



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: September 21, 2022

EXPIRATION: September 21, 2023

Chris Orton
723 W. Olive St.
Fort Collins, CO 80521

Dear Mr. Orton:

As you are aware, last evening the Historic Preservation Commission gave Final Design Review approval for the work you are proposing for the Parsons/Morgan House and Attached Garage, at 723 W. Olive St.

More specifically, the Commission approved:

1. The rear addition to the house/attached garage
2. The new detached garage/studio

Applicable Code Standard	Summary of Code Requirement and Analysis	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>The property is retaining its historic use.</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>Elements of the property that will be altered, obscured, or removed by the addition are on the rear of the property and are not considered character-defining to the property's architectural importance.</p>	Y

SOI #3	<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>The addition will have sufficiently differentiated materials and window patterning to make it distinguishable from the historic building via simplified window configurations and use of siding with a wider reveal. Similar choices in the design of the proposed garage/studio keep it from being mistaken for a historic alley-loaded garage.</p>	Y
SOI #4	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p>The mudroom that is proposed to be expanded and modified as part of this addition is not a character-defining feature of this property and was added at an unknown date.</p>	Y
SOI #5	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p>Character-defining features of this property are predominantly on the front of the building. Although historic materials would be removed as part of this project, including siding and several windows, as well as the mudroom and garage bump-out, these rear-facing elements are not character-defining to the Bungalow type, for which this property is significant.</p>	Y
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>	N/A
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>It is unlikely that excavation for the proposed addition or garage/studio will reveal archaeological resources, but the applicant/owner should note this requirement.</p>	Y
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</i></p>	Y

	<p><i>compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i></p> <p>As noted above, although historic materials would be removed to allow for the proposed addition, these materials and features are located on the rear and are not character-defining in relation to the significance of the property. The proposed addition is differentiated via simplified window patterns and different lapboard reveal. In general, the addition appears compatible with the architectural features, scale, and massing of the property and its environment, being largely screened from view from West Olive Street by the historic portion of the house and garage. The project could improve its differentiation from the historic house and garage by incorporating a clearer distinction between the new/old rooflines.</p> <p>Because of its placement behind the original garage and house and because the new construction adds 427 square feet to a 1,194 square-foot house (approx. 35%), the addition would be subordinate to the historic structure. The proposed addition is also slightly inset from the east and west elevations of the historic house and garage, minimizing the appearance of the addition from the street.</p> <p>The proposed garage/studio building is 30” taller than the ridge of the existing house according to submitted materials – Because of the location of this proposed structure at the back of the lot, moved 2-feet closer to the alley in plans updated since the conceptual review, it has minimal impact on the appearance of the historic home from the street.</p>	
<p>SOI #10</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>The proposed addition is located on the rear of the existing house and would not remove character-defining features or elements that would be difficult to reconstruct if the addition were reversed in the future. Elements that would be removed to accommodate the proposed addition include six-light windows, the siding material, and the mudroom and garage bump-out of unknown date. The design currently includes an added beam and post at the east side of the garage to prevent need to deconstruct the garage roof, and the design also uses or enlarges several existing window/door openings for entries.</p>	<p>Y</p>

The proposed new garage/studio would not impact the integrity of the historic property if removed in the future.

The Commission found that the proposed work meets the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code. Notice of the approved application has been forwarded to building and zoning staff to facilitate the processing of any permits that are needed for the work.

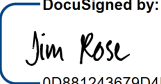
Please note that all ensuing work must conform to the approved plans. Any non-conforming alterations are subject to stop-work orders, denial of Certificate of Occupancy, and restoration requirements and penalties.

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.

You may appeal this decision within two weeks by submitting a written notice of appeal to the City Clerk within fourteen (14) calendar days of this decision. Grounds and process for appeals are enumerated in Chapter 2, [Division 3](#) of the Fort Collins Municipal Code.

If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact staff at preservation@fcgov.com or at (970) 224-6078.

Sincerely,

DocuSigned by:
 9/23/2022
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Jim Rose, Co-Chair
Historic 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

Chris Orton

Applicant's Name

Daytime Phone

Evening Phone

723 W Olive St, Fort Collins, Colorado 80521

Mailing Address (for receiving application-related correspondence)

State Zip Code

chris.orton@colostate.edu

Email

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

N/A

Owner's Name

Daytime Phone

Evening Phone

Mailing Address (for receiving application-related correspondence)

State Zip Code

Email

Project Description

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

The project has two phases. Phase 1 is building a master suite on the back of the existing house and enlarging the existing mudroom in order to bring the stairs to the basement into code compliance. Phase 2 consists of building an alley loaded detached garage with an art studio above. These will be under 2 separate permits but their construction timing would ideally overlap. We would like to start both projects this fall and have them finished by spring 2023.

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.

Feature A Name: Mudroom	
<p>Describe property feature and its condition: Mudroom expansion</p>	<p>Describe proposed work on feature: The existing mudroom will be expanded to the south approximately 3 feet. The expansion will require the removal of the existing roof and ceiling structure and the existing south wall, both the foundation wall above grade and the frame wall. We will preserve the east and west walls. The primary reason for the expansion is to increase the safety of the stairs to the basement. They are currently extremely steep with treads that measure approximately 7". We are unable to expand them into the basement because of headroom constraints. It is unclear whether the mudroom is an original feature of the house. It was likely added to the house later to enclose a set of exterior stairs to the basement.</p>
Feature B Name: New Master Bedroom & Bath	
<p>Describe property feature and its condition: New master bedroom and bath addition</p>	<p>Describe proposed work on feature: The house is currently a one-bedroom house with a non-conforming bedroom in the basement. We are proposing to add a new master bedroom and bath to the rear(south) of the house and existing garage. The addition will have similar roof lines as the existing structure but will be easily distinguishable. For example, the original siding and trim material has been covered with a metal siding that looks like lap siding (from a distance) but we plan to use a modern equivalent of lap siding with a different reveal pattern than the existing. We also plan to use cedar shingles (or a paintable equivalent) in the gables of the addition which the current structure does not have. The overall size and massing of the addition is in keeping with the existing house. The roof lines are similar but slightly lower so when viewed from the street or alley the addition will not overwhelm the original the house. The addition is being designed in such a way that if desired, it could be removed and the original structure could be restored. We will over-frame a portion of the east side of the garage roof but we will not deconstruct the roof. The east wall of</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.

