s Bike & Motor Shop
- 1952 – Peacock’s Storage Warehouse; Arington Apartments above

Overall, the Standard Block (255 Linden) appears comparatively little changed, especially after a 1983 restoration project for both the Standard Block and Stover Drug Store as part of larger restoration projects throughout the Old Town Landmark District.

General

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	<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>Both the Standard Block (255) and the Stover Drug Store (261) will remain in commercial/mixed use as part of the project.</p>	Y
SOI #2	<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>This project includes work to rehabilitate two nineteenth century buildings in the Old Town Landmark District, the c.1882 Standard Block at 255 Linden and the Stover Drug Store at 261 Linden. Both are Italianate-style, two-part commercial block buildings. The Standard Block at 255 has had relatively little change since construction, with modifications mainly to the rear of the property, and transition to an auto-garage in the mid-1900s that was later reversed in the 1980s. The 261 Stover Drug Store evolved from a one-story to a two-story building early in its life, but has retained its current configuration since the 1910s with little modification beyond the application of stucco and various refinishes for new businesses.</p> <p>1) Restore, repair, and rehabilitate existing wood windows, including sash upper windows and storefront picture windows, and replace four replacement windows (on upper floor of 255 Standard Block) consistent with project plans.</p> <p>a. This element meets this Standard. The majority of windows are proposed for repair and rehabilitation. The four windows on the upper façade of 255 are non-</p>	Y

	<p>historic replacements, likely from the c.1983 restoration, that are deteriorating. In-kind replacement is proposed.</p> <p>2) Remove paint on exterior masonry and restore based on historic finish study.</p> <p>a. Please note Condition 1 above. Restoration based on the historic finish study meets this Standard.</p> <p>3) Repoint masonry, repair and replace exterior brick as needed, remove stucco as needed, and complete concrete repair as needed.</p> <p>a. Please note Condition 2 above. Repointing is a standard repair to masonry buildings. Replacement brick where needed (due to deterioration) will be in kind. The stucco appears to have been applied to stabilize deteriorating brick and may remain and/or be reinstalled if needed.</p> <p>4) Deconstruct/reconstruct upper masonry along northeast (Jefferson Street) elevation of 261; remove historic sandstone parapet caps and install new sandstone caps to cover full wall.</p> <p>a. The need for deconstruction and reconstruction of the upper sections of 261’s masonry wall along Jefferson Street is apparent. This will primarily involve salvage and re-installation of the existing brick, and replacement in-kind where bricks have deteriorated too heavily to be serviceable. While the replacement of sandstone at the parapet cap is not ideal, a new, wider cap is needed both due to the deterioration of the cap itself due to freeze/thaw cycles and due to the water infiltration into the roofing system and masonry walls. The proposed in-kind sandstone cap will meet this Standard. The originally proposed concrete cap would replicate this design feature sufficiently, and with the feature located on the second story and not readily visible from the street, would be an acceptable treatment as well. This treatment resolves an important building health concern and meets this Standard.</p>	
<p>SOI #3</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>New features are not proposed as a part of this project.</p>	<p>Y</p>

<p>SOI #4</p>	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p>The two buildings are primarily significant as reflections of the development of Linden Street into one of the primary commercial centers of Fort Collins in the late-1800s. The project generally retains, restores, or rehabilitates features that reflect that time period.</p>	<p>Y</p>
<p>SOI #5</p>	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <ol style="list-style-type: none"> 1) Restore, repair, and rehabilitate existing wood windows, including sash upper windows and storefront picture windows, and replace four replacement windows (on upper floor of 255 Standard Block) consistent with project plans. <ol style="list-style-type: none"> a. This project element involves rehabilitation of historic windows on most elevations of both buildings. Upon staff inspection of the property on 2/1/2022, the upper floor windows on the 255/Standard Block are in fair-to-poor configuration and appear to be replacements, likely from the 1983 restoration of the building – their replacement meets this Standard. 2) Remove paint on exterior masonry and restore based on historic finish study. <ol style="list-style-type: none"> a. Please note Condition 1 above. The brick is a critical character-defining and structural feature of both buildings and is of an age that requires more care and protection during paint work due to lower firing temperatures and lower psi rating. 3) Repoint masonry, repair and replace exterior brick as needed, remove stucco as needed, and complete concrete repair as needed. <ol style="list-style-type: none"> a. Please note Condition 2 above. The brick is a critical character-defining and structural feature of both buildings. 4) Deconstruct/reconstruct upper masonry along northeast (Jefferson Street) elevation; remove historic sandstone parapet caps and install new sandstone caps to cover full wall. <ol style="list-style-type: none"> a. The repair of the upper parapet on Jefferson Street meets this Standard. The replacement of the parapet cap, although not ideal, appears necessary due to the freeze-thaw damage aggravated by the current cap. The in-kind replacement with a sandstone cap large enough to cover the full wall will meet this Standard. 	<p>Y</p>

	The concrete replacement replicates this feature sufficiently to meet this Standard.	
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> <ol style="list-style-type: none"> 1) Restore, repair, and rehabilitate existing wood windows, including sash upper windows and storefront picture windows, and replace four replacement windows (on upper floor of 255 Standard Block) consistent with project plans. <ol style="list-style-type: none"> a. The rehabilitation of the storefronts and historic windows on most elevations meets this Standard. The replacement of the four non-historic windows on the upper façade of 255/Standard Block appear to meet this Standard. In this case, a more durable wood variety that may provide a comparable longevity to the historic windows surviving in 261 is encouraged to reduce the frequency of replacement needed for these windows. 2) Remove paint on exterior masonry and restore based on historic finish study. <ol style="list-style-type: none"> a. Please note Condition 1 above. Removal of paint to restore historic finishes meets this Standard, but due to the lower firing temperature and strength of the brick due to its age (1882 on 255, and 1884 on 261), needs to be completed carefully using gentle means Treatment appears consistent with National Park Service Preservation Brief 1 on cleaning and water-repellent treatments of masonry. 3) Repoint masonry, repair and replace exterior brick as needed, remove stucco as needed, and complete concrete repair as needed. <ol style="list-style-type: none"> a. Please note Condition 2 above. The proposed masonry repair appears to be consistent with National Park Service Preservation Brief 2 on repointing mortar joints. Due to age and nature of historic brick, care needs taken on new mortar selection and any replacement bricks needed to fill gaps in the wythes. 4) Deconstruct/reconstruct upper masonry along northeast (Jefferson Street) elevation; remove historic sandstone parapet caps and install new sandstone caps to cover full wall. 	N/A

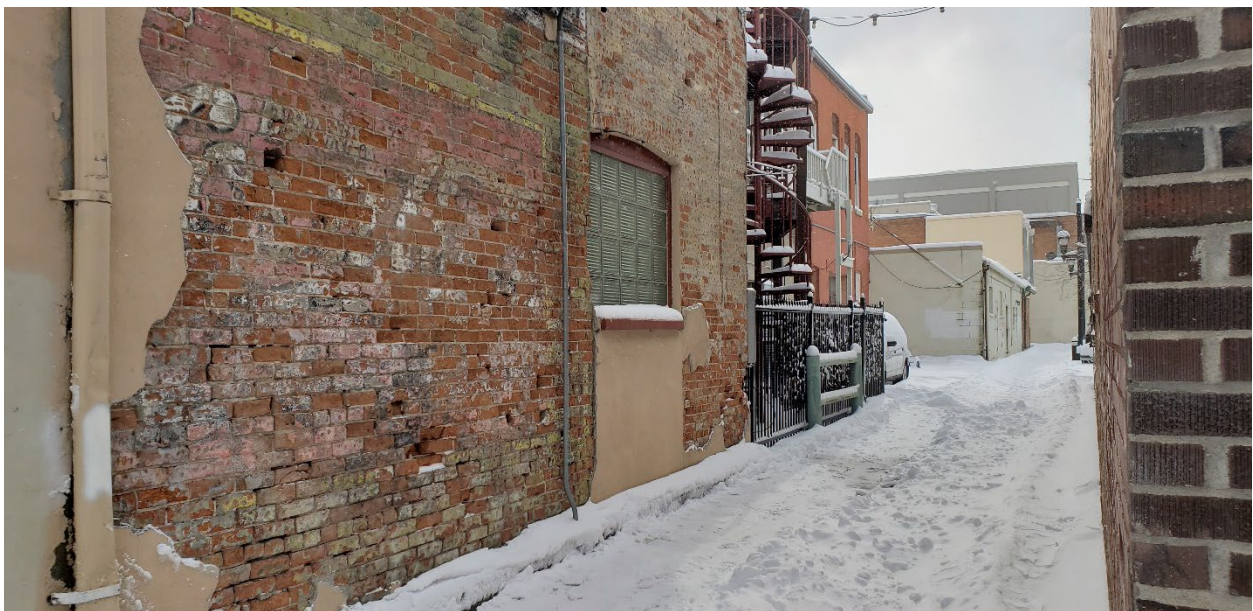
	<p>a. The repair proposed for the brick sections of the parapet meet this Standard as they will generally just reconstruct with the existing historic material with new mortar joints. Regarding the sandstone cap on 261, the condition of this feature is mixed. Some of the stone caps are cracked and allowing water to channel directly into the brick wall structure, causing the visible deterioration. Much of the parapet cap would need replaced regardless. The replacement of the cap in-kind with wider sandstone meets this Standard. The option of replacement of the cap with the cast concrete would also preserve the design of the parapet, and improve building health, with minimal loss of historic materials. This treatment meets this Standard.</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> <p>Both the paint removal and finish restoration, as well as the brick repointing, appear to meet the appropriate preservation guidance regarding care with masonry of this age (1882 for 255 Linden, 1884 for 261 Linden). However, if paint removal methods begin causing damage in the field, work should stop immediately, focus on removing loose paint, complete the necessary repointing as needed for both buildings, and apply new finishes overtop of the existing. Breathable paint types that avoid trapping moisture in the masonry wall are strongly encouraged.</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 proposed 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> <p>No new additions or major alterations on the building exterior are proposed as part of this project.</p> <p>Regarding the option of replacement of the sandstone cap with concrete, this option would be sufficiently differentiated for the</p>	N/A

	purposes of future project review, while retaining compatibility with the overall historic building design.	
SOI #10	<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>	N/A

Photos taken by City staff; February 1, 2022:



255 Linden/Standard Block – upper windows proposed for replacement.



Rear/northwest alley of 261 Linden, showing deterioration of brick under stucco.



Rear/northwest alleyside of 261 Linden/Stover Drug (left) showing ghost sign.
Northeast/Jefferson Street elevation of 261 Linden.



North corner of 261 Jefferson at upper story, showing masonry deterioration and sandstone cap.



Northwest/alley side of 261 Jefferson upper story, showing masonry condition and ghost sign.

Photographs from Applicant

Showing Existing Sandstone Wall Cap on 261 Linden/Stover Drug Store along Jefferson Street face.







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

Michael Ruff	970-566-9503	970-566-9503
Applicant's Name	Daytime Phone	Evening Phone
4200 Ronald Reagan Blvd. Johnstown		CO 80534
Mailing Address (for receiving application-related correspondence)	State	Zip Code
mruff@hcber.com		
Email		

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

Dave Nichols	970-215-2337	970-215-2337
Owner's Name	Daytime Phone	Evening Phone
4200 Ronald Reagan Blvd. Johnstown		CO 80534
Mailing Address (for receiving application-related correspondence)	State	Zip Code
dnichols@hcbeer.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.

Renovation of Historic Building at 255, 261 Linden st. and 251 Jefferson located in Old Town Ft. Collins. The renovations are in collaboration with monies from the State Historical Fund. Scope of work involves Masonary repair, window restoration, and Paint where applicable. Work is Schedule to commence when all necessary applications and permits are obtained. We had included the Constuction Documents and Specifications for total scope of this project and to answer any question you might have. We are wanting schedule of completion to be done by the end of 2022.

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) [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.

Feature Name:	
<p>Describe property feature and its condition:</p> <p>Brick Exterior wall. Deteriorating mortar and brick. Removal of Stucco not original to Historic building.</p>	<p>Describe proposed work on feature: Wall restoration on mortar joints and brick, including removal and replacement as needed. Remove stucco on alley wall. Stucco Removal on alley wall. Mortar Analysis.</p> <p>Cost- 49,875.00</p>
Feature Name:	
<p>Describe property feature and its condition:</p> <p>Parapet wall</p> <p>Loose mortar and degraded chimney, buttresses have loose brick and stone work.</p>	<p>Describe proposed work on feature: Rebuild Chimney/Buttresses,replace mortar and bricks as needed.Instal new metal flashing as needed Mortar Analysis.</p> <p>Cost-15,374.00.</p>

Use Additional Worksheets as needed.

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.

Feature A Name:	
Describe property feature and its condition: Describe property feature and its condition: Window Restoration. Windows need to be restored to function properly.	Describe proposed work on feature: DJob description: Historic window replacement. Room 201 existing windows are replacement windows we are proposing to replace those 4 openings with full frame pocket windows. The remaining double hungs we are proposing replacement with sash kits which do not use vinyl jambs. All replacement windows would have an all wood exterior and architectural sight lines of glass and sash would remain the same keeping the exterior of the building historically correct in appearance. The Jamb, brickmold and sills would be refurbished in accordance with Historic Society guidelines and lead safe work practices. Total Job Cost \$54,583.62
Feature B Name:	
Describe property feature and its condition: Describe property feature and its condition: Window Restoration. Windows need to be restored to function properly.	Describe proposed work on feature: Addendum A: Refurbishing the sash which are original to the building facing Linden St. as well as Jefferson St. This would be entail 11 openings which would be full restorations. All other openings would go as stated above. Increase Total Job Cost by \$12,100.00

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.

Michael R. [Signature]
Signature of Applicant

1-14-2022
Date



CONSTRUCTION
DOCUMENTS FOR THE
MASONRY, PARAPET
AND WINDOW
RESTORATION

SHF#21-M1-016

FOR

255 + 261 LINDEN
STREET

FORT COLLINS, CO

**DELIVERABLE 9
- 100%
CONSTRUCTION
DOCUMENTS**

DATE	DESCRIPTION
07-30-21	100% CD's SUBMITTAL

DATE: 07-30-21

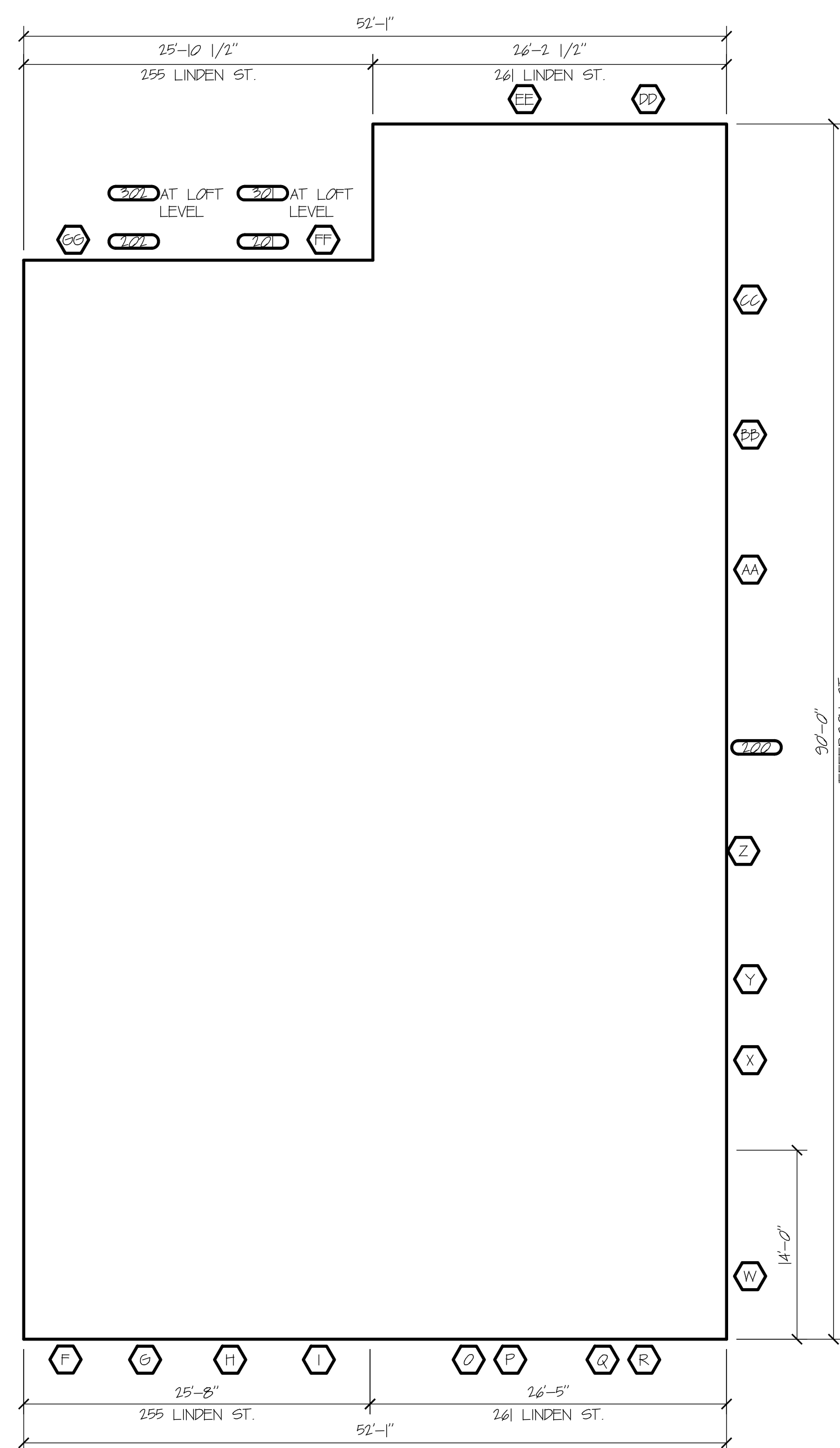
PROJECT NUMBER: 2021-M1-016

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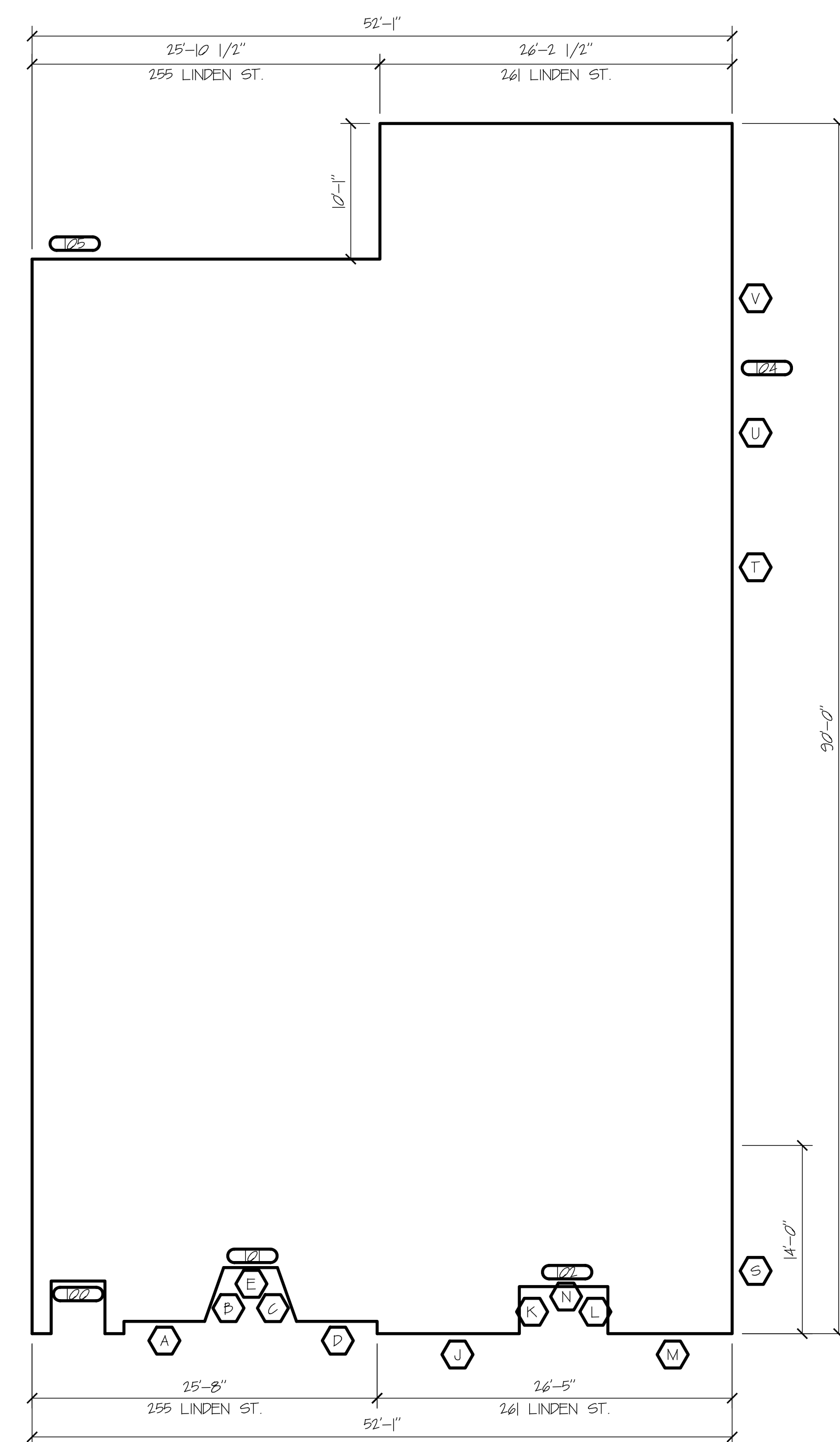
COMPUTER FILE: CONSTRUCTION DOCUMENTS