Feature B Name: New Master Bedroom & Bath(continued)	
<p>Describe property feature and its condition: New master bedroom and bath(continued)</p>	<p>Describe proposed work on feature: the garage will not be removed. It will act as an interior wall between the master closets and the garage but will only support the garage roof. And finally, by adding this new bedroom and bath it will make the house more functional for this owner and other owners in years ahead. It is common in Old Town Fort Collins for these older homes with few bedrooms to be turned into short term rentals because they become impractical for a family of average size to live in. By adding this bedroom, it will help to keep it functioning in its historic purpose as a family residence.</p>
Feature C Name: Detached Garage & Art Studio	
<p>Describe property feature and its condition: New detached garage and studio</p>	<p>Describe proposed work on feature: The proposed garage with art studio above is phase 2 of this project but will get underway shortly after phase 1 is started. It will be under a separate building permit. The proposed garage will also expand the functionality of the property for the current owner and for future owners. Most families have multiple cars and the existing garage, while historic, is not very functional for modern cars except for the most compact. It will be converted to a bike garage and still maintain its historic features. The new structure will use the same materials on the exterior as the addition in features A & B and will have similar roof and eave details. The main ridge of the roof will be approximately 30” higher than the main ridge of the house but because it is located at the rear of the lot it will not be visible from most locations on the street and sidewalk.</p>

Use Additional Worksheets as needed.

Required Additional information

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

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

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

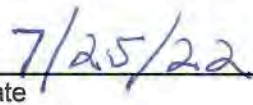
- Drawing with dimensions.
- Product specification sheet(s).
- Description of materials included in the proposed work.
- Color sample(s) or chip(s) of all proposed paint colors.

Partial or full demolition is a part of this project.

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



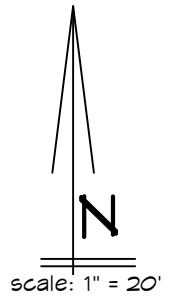
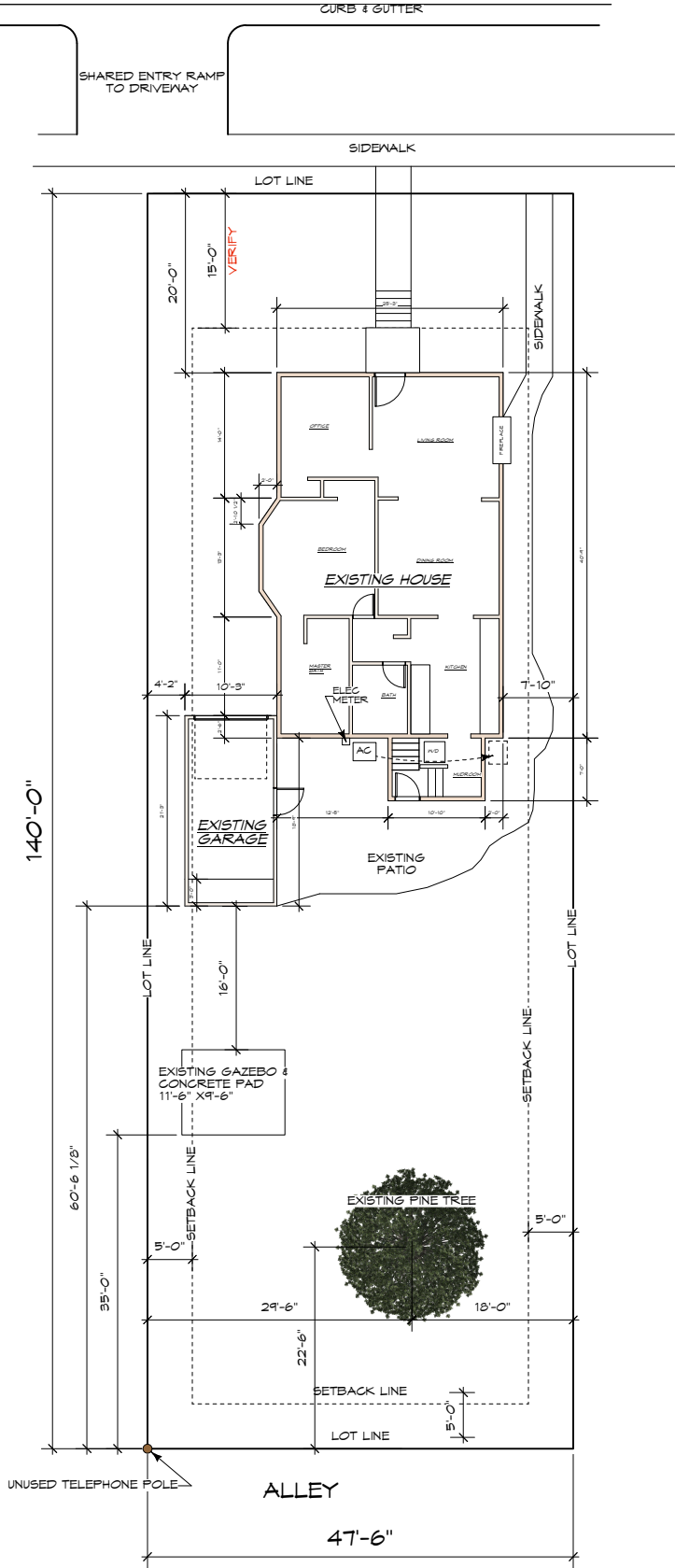
Signature of Owner