BUILDING PLANS

A1.0



2 SECOND FLOOR PLAN
A1.0 NTS



1 FIRST FLOOR PLAN
A1.0 NTS

CONSTRUCTION
DOCUMENTS FOR THE
MASONRY, PARAPET
AND WINDOW
RESTORATION

SHF#21-M1-016

FOR

255 + 261 LINDEN
STREET

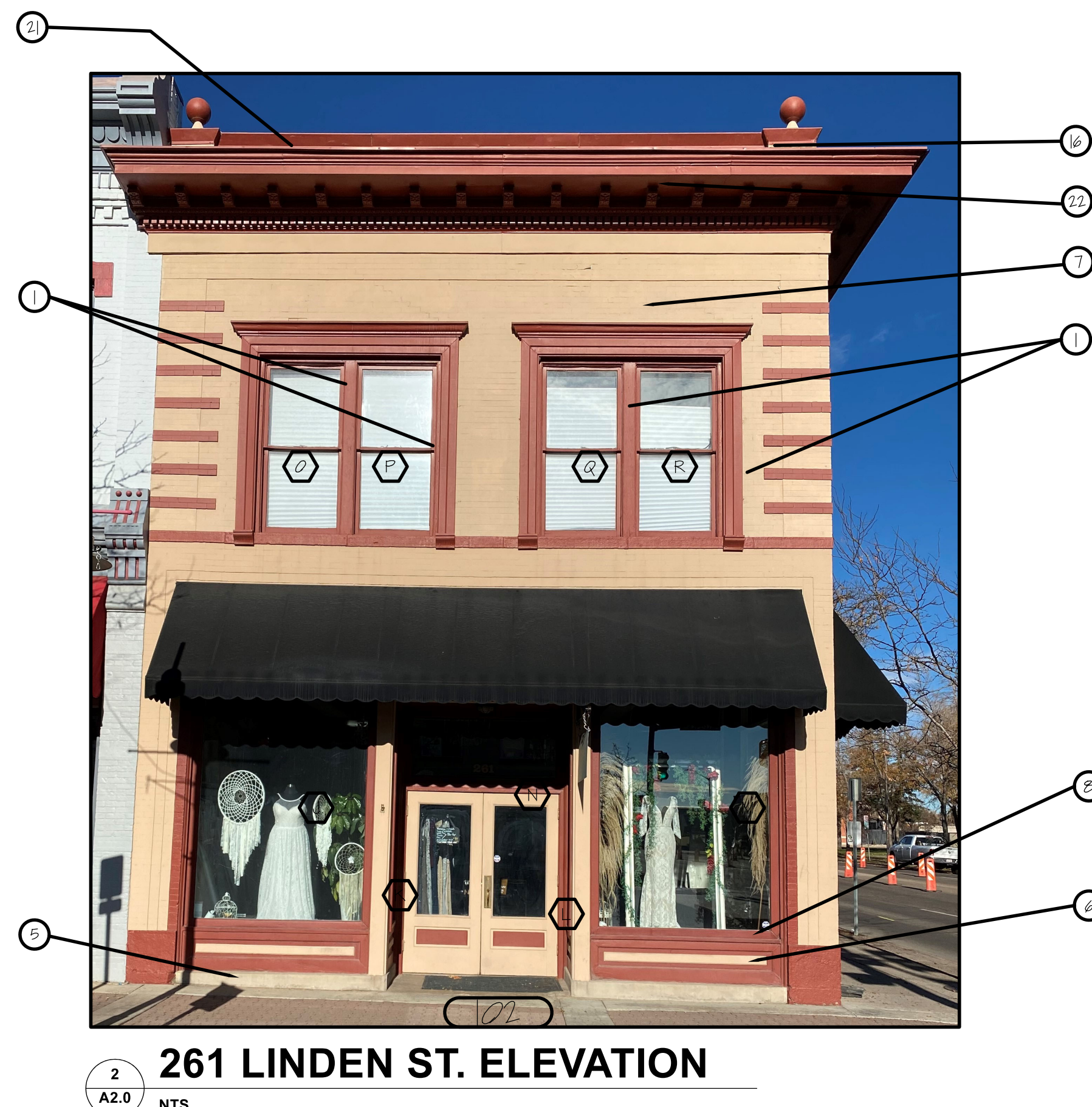
FORT COLLINS, CO

DELIVERABLE 9
- 100%
CONSTRUCTION
DOCUMENTS



JEFFERSON ST. ELEVATION
3
A2.0
NTS

ELEVATION NOTES	
1	RESTORE HISTORIC WOOD WINDOWS, RE: WINDOW SCHEDULE
2	GENTLY REMOVE PAINT AND DETERIORATED MORTAR AT STEP CRACKING. REPOINT JOINTS AND RESET BRICKS.
3	REMOVE SEALANTS AND CAULK AND INSTALL NEW SEALANT.
4	REMOVE PAINT TO INSPECT PANEL. PANEL APPEARS TO HAVE SOME ROT OR DELAMINATION OF THE FACE. ATTEMPT TO REPAIR WITH EPOXY CONSOLIDANT OR REPLACE WITH REPLICA WOOD PANEL AND REPAINT.
5	REPAIR CONCRETE BASE WITH JAHN M90 CONCRETE REPAIR.
6	REMOVE EXISTING WOOD PANEL AND REPAIR, REMOVING INAPPROPRIATE EPOXY REPAIR. REINSTALL AND PAINT.
7	GENTLY REMOVE PAINT ENTIRELY ON LINDEN ST. ELEVATION, BOTH 255 AND 261 LINDEN, AND INSPECT MORTAR JOINTS. REPOINT MORTAR JOINTS WITH REPLICA MORTAR. THE GOAL IS TO REMOVE ALL THE PAINT FROM THE LINDEN ST. FACADE OF THE BUILDING COMPLETE MOCKUPS TO DETERMINE IF PAINT CAN BE REMOVED WITHOUT DAMAGING BRICK. BEGIN WITH GENTLEST MEANS POSSIBLE AND THEN PROVIDE ADDITIONAL MOCKUPS DEMONSTRATING ADDITIONAL METHODOLOGIES USED. COORDINATE METHODOLOGIES WITH ARCHITECT, SHF, AND OWNER PRIOR TO BEGINNING WORK. PERFORM SAME WORK ON JEFFERSON ST. ELEVATION FROM LINDEN ST. CORNER OF BUILDING TO WALL PLANE OFFSET. SEE NOTE #12 FOR REMAINDER OF JEFFERSON ST. ELEVATION.
8	BOTTOM RAIL OF PICTURE WINDOW IS HEAVILY DETERIORATED AND SEPERATED WITH SEALANT PLACED IN SEPERATION. RESTORE BOTTOM RAIL AND TIGHTEN JOINTS TO MAKE WEATHER TIGHT, USING EPOXY CONSOLIDANT, NEW PINS AND/OR DUTCHMEN REPAIR.
9	BOTTOM AND INTERMEDIATE RAIL IS DETERIORATED AND SEPERATED WITH SEALANT PLACED IN SEPERATION. RESTORE TO MAKE WEATHERTIGHT, USING EPOXY CONSOLIDANT, NEW PINS AND/OR DUTCHMEN REPAIR.
10	GENTLY REMOVE PAINT TO RE-EXPOSE HISTORIC STONE. PAINT IS BUBBLING AND PEELING FROM MOISTURE INFILTRATION AT THE BASE AND CORNERS.
11	SERIOUS PAINT DETERIORATION WITH LARGE AREAS OF PEELING PAINT. REMOVE PAINT USING THE GENTLEST MEANS POSSIBLE TO SOUND LAYER OF PAINT. INSPECT BRICKS, RESET AND/OR REPLACE AS NEEDED WITH REPLICA BRICKS. REPOINT WITH REPLICA MORTAR.
12	GENTLY REMOVE PAINT FROM FACE OF BUILDING WHERE LOOSE, SPALLING OR CRACKED TO SOUND LAYER OF PAINT. REPOINT MORTAR JOINTS WITH REPLICA MORTAR AND REPAIR STEPPED CRACKING - ANTICIPATE PAINT REMOVAL ON 90% OF THE JEFFERSON ST. ELEVATION. REPAINT BRICK THE HISTORIC COLOR PER PAINT ANALYSIS.
13	REMOVE HISTORIC SANDSTONE PARAPET CAPS AND INSTALL NEW PRECAST SLOPED CONCRETE PARAPET CAPS. RE: 4/A2.1. REPAIR AND RECONSTRUCT PARAPET AS REQUIRED, USING REPLICA BRICKS AND MORTAR. REMOVE LOOSE PAINT WHERE IT EXISTS AND REPAINT PARAPET THE HISTORIC COLOR.
14	RECONSTRUCT EXTERIOR WYTHE AND PORTIONS OF THE INTERIOR WYTHE, REMOVING STUCCO AND DAMAGED BRICK. REUSE ANY BRICK THAT REMAINS INTACT DURING THE DEMOLITION. NEW BRICK TO MATCH THE HISTORIC AND REPOINT USING MORTAR ANALYSIS COMPLETED AND INCLUDED IN THESE DOCUMENTS.
15	EXISTING STUCCO TO REMAIN. FINISH OUT ANY EDGES THAT EXPOSE THE HISTORIC BRICK, CREATING A FINISHED CORNER. MATCH FINISH AND COLOR ON THE EXISTING STUCCO.
16	INSTALL 10'-0" OF NEW DOWNSPOUT AND CONNECT TO EXISTING DOWNSPOUT. EXTEND DOWNSPOUT DOWN THE WEST SIDE OF THE BUILDING (NORTH CORNER). CUT CONCRETE AND INSTALL NEW TRENCH DRAIN IN SIDEWALK TO DRAIN INTO THE STREET GUTTER. RE: 5/A2.1
17	NO WORK ON WINDOW.
18	DOOR 201 & 202. DOOR 300 & 301 ABOVE ARE SIMILAR. RE: DOOR SCHEDULE.
19	DOOR 105, RE: DOOR SCHEDULE
20	RECONSTRUCT PILASTER USING REPLICA BRICKS AND MORTAR, BASED ON MORTAR ANALYSIS. RE: 2/A2.1 & 3/A2.1. PAINT THE HISTORIC COLOR. TYPICAL OF 6.
21	THERE IS A WOOD COVERING AT THE PARAPET. IT IS SUSPECTED THAT MASONRY EXISTS BEHIND. REMOVE A PORTION OF THE WOOD TO INVESTIGATE THE SUBSTRATE. IF MASONRY, RECONSTRUCT & REPOINT AS NEEDED TO RESTORE THE WALL. NEW BRICKS TO MATCH THE HISTORIC AND MORTAR TO MATCH THE HISTORIC BASED ON THE MORTAR ANALYSIS. IF MASONRY DOES NOT EXIST, CONSULT WITH ARCHITECT AND OWNER.
22	COMPLETE AN ASSESSMENT OF THE TIN WORK TO DETERMINE IF PIN HOLES EXIST AND/OR WELD JOINTS ARE DETERIORATED OR MISSING. NOTIFY ARCHITECT, SHF AND OWNER OF DEFICIENCIES.
23	COMPLETE MOCKUPS TO DETERMINE IF PAINT CAN BE REMOVED WITHOUT DAMAGING THE BRICK FACE. BEGIN WITH GENTLEST MEANS AND THEN PROGRESS TO STRONGER TREATMENTS. COORDINATE METHODOLOGIES WITH OWNER, ARCHITECT AND SHF PRIOR TO BEGINNING WORK. RE: SPECIFICATIONS FOR REMOVAL METHODOLOGY.



261 LINDEN ST. ELEVATION
2
A2.0
NTS



255 LINDEN ST. ELEVATION
1
A2.0
NTS

DATE	DESCRIPTION
07-30-21	100% CD's SUBMITAL

DATE:	07-30-21
PROJECT NUMBER	2021-M1-016
DRAWN BY: BD	CHECKED BY: BDD
COMPUTER FILE:	CONSTRUCTION DOCUMENTS

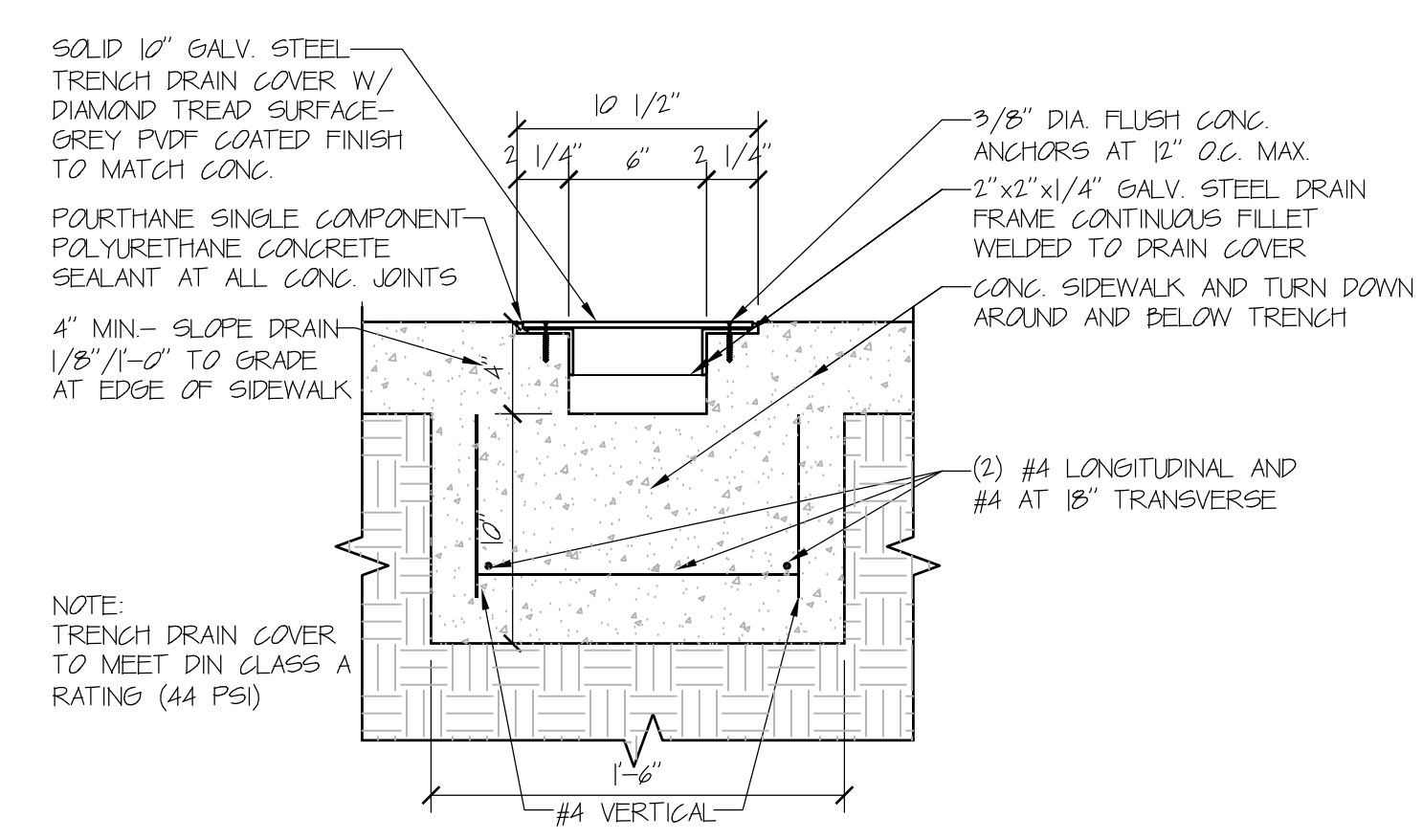
BUILDING ELEVATIONS

A2.0

DATE	DESCRIPTION
07-30-21	100% CD'S SUBMITTAL

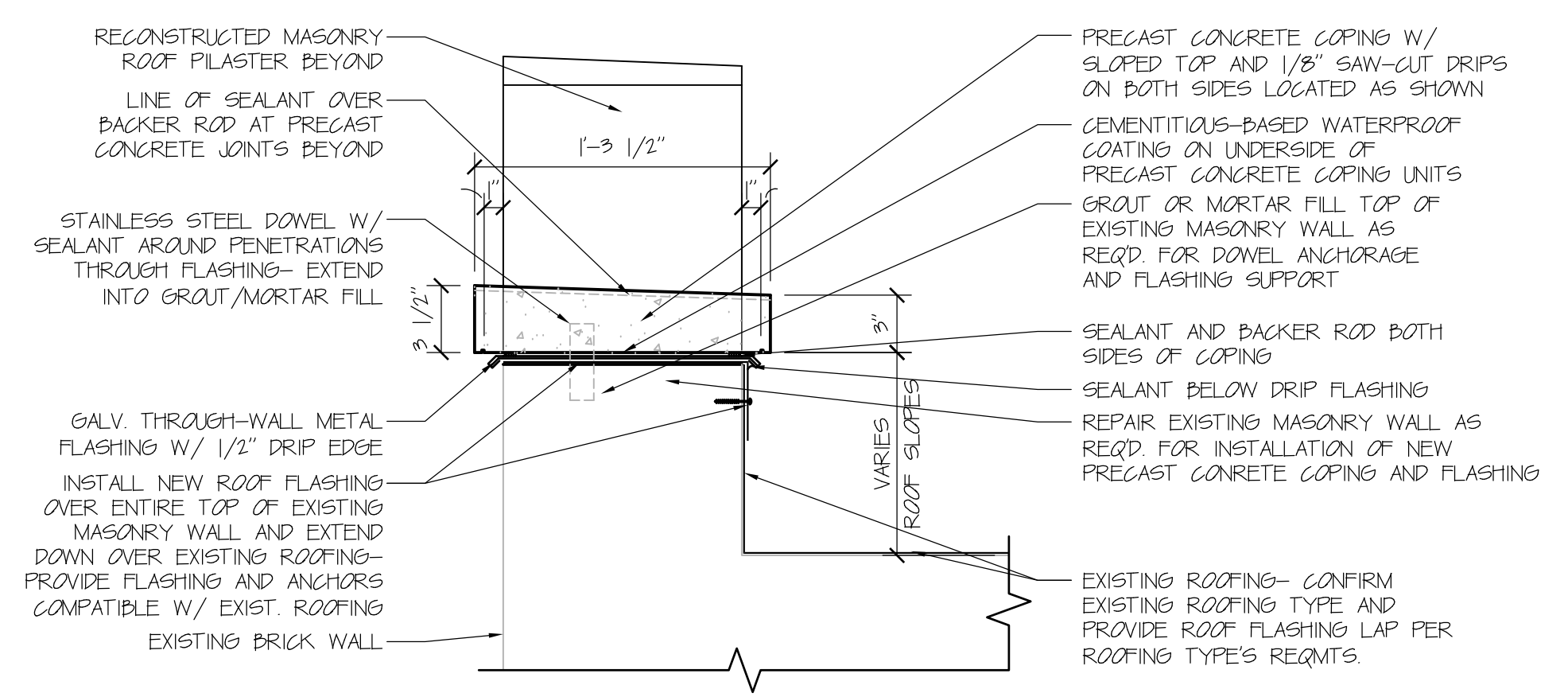
DATE:	07-30-21
PROJECT NUMBER	2021-MI-016
DRAWN BY: BD	CHECKED BY: BDD
COMPUTER FILE:	CONSTRUCTION DOCUMENTS

GENERAL NOTES	
A	CONSULT WITH ARCHITECT AND SHF SPECIALIST PRIOR TO ANY REMOVAL AND REPLACEMENT OF EXISTING MASONRY AND MASONRY MORTAR.
B	REMOVE EXISTING ROOF FLASHING AND CUT BACK AND REMOVE EXISTING ROOFING AS REQUIRED FOR MASONRY REMOVAL, REPAIR AND INSTALLATION OF SALVAGED BRICKS AND NEW REPLICA BRICK UNITS.
C	REMOVE EXISTING ROOF FLASHING AND ANCHORS AS REQUIRED FOR SANDSTONE COPING REMOVAL AND INSTALLATION OF NEW FLASHING AND PRECAST CONCRETE COPING UNITS.
D	SEE ROOF DETAILS FOR SPECIFIC DETAIL INFORMATION.
E	SCOPE OF ROOF WORK IS LIMITED TO WORK AT NORTH WALL ASSOCIATED WITH NORTH WALL PARAPET AND MASONRY ROOF PILASTERS REPAIR AND RECONSTRUCTION.
F	EXISTING ROOFING - PATCH EDGE OF ROOFING AS REQ'D. BY REMOVAL OF EXISTING FLASHING AND INSTALL NEW FLASHING AS REQUIRED TO PROVIDE WATERTIGHT ROOFING SYSTEM.
G	REMOVE ANY DAMAGED BRICKS DISCOVERED AFTER REMOVAL OF EXISTING ROOF FLASHING AS REQUIRED TO REPAIR THE MULTI-WYTHE HISTORIC BRICK WALL AND MASONRY PARAPET AS REQ'D. TO INSTALL NEW PRECAST CONCRETE COPING UNITS - COLOR TO MATCH EXISTING HISTORIC SANDSTONE COPING AND AS APPROVED BY ARCHITECT AND SHF SPECIALIST.
H	SEAL OPEN JOINTS BETWEEN RECONSTRUCTED MASONRY ROOF PILASTERS AND NEW PRECAST CONCRETE COPING UNITS AS REQUIRED TO PROVIDE WATERTIGHT FINISHED PARAPET COPING SYSTEM.
I	EXISTING MASONRY ROOF PILASTERS TO BE REMOVED AND RECONSTRUCTED FROM TOP OF ROOF TO TOP OF PILASTER - REMOVE ANY DAMAGED BRICKS DISCOVERED AFTER REMOVAL OF EXISTING ROOF FLASHING AS REQUIRED TO REPAIR THE MULTI-WYTHE HISTORIC BRICK WALL AND ROOF PILASTER. REINSTALL SALVAGABLE BRICKS IN THE MASONRY ROOF PILASTERS WITH NEW REPLICA BRICK UNITS AS REQUIRED TO RECONSTRUCT THE MASONRY ROOF PILASTERS. EXPECT 85% REPLICA BRICK UNITS TO BE REQUIRED FOR RECONSTRUCTION OF PILASTERS.
J	INSTALL NEW CONCRETE MORTAR PARGE COAT ON TOP OF RECONSTRUCTED MASONRY ROOF PILASTERS.
K	REMOVE ALL NON-HISTORIC AND DAMAGED MORTAR AND RE-POINT WITH TYPE 'O' MORTAR THAT MATCHES HISTORIC MORTAR COLOR AT TOP THREE BRICK COURSES ON OUTSIDE FACE OF PARAPET WALL.