Date



WEST OLIVE STREET

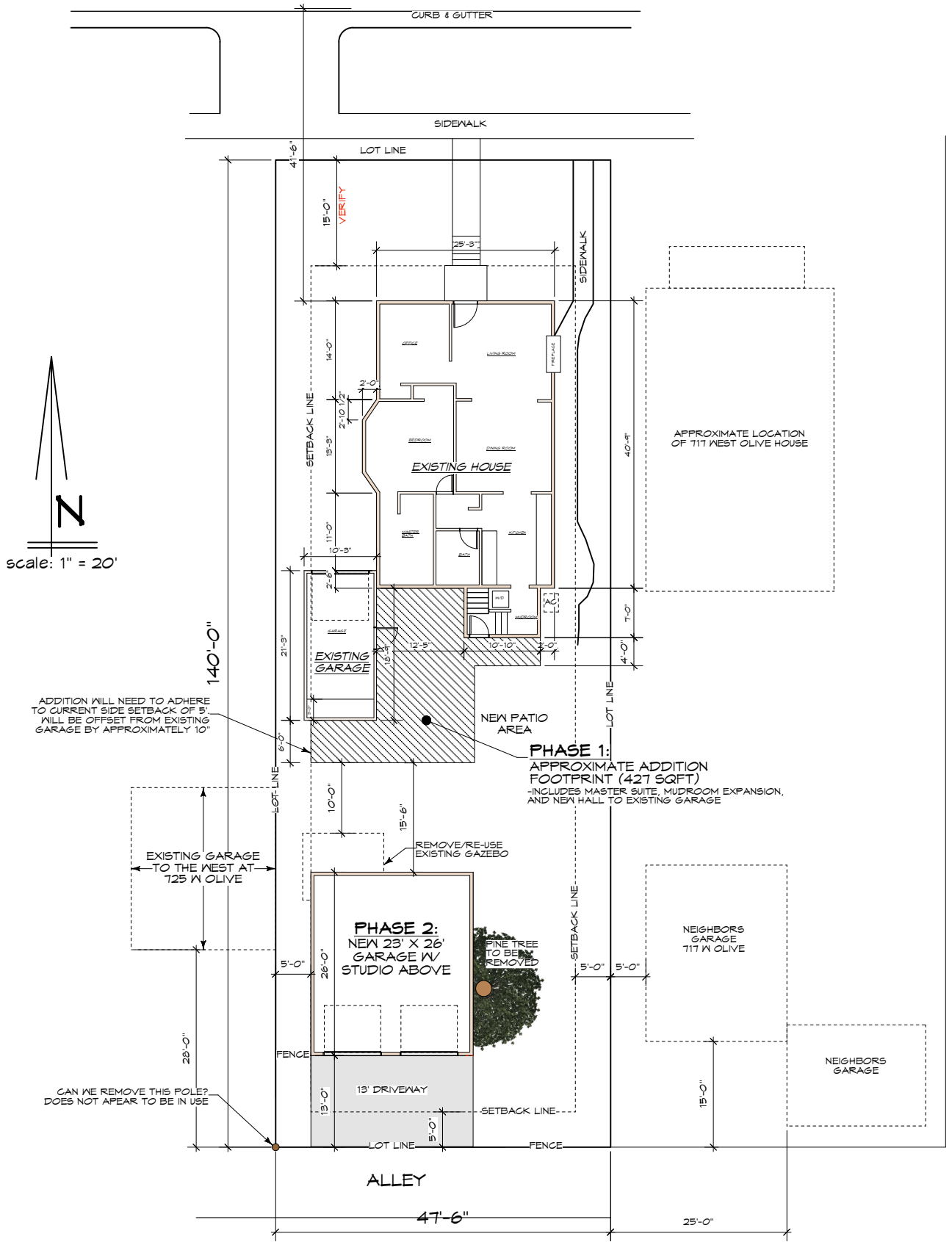


1 Site Plan - Existing

Orton Residence
723 West Olive St
Fort Collins, CO

6/29/2022

WEST OLIVE STREET



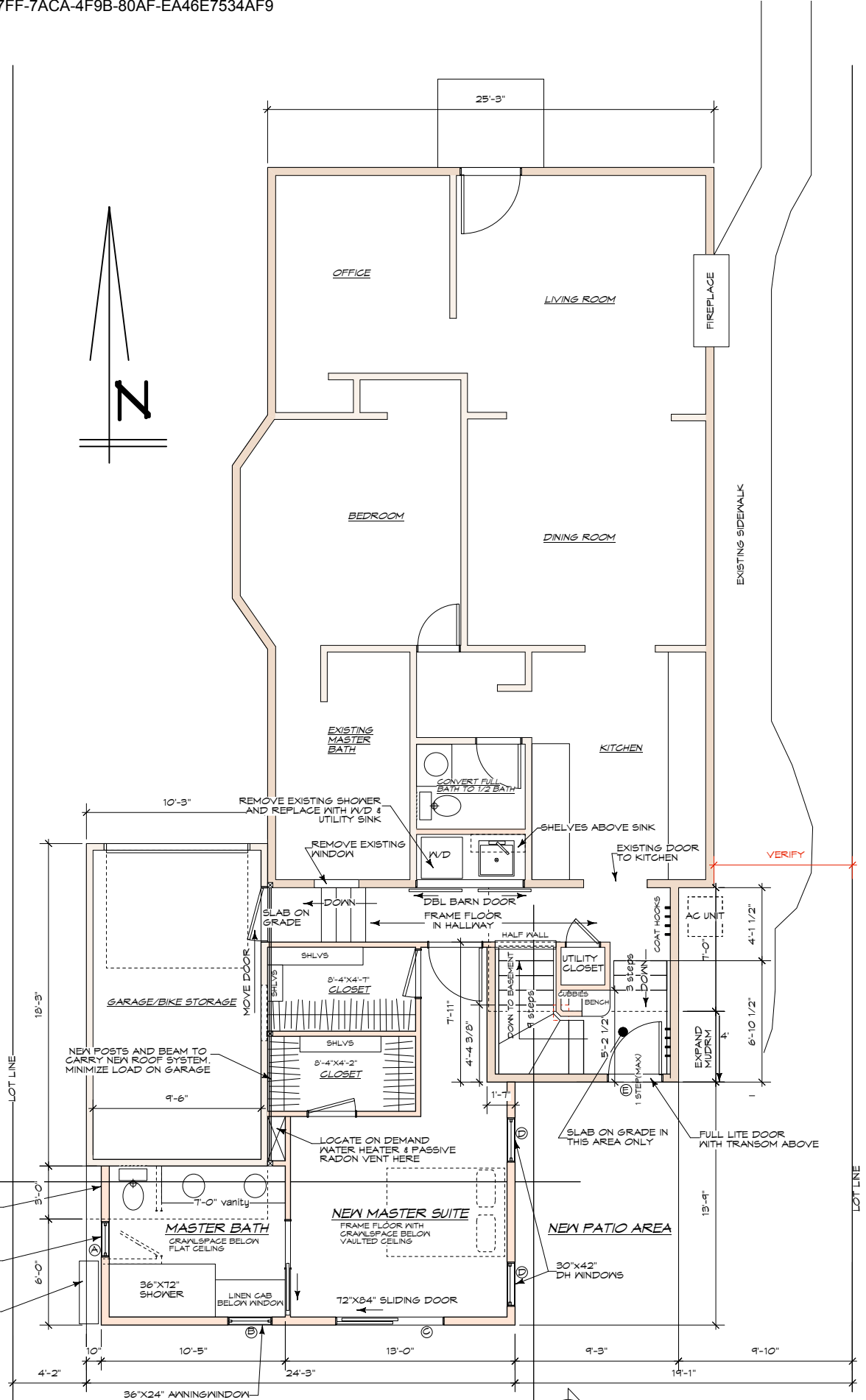
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8/23/2022

8/23/2022

Orton Residence
723 West Olive St
Fort Collins, CO

A1

FLOOR PLAN



REMOVE EXISTING SHOWER AND REPLACE WITH W/D & UTILITY SINK
 REMOVE EXISTING WINDOW
 CONVERT FULL BATH TO 1/2 BATH
 SHELVES ABOVE SINK