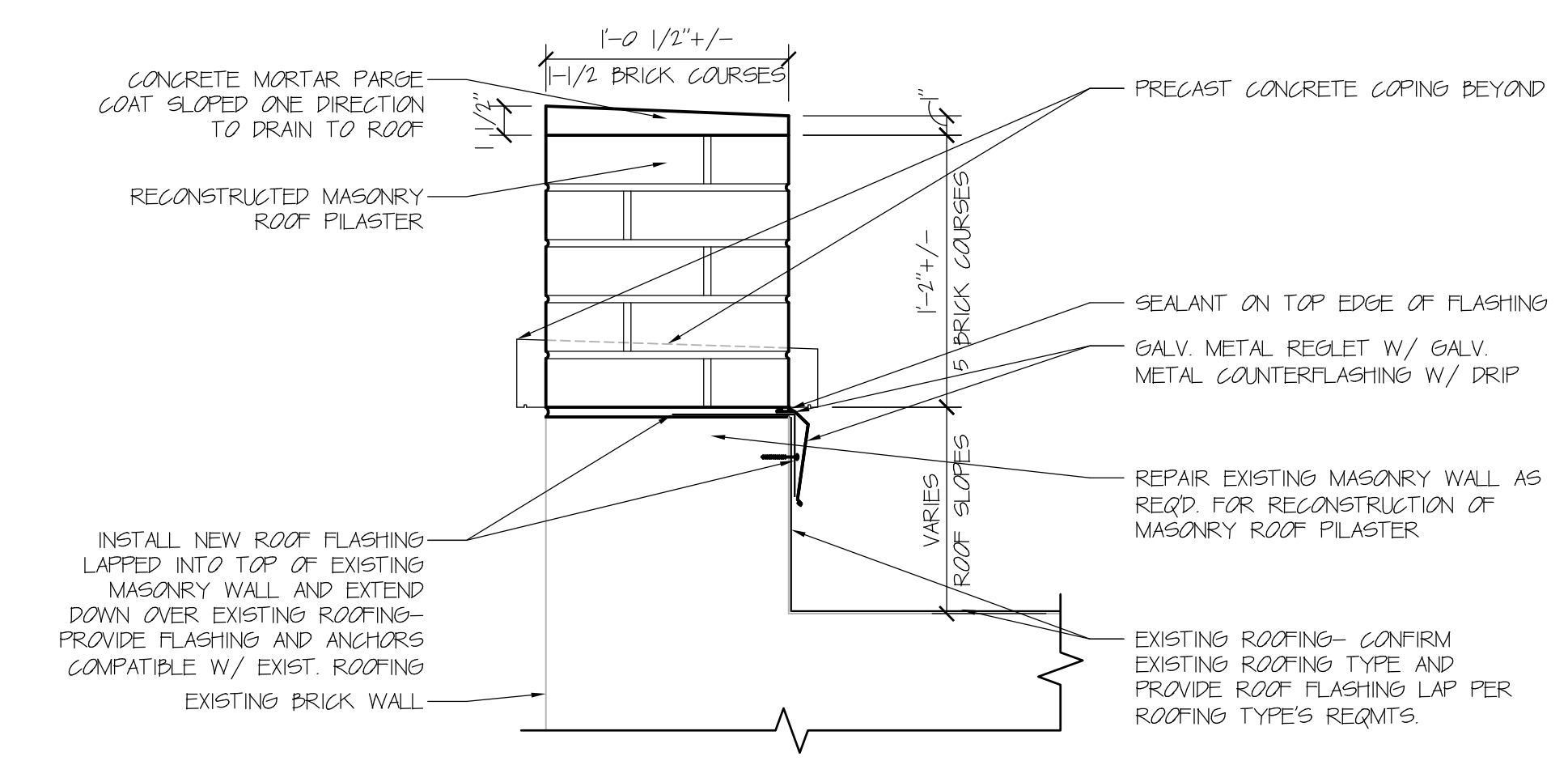
5
A2.1
1-1/2" = 1'-0"

TRENCH DRAIN DETAIL



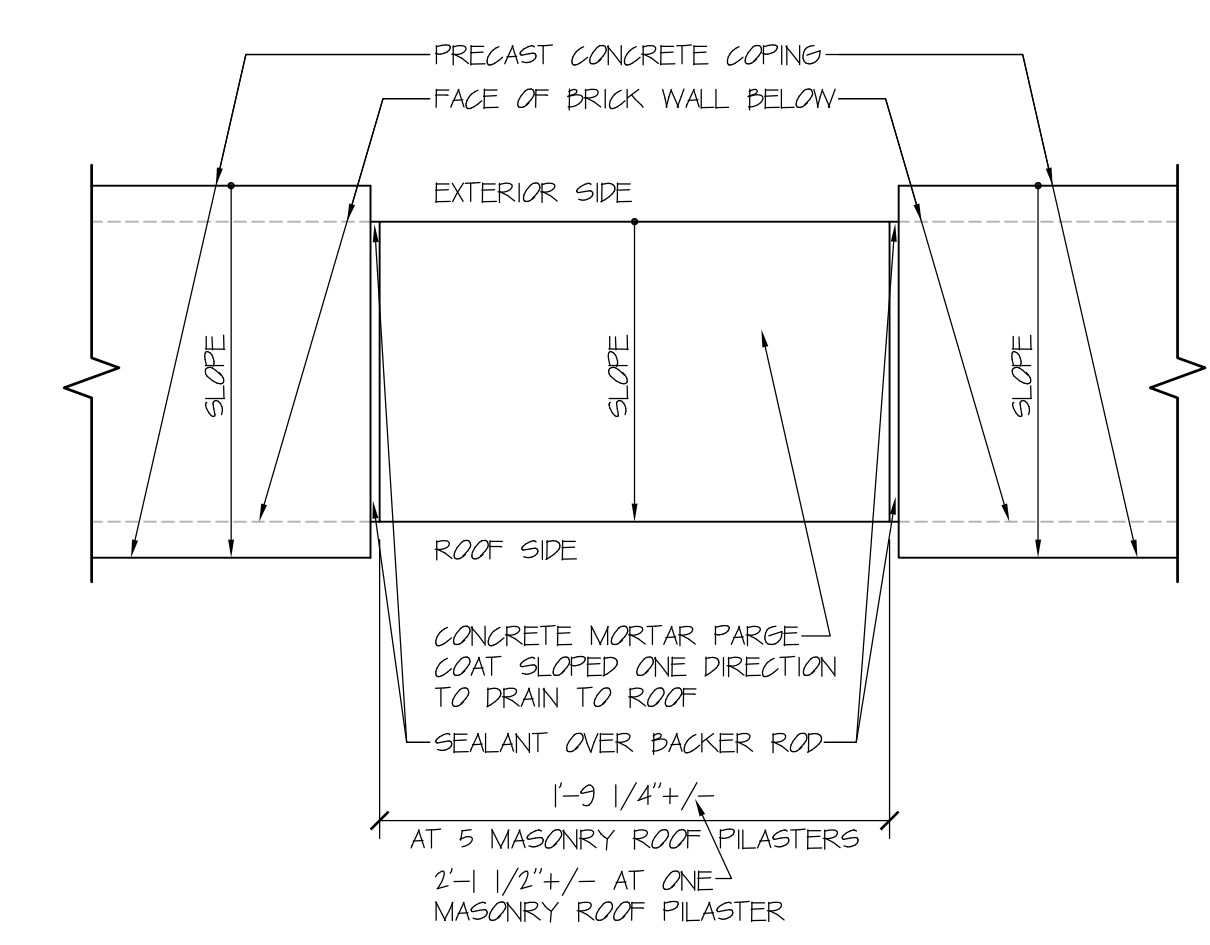
4
A2.1
1-1/2" = 1'-0"

JEFFERSON ST. PARAPET



3
A2.1
1-1/2" = 1'-0"

JEFFERSON ST. MASONRY ROOF PILASTER



2
A2.1
1-1/2" = 1'-0"

JEFFERSON ST. MASONRY ROOF PILASTER PLAN

ELEVATION NOTES	
1	RESTORE HISTORIC WOOD WINDOWS, RE: WINDOW SCHEDULE
2	GENTLY REMOVE PAINT AND DETERIORATED MORTAR AT STEP CRACKING. REPOINT JOINTS AND RESET BRICKS.
3	REMOVE SEALANTS AND CAULK AND INSTALL NEW SEALANT.
4	REMOVE PAINT TO INSPECT PANEL. PANEL APPEARS TO HAVE SOME ROT OR DELAMINATION OF THE FACE. ATTEMPT TO REPAIR WITH EPOXY CONSOLIDANT OR REPLACE WITH REPLICA WOOD PANEL AND REPAINT.
5	REPAIR CONCRETE BASE WITH JAHN M90 CONCRETE REPAIR.
6	REMOVE EXISTING WOOD PANEL AND REPAIR, REMOVING INAPPROPRIATE EPOXY REPAIR. REINSTALL AND PAINT.
7	GENTLY REMOVE PAINT ENTIRELY ON LINDEN ST. ELEVATION, BOTH 255 AND 261 LINDEN, AND INSPECT MORTAR JOINTS. REPOINT MORTAR JOINTS WITH REPLICA MORTAR. THE GOAL IS TO REMOVE ALL THE PAINT FROM THE LINDEN ST. FAÇADE OF THE BUILDING COMPLETE MOCKUPS TO DETERMINE IF PAINT CAN BE REMOVED WITHOUT DAMAGING BRICK. BEGIN WITH GENTLEST MEANS POSSIBLE AND THEN PROVIDE ADDITIONAL MOCKUPS DEMONSTRATING ADDITIONAL METHODOLOGIES USED. COORDINATE METHODOLOGIES WITH ARCHITECT, SHF, AND OWNER PRIOR TO BEGINNING WORK. PERFORM SAME WORK ON JEFFERSON ST. ELEVATION FROM LINDEN ST. CORNER OF BUILDING TO WALL PLANE OFFSET. SEE NOTE #12 FOR REMAINDER OF JEFFERSON ST. ELEVATION.
8	BOTTOM RAIL OF PICTURE WINDOW IS HEAVILY DETERIORATED AND SEPERATED WITH SEALANT PLACED IN SEPERATION. RESTORE BOTTOM RAIL AND TIGHTEN JOINTS TO MAKE WEATHER TIGHT, USING EPOXY CONSOLIDANT, NEW PINS AND/OR DUTCHMEN REPAIR.
9	BOTTOM AND INTERMEDIATE RAIL IS DETERIORATED AND SEPERATED WITH SEALANT PLACED IN SEPERATION. RESTORE TO MAKE WEATHERTIGHT, USING EPOXY CONSOLIDANT, NEW PINS AND/OR DUTCHMEN REPAIR.
10	GENTLY REMOVE PAINT TO RE-EXPOSE HISTORIC STONE. PAINT IS BUBBLING AND PEELING FROM MOISTURE INFILTRATION AT THE BASE AND CORNERS.
11	SERIOUS PAINT DETERIORATION WITH LARGE AREAS OF PEELING PAINT. REMOVE PAINT USING THE GENTLEST MEANS POSSIBLE TO SOUND LAYER OF PAINT. INSPECT BRICKS, RESET AND/OR REPLACE AS NEEDED WITH REPLICA BRICKS. REPOINT WITH REPLICA MORTAR.
12	GENTLY REMOVE PAINT FROM FACE OF BUILDING WHERE LOOSE, SPALLING OR CRACKED TO SOUND LAYER OF PAINT. REPOINT MORTAR JOINTS WITH REPLICA MORTAR AND REPAIR STEPPED CRACKING - ANTICIPATE PAINT REMOVAL ON 90% OF THE JEFFERSON ST. ELEVATION. REPOINT BRICK THE HISTORIC COLOR PER PAINT ANALYSIS.
13	REMOVE HISTORIC SANDSTONE PARAPET CAPS AND INSTALL NEW PRECAST SLOPED CONCRETE PARAPET CAPS. RE: 4/A2.1. REPAIR AND RECONSTRUCT BRICKS AS REQUIRED, USING REPLICA BRICKS AND MORTAR. REMOVE LOOSE PAINT WHERE IT EXISTS AND REPAINT PARAPET THE HISTORIC COLOR.
14	RECONSTRUCT EXTERIOR WYTHE AND PORTIONS OF THE INTERIOR WYTHE, REMOVING STUCCO AND DAMAGED BRICK. REUSE ANY BRICK THAT REMAINS INTACT DURING THE DEMOLITION. NEW BRICK TO MATCH THE HISTORIC AND REPOINT USING MORTAR ANALYSIS COMPLETED AND INCLUDED IN THESE DOCUMENTS.
15	EXISTING STUCCO TO REMAIN, FINISH OUT ANY EDGES THAT EXPOSE THE HISTORIC BRICK, CREATING A FINISHED CORNER. MATCH FINISH AND COLOR ON THE EXISTING STUCCO.
16	INSTALL 10'-0" OF NEW DOWNSPOUT AND CONNECT TO EXISTING DOWNSPOUT. EXTEND DOWNSPOUT DOWN THE WEST SIDE OF THE BUILDING (NORTH CORNER). CUT CONCRETE AND INSTALL NEW TRENCH DRAIN IN SIDEWALK TO DRAIN INTO THE STREET GUTTER. RE: 5/A2.1
17	NO WORK ON WINDOW.
18	DOOR 201 & 202. DOOR 300 & 301 ABOVE ARE SIMILAR. RE: DOOR SCHEDULE.
19	DOOR 105, RE: DOOR SCHEDULE
20	RECONSTRUCT PILASTER USING REPLICA BRICKS AND MORTAR, BASED ON MORTAR ANALYSIS. RE: 2/A2.1 & 3/A2.1. PAINT THE HISTORIC COLOR. TYPICAL OF 6.
21	THERE IS A WOOD COVERING AT THE PARAPET. IT IS SUSPECTED THAT MASONRY EXISTS BEHIND. REMOVE A PORTION OF THE WOOD TO INVESTIGATE THE SUBSTRATE. IF MASONRY, RECONSTRUCT & REPOINT AS NEEDED TO RESTORE THE WALL. NEW BRICKS TO MATCH THE HISTORIC AND MORTAR TO MATCH THE HISTORIC BASED ON THE MORTAR ANALYSIS. IF MASONRY DOES NOT EXIST, CONSULT WITH ARCHITECT AND OWNER.
22	COMPLETE AN ASSESSMENT OF THE TIN WORK TO DETERMINE IF PIN HOLES EXIST AND/OR WELD JOINTS ARE DETERIORATED OR MISSING. NOTIFY ARCHITECT, SHF AND OWNER OF DEFICIENCIES.
23	COMPLETE MOCKUPS TO DETERMINE IF PAINT CAN BE REMOVED WITHOUT DAMAGING THE BRICK FACE. BEGIN WITH GENTLEST MEANS AND THEN PROGRESS TO STRONGER TREATMENTS. COORDINATE METHODOLOGIES WITH OWNER, ARCHITECT AND SHF PRIOR TO BEGINNING WORK. RE: SPECIFICATIONS FOR REMOVAL METHODOLOGY.