 EXISTING DOOR TO KITCHEN
 VERIFY

SLAB ON GRADE
 DBL BARN DOOR
 FRAME FLOOR IN HALLWAY

SLABS
 8'-4"x4'-1" CLOSET
 8'-4"x4'-2" CLOSET

NEW POSTS AND BEAM TO CARRY NEW ROOF SYSTEM. MINIMIZE LOAD ON GARAGE

LOCATE ON DEMAND WATER HEATER & PASSIVE RADON VENT HERE

EXISTING GARAGE BUMPOUT GIVEN TO MASTER BATH

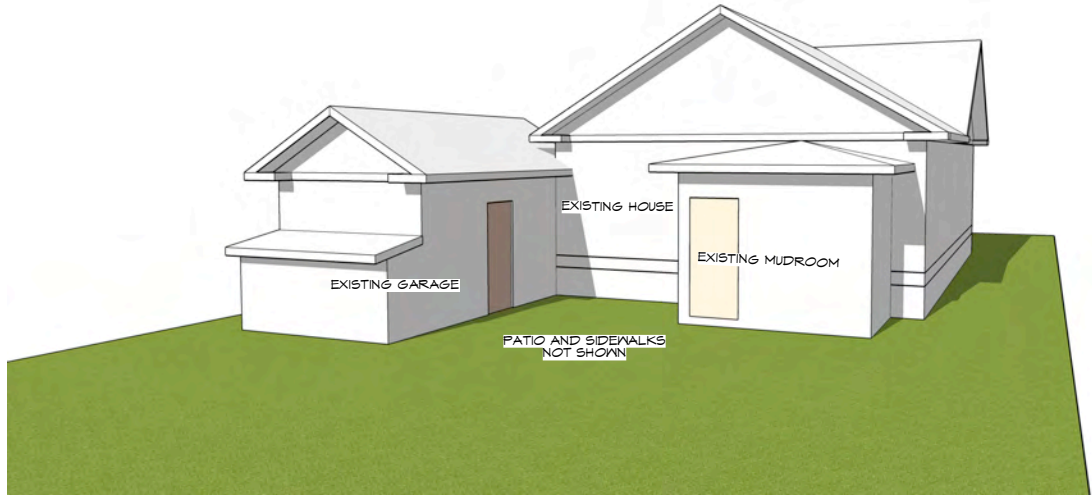
HIGH AWNING WINDOW

STUDIO TO BE HEATED AND COOLED BY MINISPLIT UNIT. EXTERIOR UNIT LOCATED ALONG WEST WALL. EXACT LOCATION TBD. INTERIOR UNIT LOCATED IN ATTIC