1
A2.1
NTS

ALLEY ELEVATION



2
A2.1
NTS

AT LOFT LEVEL



3
A2.1
NTS

AT LOFT LEVEL

CONSTRUCTION DOCUMENTS FOR THE MASONRY, PARAPET AND WINDOW RESTORATION

SHF#21-M1-016

FOR

255 + 261 LINDEN STREET

FORT COLLINS, CO

**DELIVERABLE 9
- 100%
CONSTRUCTION DOCUMENTS**

DATE	DESCRIPTION
07-30-21	100% CD'S SUBMITTAL

DATE: 07-30-21

PROJECT NUMBER: 2021-M1-016

DRAWN BY: BD CHECKED BY: BDD

COMPUTER FILE: CONSTRUCTION DOCUMENTS

DOOR AND WINDOW SCHEDULES

A2.2

WINDOW SCHEDULE														
MARK	TYPE	SIZE		LITE	REPAIR CLASSIFICATION BY FEATURE - REFER TO NOTES BELOW SCHEDULE FOR DESCRIPTION OF CLASSIFICATIONS								COMMENTS	
		WIDTH	HEIGHT		TRANSOM	TOP SASH	BOTTOM SASH	FRAME	SILL	STOOL	CASING	HARDWARE		
A	INSULATED STOREFRONT WINDOW	---	---	SINGLE	---	---	---	---	---	---	---	---	---	THESE ARE CONTEMPORARY REPLACEMENT WINDOWS. REGLAZING AND PAINTING ARE THE ONLY REQUIREMENTS. SEE ELEVATIONS FOR ADDITIONAL WORK, IF REQUIRED.
B	INSULATED STOREFRONT WINDOW	---	---	SINGLE	---	---	---	---	---	---	---	---	---	THESE ARE CONTEMPORARY REPLACEMENT WINDOWS. REGLAZING AND PAINTING ARE THE ONLY REQUIREMENTS. SEE ELEVATIONS FOR ADDITIONAL WORK, IF REQUIRED.
C	INSULATED STOREFRONT WINDOW	---	---	SINGLE	---	---	---	---	---	---	---	---	---	THESE ARE CONTEMPORARY REPLACEMENT WINDOWS. REGLAZING AND PAINTING ARE THE ONLY REQUIREMENTS. SEE ELEVATIONS FOR ADDITIONAL WORK, IF REQUIRED.
D	INSULATED STOREFRONT WINDOW	---	---	SINGLE	---	---	---	---	---	---	---	---	---	THESE ARE CONTEMPORARY REPLACEMENT WINDOWS. REGLAZING AND PAINTING ARE THE ONLY REQUIREMENTS. SEE ELEVATIONS FOR ADDITIONAL WORK, IF REQUIRED.
E	INSULATED STOREFRONT WINDOW	---	---	SINGLE	---	---	---	---	---	---	---	---	---	THESE ARE CONTEMPORARY REPLACEMENT WINDOWS. REGLAZING AND PAINTING ARE THE ONLY REQUIREMENTS. SEE ELEVATIONS FOR ADDITIONAL WORK, IF REQUIRED.
F	DOUBLE HUNG	2'-9"	5'-5"	1/1	2'-9" X 5'-5"	REPLICA	REPLICA	CLASS I, II	CLASS I, II, III	CLASS I	CLASS I	H1	CONSTRUCT NEW REPLICA, INSULATED WINDOW SASHES. REMOVE CONTEMPORARY CHANGES TO THE FRAMES TO ACCEPT REPLICA SASHES THAT MATCH THE HISTORIC.	
G	DOUBLE HUNG	2'-9"	5'-5"	1/1	2'-9" X 5'-5"	REPLICA	REPLICA	CLASS I, II	CLASS I, II, III	CLASS I	CLASS I	H1	CONSTRUCT NEW REPLICA, INSULATED WINDOW SASHES. REMOVE CONTEMPORARY CHANGES TO THE FRAMES TO ACCEPT REPLICA SASHES THAT MATCH THE HISTORIC.	
H	DOUBLE HUNG	2'-9"	5'-5"	1/1	2'-9" X 5'-5"	REPLICA	REPLICA	CLASS I, II	CLASS I, II, III	CLASS I	CLASS I	H1	CONSTRUCT NEW REPLICA, INSULATED WINDOW SASHES. REMOVE CONTEMPORARY CHANGES TO THE FRAMES TO ACCEPT REPLICA SASHES THAT MATCH THE HISTORIC.	
I	DOUBLE HUNG	2'-9"	5'-5"	1/1	2'-9" X 5'-5"	REPLICA	REPLICA	CLASS I, II	CLASS I, II, III	CLASS I	CLASS I	H1	CONSTRUCT NEW REPLICA, INSULATED WINDOW SASHES. REMOVE CONTEMPORARY CHANGES TO THE FRAMES TO ACCEPT REPLICA SASHES THAT MATCH THE HISTORIC.	
J	INSULATED STOREFRONT WINDOW	---	---	SINGLE	---	---	---	---	---	---	---	---	---	THESE ARE CONTEMPORARY REPLACEMENT WINDOWS. REGLAZING AND PAINTING ARE THE ONLY REQUIREMENTS. SEE ELEVATIONS FOR ADDITIONAL WORK, IF REQUIRED.
K	INSULATED STOREFRONT WINDOW	---	---	SINGLE	---	---	---	---	---	---	---	---	---	THESE ARE CONTEMPORARY REPLACEMENT WINDOWS. REGLAZING AND PAINTING ARE THE ONLY REQUIREMENTS. SEE ELEVATIONS FOR ADDITIONAL WORK, IF REQUIRED.
L	INSULATED STOREFRONT WINDOW	---	---	SINGLE	---	---	---	---	---	---	---	---	---	THESE ARE CONTEMPORARY REPLACEMENT WINDOWS. REGLAZING AND PAINTING ARE THE ONLY REQUIREMENTS. SEE ELEVATIONS FOR ADDITIONAL WORK, IF REQUIRED.
M	INSULATED STOREFRONT WINDOW	---	---	SINGLE	---	---	---	---	---	---	---	---	---	THESE ARE CONTEMPORARY REPLACEMENT WINDOWS. REGLAZING AND PAINTING ARE THE ONLY REQUIREMENTS. SEE ELEVATIONS FOR ADDITIONAL WORK, IF REQUIRED.
N	INSULATED STOREFRONT WINDOW	---	---	SINGLE	---	---	---	---	---	---	---	---	---	THESE ARE CONTEMPORARY REPLACEMENT WINDOWS. REGLAZING AND PAINTING ARE THE ONLY REQUIREMENTS. SEE ELEVATIONS FOR ADDITIONAL WORK, IF REQUIRED.
O	DOUBLE HUNG	3'-2"	6'-6"	1/1	---	CLASS I, II	CLASS I, II	CLASS I, II	CLASS I, II	CLASS I	CLASS I	RESTORE	STAINED INTERIOR AND INTERIOR STORM WINDOW, MISSING THUMB LIFT	
P	DOUBLE HUNG	3'-2"	6'-6"	1/1	---	CLASS I, II	CLASS I, II	CLASS I, II	CLASS I, II	CLASS I	CLASS I	RESTORE	STAINED INTERIOR AND INTERIOR STORM WINDOW, MISSING THUMB LIFT	
Q	DOUBLE HUNG	3'-0"	6'-6"	1/1	---	CLASS I, II, III	CLASS I, II, III	CLASS I, II	CLASS I, II, III	CLASS I	CLASS I	RESTORE	STAINED INTERIOR AND INTERIOR STORM WINDOW, MISSING THUMB LIFT	
R	DOUBLE HUNG	3'-0"	6'-6"	1/1	---	CLASS I, II, III	CLASS I, II, III	CLASS I, II	CLASS I, II, III	CLASS I	CLASS I	RESTORE	STAINED INTERIOR AND INTERIOR STORM WINDOW	
S	INSULATED STOREFRONT WINDOW	---	---	SINGLE	---	---	---	---	---	---	---	---	---	THESE ARE CONTEMPORARY REPLACEMENT WINDOWS. REGLAZING AND PAINTING ARE THE ONLY REQUIREMENTS. SEE ELEVATIONS FOR ADDITIONAL WORK, IF REQUIRED.
T	DOUBLE HUNG	3'-6"	6'-6"	2/2	---	REPLICA	REPLICA	CLASS I, II, III	CLASS I, II	REPLICA	REPLICA	H1	THESE ARE CONTEMPORARY REPLACEMENT WINDOWS. REGLAZING AND PAINTING ARE THE ONLY REQUIREMENTS. SEE ELEVATIONS FOR ADDITIONAL WORK, IF REQUIRED.	
U	DOUBLE HUNG	3'-6"	6'-6"	2/2	---	REPLICA	REPLICA	CLASS I, II, III	CLASS I, II	REPLICA	REPLICA	H1	THESE ARE CONTEMPORARY REPLACEMENT WINDOWS. REGLAZING AND PAINTING ARE THE ONLY REQUIREMENTS. SEE ELEVATIONS FOR ADDITIONAL WORK, IF REQUIRED.	
V	TRANSOM OVER DOOR	3'-0"	3'-0"	---	---	CLASS I	CLASS I	CLASS I	CLASS I	CLASS I	CLASS I	---	---	---
W	DOUBLE HUNG	3'-0"	6'-5 1/2"	1/1	---	CLASS I, II, III	CLASS I, II	CLASS I, II	CLASS I, II	CLASS I	CLASS I	RESTORE	STAINED INTERIOR AND INTERIOR STORM WINDOW	
X	DOUBLE HUNG	3'-8"	6'-5 1/2"	1/1	---	CLASS I, II, III	CLASS I, II, III	CLASS I, II, III	CLASS I, II, III	CLASS I	CLASS I	RESTORE	STAINED INTERIOR AND INTERIOR STORM WINDOW	
Y	DOUBLE HUNG	3'-8"	6'-5 1/2"	1/1	---	CLASS I, II, III	CLASS I, II, III	CLASS I, II, III	CLASS I, II, III	CLASS I	CLASS I	RESTORE	STAINED INTERIOR AND INTERIOR STORM WINDOW	
Z	DOUBLE HUNG	3'-8"	6'-5"	1/1	---	CLASS I, II, III	CLASS I, II, III	CLASS I, II, III	CLASS I, II, III	CLASS I	CLASS I	RESTORE	STAINED INTERIOR AND INTERIOR STORM WINDOW	
AA	DOUBLE HUNG	3'-8"	6'-6"	1/1	---	CLASS I, II	CLASS I, II	CLASS I, II, III	CLASS I, II	CLASS I	CLASS I	RESTORE	STAINED INTERIOR AND INTERIOR STORM WINDOW	
BB	DOUBLE HUNG	3'-8"	6'-6"	1/1	---	CLASS I, II	CLASS I, II, III	CLASS I, II, III	CLASS I, II, III	CLASS I	CLASS I	RESTORE	STAINED INTERIOR AND INTERIOR STORM WINDOW - MISSING FINGER LIFT	
CC	DOUBLE HUNG	3'-8"	6'-6"	1/1	---	CLASS I, II	CLASS I, II	CLASS I, II, III	CLASS I, II, III	CLASS I	CLASS I	RESTORE	STAINED INTERIOR AND INTERIOR STORM WINDOW	
DD	DOUBLE HUNG	3'-8"	6'-6"	1/1	---	CLASS I, II	CLASS I, II	CLASS I, II, III	CLASS I, II	CLASS I	CLASS I	RESTORE	STAINED INTERIOR AND INTERIOR STORM WINDOW	
EE	DOUBLE HUNG	3'-7 1/2"	6'-6"	1/1	---	CLASS I, II	CLASS I, II	CLASS I, II	CLASS I, II	CLASS I	CLASS I	H1	STAINED INTERIOR AND INTERIOR STORM WINDOW	
FF	DOUBLE HUNG	2'-9"	7'-2"	4/4	---	CLASS I, II, III	CLASS I, II, III	CLASS I, II	REPAINT	CLASS I, II	---	H1	---	---
GG	DOUBLE HUNG	2'-9 1/4"	7'-2"	4/4	---	CLASS I, II, III	CLASS I, II, III	CLASS I, II	REPAINT	CLASS I, II	---	---	REMOVE PAINT	---

DIMENSIONS/CONDITIONS PROVIDED ARE BASED ON FIELD DATA AND WILL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR DURING THE CONSTRUCTION PHASE.

NOTES:

- REPAIR CLASS I: ROUTINE MAINTENANCE - SAND AND SCRAPE PAINT, REGLAZE, PAINT HISTORIC COLOR
- REPAIR CLASS II: STABILIZATION - PRESERVE AND SEAL JOINTS WITH ART, REPAIR CRACKS AND CHECKS IN WOOD SASH WITH ART, AND CLASS I REPAIRS ABOVE.
- REPAIR CLASS III: SPLICES AND PARTS REPLACEMENT - PRESERVATION AND REPAIR OF WOOD USING SPLICING AND DUTCHMEN REPAIR THAT MATCH THE HISTORIC WOOD SPECIES AND PROFILE, INCLUDES REPAIR CLASS I & II ABOVE
- HARDWARE TYPE: SASH LOCK - HOUSE OF ANTIQUE HARDWARE - R-09BM-8810-OB; SASH SPRING BOLT - HOUSE OF ANTIQUE HARDWARE - R-09SR-SB-65-OB, WEATHERSTRIPPING
- PAINT - MATCH HISTORIC COLOR FROM PAINT ANALYSIS
- INSTALL NEW INTERIOR STORM WINDOWS ON UNINSULATED WINDOWS ONLY - PROVIDE MOCKUP PRIOR TO FABRICATING/ORDERING

DOOR SCHEDULE														
MARK	TYPE	TRANSOM	SIZE		REPAIR CLASSIFICATION BY FEATURE - REFER TO SPECIFICATIONS FOR DESCRIPTION OF CLASSIFICATIONS								COMMENTS	
			WIDTH	HEIGHT	JAMBS	DOOR	HEAD	THRESHOLD	CASING	HARDWARE	---	---		---
100	WOOD DOOR WITH 1-LITE	YES	3'-0"	7'-0"	CLASS I	CLASS I	CLASS I	---	---	---	---	---	---	REGLAZE
101	WOOD DOOR WITH 1-LITE	YES	3'-0"	7'-0"	CLASS I	CLASS I	CLASS I	---	---	---	---	---	---	REGLAZE
102	DOUBLE DOORS WITH 1-LITE	YES	PR 3'-0"	7'-0"	CLASS I	CLASS I	CLASS I	---	---	---	---	---	---	REGLAZE
104	WOOD DOOR WITH 1-LITE	YES	3'-0"	7'-0"	CLASS I	CLASS I	CLASS I	---	---	---	---	---	---	REGLAZE
105	FLUSH METAL DOOR	---	2'-8"	6'-11"	---	---	---	---	---	---	---	---	---	NO WORK
200	2 PANEL BELOW SINGLE LIGHT	YES	2'-10"	6'-8"	CLASS I	CLASS I, II	CLASS I	REINSTALL	CLASS I	---	---	---	---	REBUILD LATCH SIDE OF JAMBS & REGLAZE
201	GLAZED SINGLE PANEL	---	3'-0"	6'-10"	CLASS I	CLASS I, II	CLASS I	REINSTALL	CLASS I	---	---	---	---	REGLAZE
202	GLAZED SINGLE PANEL	---	3'-0"	6'-10"	CLASS I	CLASS I, II	CLASS I	REINSTALL	CLASS I	---	---	---	---	REGLAZE
300	GLAZED SINGLE PANEL	---	2'-8"	7'-0"	CLASS I	CLASS I, II	CLASS I	REINSTALL	CLASS I	---	---	---	---	REGLAZE
301	GLAZED SINGLE PANEL	---	3'-0"	7'-0"	CLASS I	CLASS I, II	CLASS I	REINSTALL	CLASS I	---	---	---	---	REGLAZE

LIMITED EXTERIOR FINISH INVESTIGATION
255 & 261 LINDEN STREET
FORT COLLINS, COLORADO



Figure 1: Circa 1914 Photo of 255 and 261 Linden Street. Courtesy of the Ron Sladek Collection.

Prepared for:
Scheuber + Darden Architects
P.O. Box 909
Parker, CO 80134

Prepared by:
Jablonski Building Conservation
40 West 27th Street, Suite 1201
New York, NY 10001

March 2021

INTRODUCTION

Jablonski Building Conservation was retained by Scheuber + Darden Architects to perform a limited paint color investigation of the exterior finishes of two buildings situated along Linden Street in Fort Collins, Colorado. The purpose of this investigation was to determine the earliest known finish layer for each sample. Samples were removed by the architect and sent to JBC for analysis. The number of paint samples and sample locations were determined by the client.

METHODOLOGY

Upon receipt in our laboratory, the samples were broken to reveal fresh cross-sections. Each sample was mounted in a clear resin and examined in reflected light under illumination conditions that simulate daylight (fiber optic illuminator) for the purpose of color-corrected stratigraphy identification. The samples were examined microscopically during the investigation using a Motic Stereo Zoom microscope with 10X - 63X magnification and a Zeiss Axioskop 40 polarizing light microscope with ultraviolet illuminator.

All layers have been recorded using a descriptive color name rather than a standardized color notation system. This was done to document the seriation of the samples for comparative purposes prior to the identification of early layers using both a standardized universal color system (Munsell) and a commercial paint color system (Pittsburgh Paints).