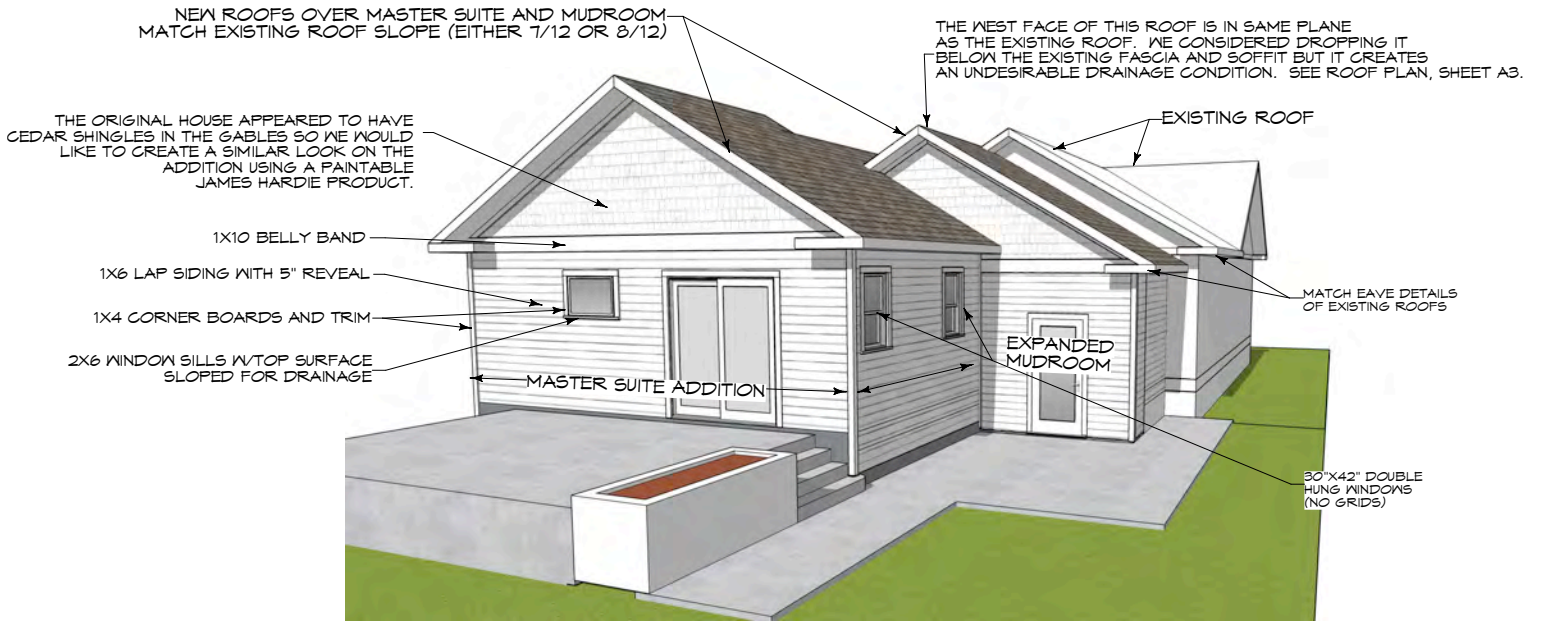
7/15/2022

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723 West Olive St
Fort Collins, CO

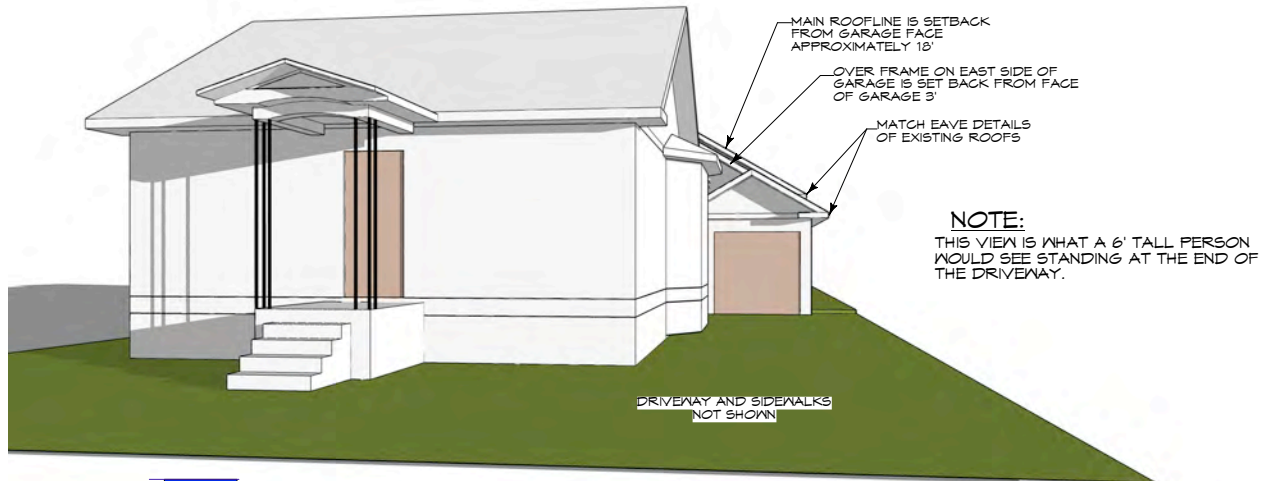
A2
BUILDING
IMAGES



1 Existing-Viewed from Southeast
A2 SCALE: NTS



2 New Master Suite & Extended Mudroom-Viewed from southeast
A2 SCALE: NTS

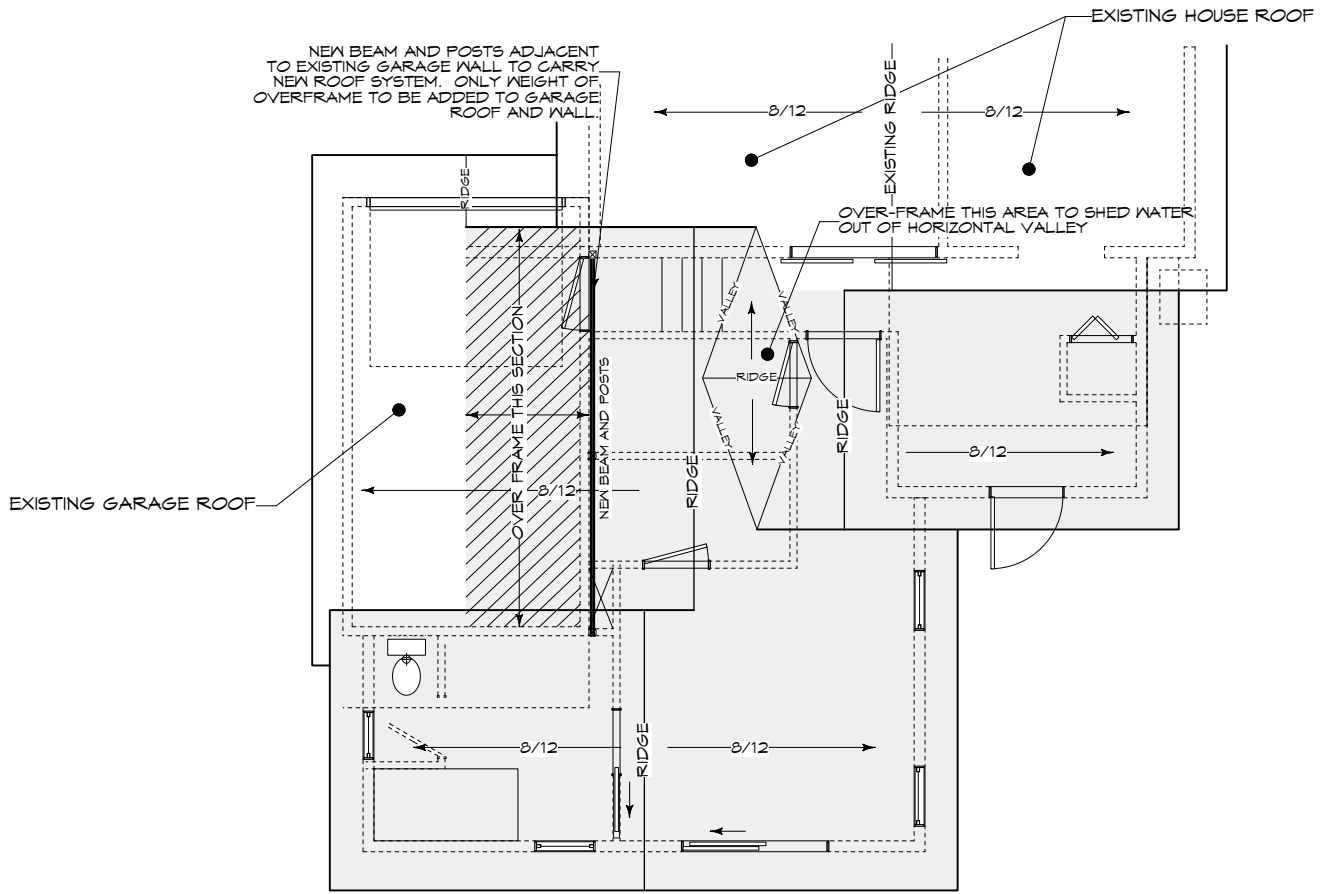


3 View From Street directly in front of Garage
A2 SCALE: NTS

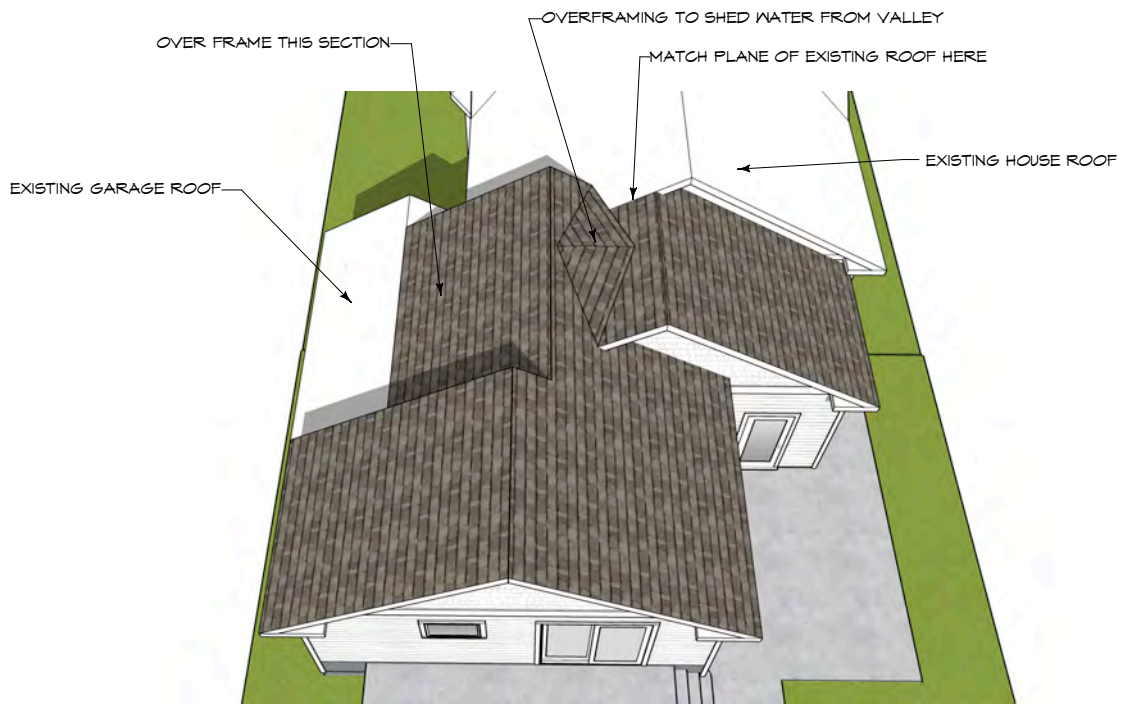
7/15/2022