The sheen of each layer was identified during microscopic analysis. The sheen match was based on a four-point scale ranging from the lowest amount of sheen (flat) to the highest surface sheen (glossy). Flat paint has no surface sheen when examined under the microscope. Semi-flat paint has some surface sheen and could be compared to modern eggshell or satin finishes. Semi-glossy paint has moderate surface sheen. Glossy paints are heavily oiled and glossy glazes are typically translucent. Each paint layer was identified as a primer, base coat, glaze, or finish coat. While primers did not usually affect the color of the finish coat, they were important for the opacity and richness of the finish.

Under illumination conditions that simulate natural daylight, the original finish layers were matched to a commercially available paint system. A color designation and a representative color swatch from this system have been provided in the Summary section of this report. A chromochronology and photomicrograph of each sample is included in Appendix A of this report.

PAINT SAMPLE LOCATIONS

Sample #	Description
LSS-001	Painted Brick (261 Linden Street)
LSS-002	Cast Iron Column (255 Linden Street)

BRIEF DESCRIPTION OF 255 & 261 LINDEN STREET

255 and 261 Linden Street are two story commercial structures with storefronts at the first floor and apartments or offices above (Figure 1). 255 Linden Street is a four bay brick building with a cast iron storefront. An entrance in the left-most bay opens to a staircase which leads to the second floor. The windows of the second floor are tall and narrow with stone lintels. The building is topped with a projecting cornice.

261 Linden Street is adjacent to 255 Linden and is situated at the corner of the block. Although also two stories high, 261 Linden is slightly shorter than its neighbor at 255. The two bays of the second floor each contain a pair of one-over-one sash windows. This building was once home to Stovers City Drug Store with painted signage along the Jefferson Street façade (Figure 2).

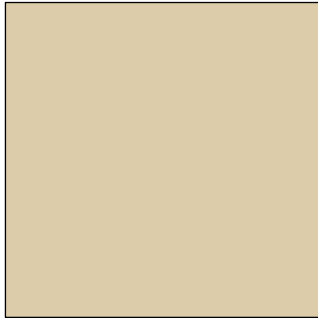


Figure 2: Circa 1914 photograph of 261 Linden Street showing painted brick facade.

FINDINGS

255 Linden Street Column

One sample was removed from the cast iron column and examined by JBC. Although the paint was heavily deteriorated, a full stratigraphy was able to be documented. The earliest finishes on the column were sanded paints. This was not uncommon on cast iron which was often painted in colors which would mimic stone. The earliest finish found on the cast iron column was a pale orange yellow (Munsell 10YR 8/4) sanded paint matching Pittsburgh Paint's PPG 1081-3 "My Love." This element retained eighteen painting campaigns consisting of thirty-three layers of paint. The earliest finish may match the original color of stone at the 2nd floor lintels which have since been painted over.



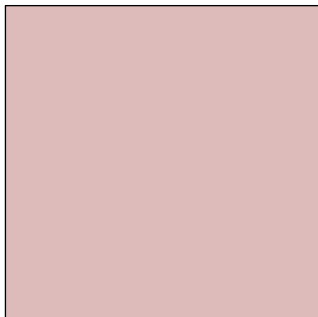
Cast Iron Column
Earliest Finish

Pittsburgh Paint
PPG 1081-3
"My Love"

This finish was sanded with a fine grained clear and cloudy quartz.

261 Linden Street Painted Brick

One sample was removed from the painted brick and examined by JBC. The paints were heavily deteriorated. A dirt layer was visible between the brick substrate and the earliest paint layer indicating that the brick was originally left unpainted. The earliest painted finish was a moderate yellowish-pink (Munsell 10R 8/4-7/4) sanded paint most closely matching Pittsburgh Paint's PPG 1056-3 "Ashes of Roses." This light hue of this finish may be due to the use of red pigments which are often susceptible to fading in sunlight, but the color was consistent through the full depth of the paint layer. This element retained nineteen painting campaigns consisting of thirty-seven layers of paint. Some layers may be portions of painted signage such as that seen in the circa 1914 photograph.



Painted Brick
Earliest Painted Finish

Pittsburgh Paint
PPG 1056-3
"Ashes of Roses"

This finish was sanded with a fine-grained clear and cloudy quartz.

Appendix A
Paint Chronologies

255 & 261 Linden Street
Fort Collins, Colorado

PAINT CHROMOCHRONOLOGY AND COLOR MATCH

SAMPLE NUMBER LSS-001
 AND LOCATION Painted Brick 261 Linden Street
 SUBSTRATE: Brick

CHROMOCHRONOLOGY	PRIMER/ FINISH	COMMERCIAL MATCH	MUNSELL MATCH
1. Moderate Yellowish Pink	Finish	PPG 1056-3	10R 8/4-7/4
2. Light Greenish Blue	Primer		
3. Light Greenish Blue	Finish		
4. Black	Primer		
5. Dark Green	Finish		
6. Yellowish Gray	Primer		
7. Pinkish White	Finish		
8. Black	Primer		
9. White	Finish		
10. Black	Primer		
11. Orange	Finish		
12. White	Primer		
13. Orange	Finish		
14. Gray	Primer		
15. Strong Red	Finish		
16. Grayish Yellow	Primer		
17. Strong Red	Finish		
18. White	Primer		
19. Strong Red	Finish		
20. Pinkish White	Primer		
21. Pinkish White	Finish		
22. Pinkish White	Primer		
23. Pinkish White	Finish		
24. Pinkish White	Primer		
25. Pinkish White	Finish		
26. White	Primer		
27. Orange	Possible Signage		
28. White	Primer		
29. Strong Yellow	Possible Signage		
30. White	Primer		
31. Blue	Possible Signage		
32. Purple Gray	Primer		
33. Purple Gray	Finish		
34. Brownish Gray	Primer		
35. Brownish Gray	Finish		
36. White	Primer		
37. Light Brown	Finish		

PAINT CHROMOCHRONOLOGY AND COLOR MATCH CONTINUED

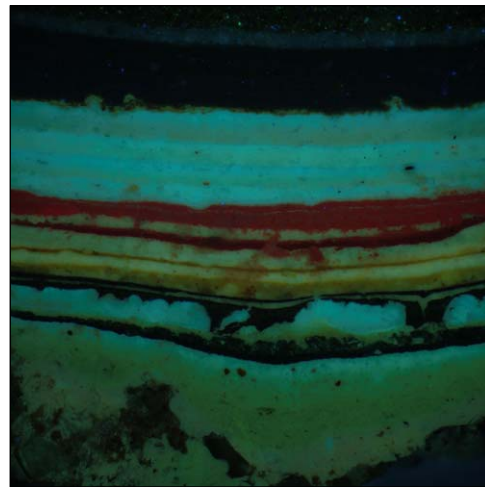
SAMPLE NUMBER LSS-001
AND LOCATION Painted Brick 261 Linden Street

Notes:

- A dirt layer is visible below the earliest finish indicating that the brick was originally left unpainted.
- Earliest retained finish is a matte sanded paint. Moderate yellowish-pink paint was sanded with a fine-grained clear and cloudy quartz.
- Several layers of paint are only visible part of the sample suggesting that these layers may be parts of painted signage such as that seen in the circa 1914 photo.
- Additional layers listed as finish may be possible signage, but these layers continued across the full surface of the cross section.



LSS-001 (Simulated Daylight)



LSS-001 (Ultraviolet Light)

PAINT CHROMOCHRONOLOGY AND COLOR MATCH

SAMPLE NUMBER LSS-002
 AND LOCATION Column 255 Linden Street
 SUBSTRATE: Cast Iron

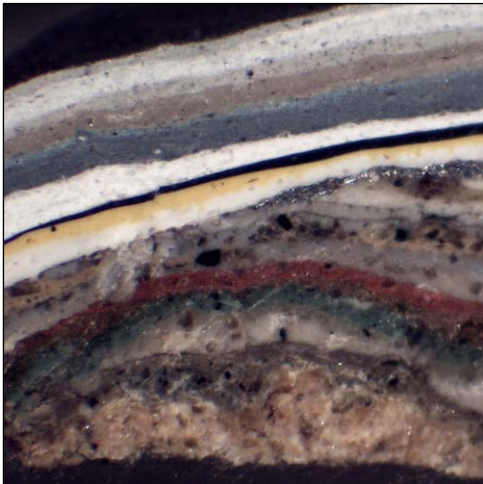
CHROMOCHRONOLOGY	PRIMER/ FINISH	COMMERCIAL MATCH	MUNSELL MATCH
1. Red Lead	Primer		
2. Pale Orange Yellow	Finish	PPG 1081-3	10YR 8/4
3. Light Olive Gray	Primer	PPG 1025-5	5Y 5/1
4. Light Olive Gray	Finish	PPG 1025-5	5Y 5/1
5. Yellowish Gray	Primer		
6. Grayish Olive	Finish		
7. Dark Gray	Primer		
8. Dark Green	Finish		
9. Orange Brown	Primer		
10. Strong Red	Finish		
11. Pinkish White	Finish		
12. Bluish Gray	Primer		
13. Light Orange	Finish		
14. Light Blue	Finish		
15. Grayish White	Finish		
16. Yellowish White	Primer		
17. White	Finish		
18. Aluminum Flake	Primer		
19. Yellowish White	Finish		
20. White	Primer		
21. Strong Yellow	Finish		
22. Black	Primer		
23. Black	Finish		
24. White	Primer		
25. White	Finish		
26. Grayish Blue	Primer		
27. Grayish Blue	Finish		
28. Brownish Gray	Primer		
29. Brownish Gray	Finish		
30. Bluish White	Primer		
31. Bluish White	Finish		
32. White	Primer		
33. Light Gray	Finish		

PAINT CHROMOCHRONOLOGY AND COLOR MATCH CONTINUED

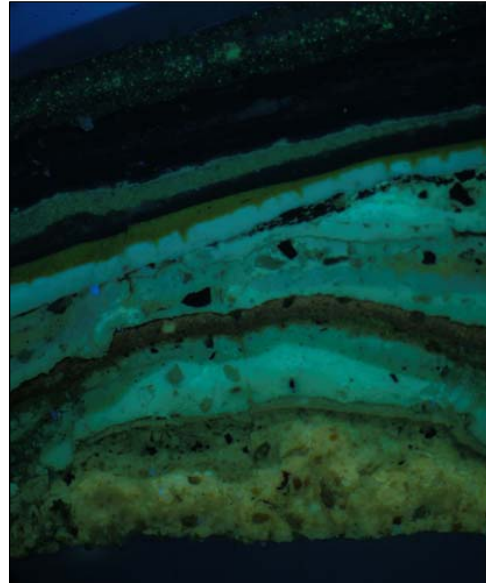
SAMPLE NUMBER LSS-002
AND LOCATION Cast Iron Column 255 Linden Street

Notes:

- Samples are heavily deteriorated
- Layers one through six are sanded paints which may be mimicking stone.
- The pale orange yellow paint at layer two is matte sanded with a fine-grained clear and cloudy quartz.
- The light olive gray paint at layers three and four are sanded with a fine-grained clear and cloudy quartz, but also with a fine grained, shiny black onyx.



LSS-002 (Simulated Daylight)



LSS-002 (Ultraviolet Light)