Orton Residence
723 West Olive St
Fort Collins, CO

A3
ROOF PLAN

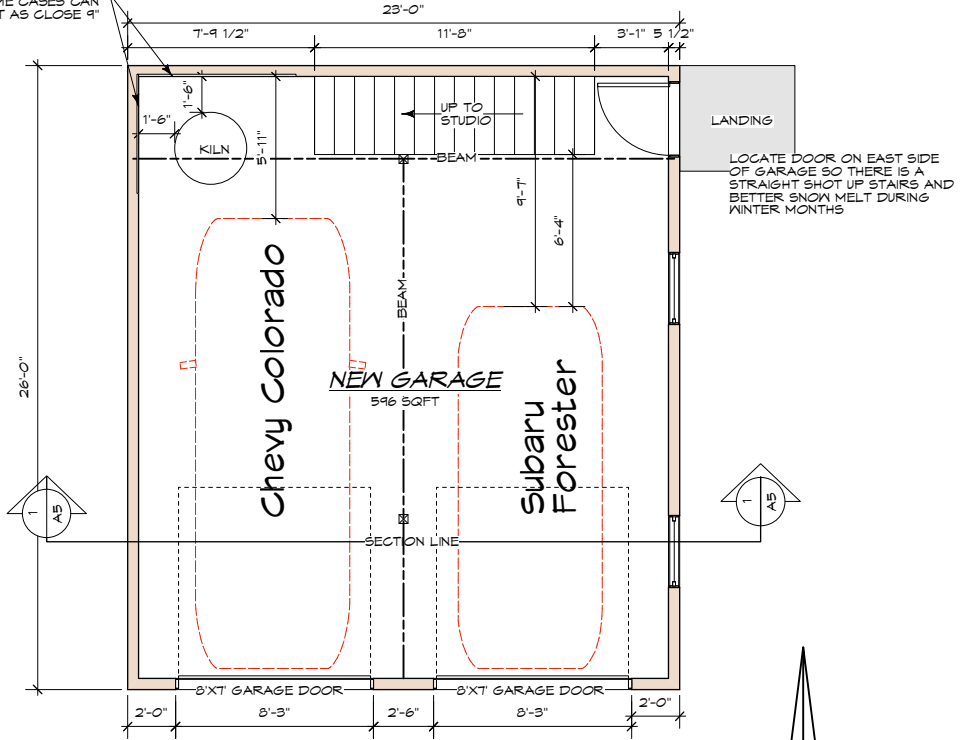


1 Roof Plan
A3 SCALE: 1/8"=1'

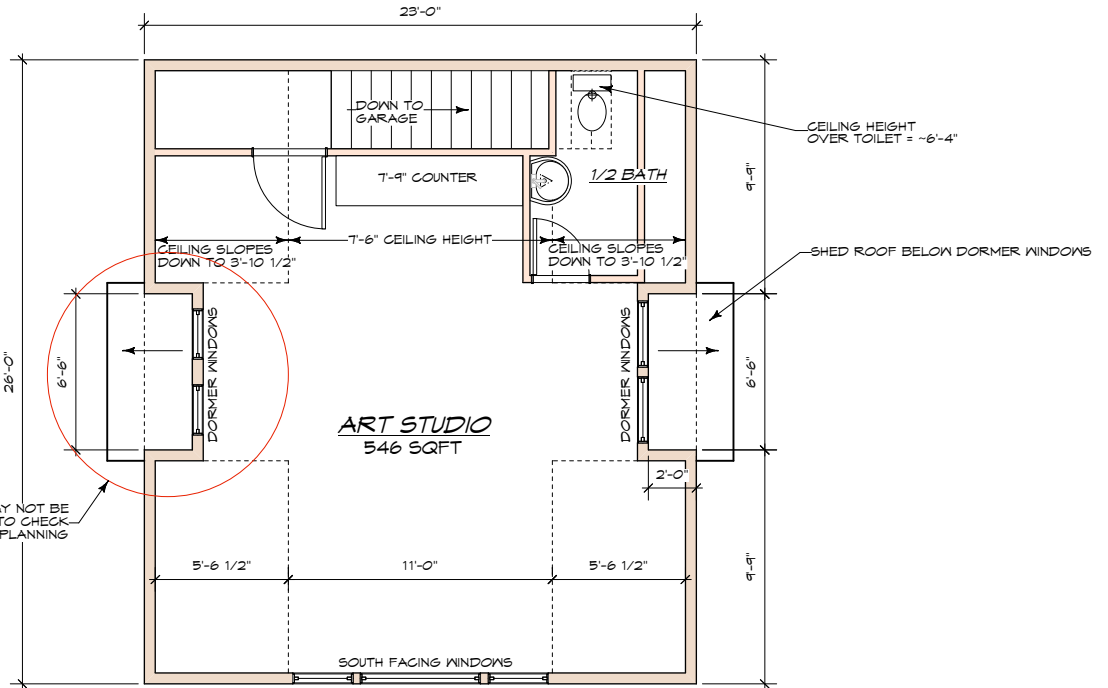


2 Perspective of Roof from South
A3 SCALE: NTS

NON-COMBUSTIBLE WALL SURFACES HERE. CAN PUT THE KILN WITHIN 18" OF THE WALL. IN SOME CASES CAN GET AS CLOSE 9"



1 New Garage Plan SCALE: 1/8"=1'
A4 Footprint: 598 sqft



2 New Studio Plan SCALE: 1/8"=1'
A4 Area: 546 sqft

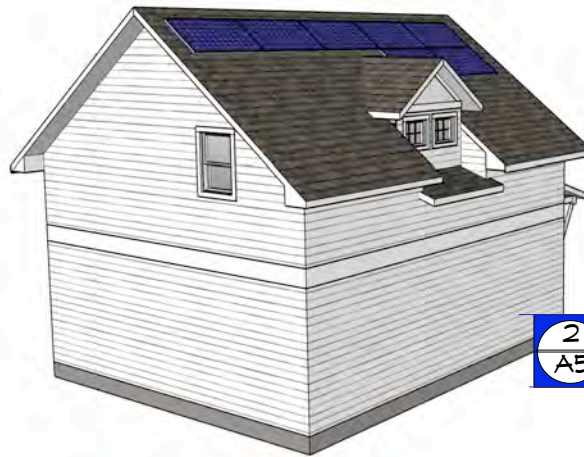
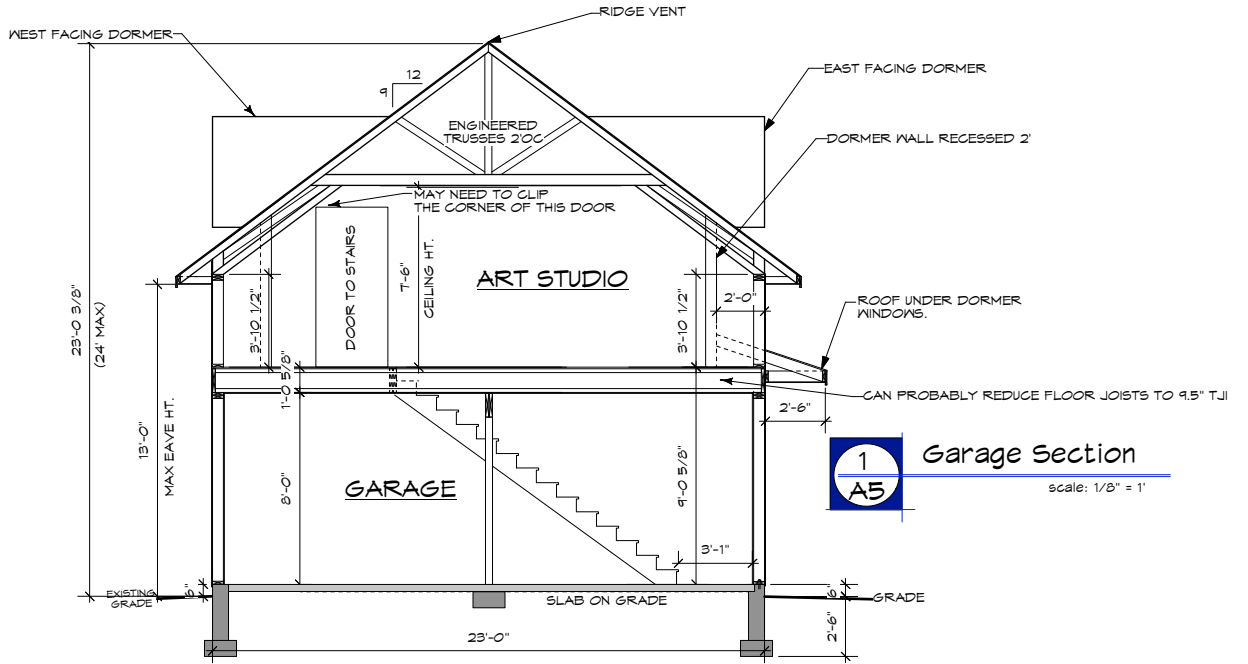
**Ceiling ht of upper floor needs to be under 7'-6". Also restrictions on east and west wall ht's and eaves.

7/15/2022

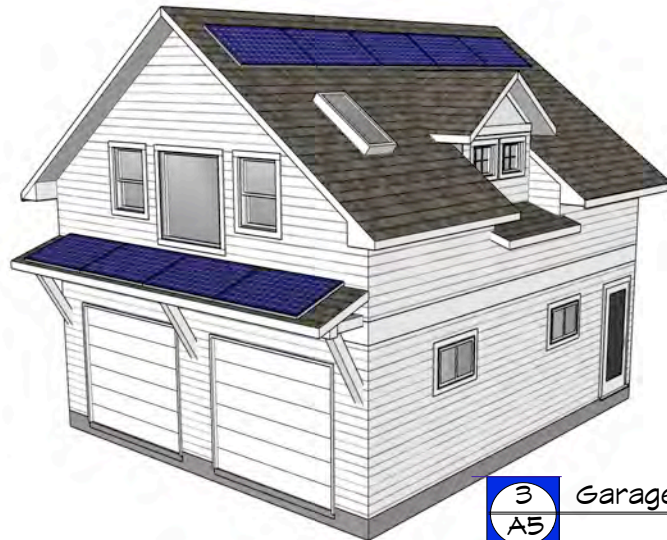
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 Fort Collins, CO

A4

GARAGE & STUDIO PLANS



2 Garage from NW
A5



3 Garage from SE
A5

7/15/2022

Orton Residence
723 West Olive St
Fort Collins, CO

A5

GARAGE SECTION
& IMAGES

PHASE 1:

PROPOSED ADDITION TO EXISTING HOUSE

PHASE 2:

PROPOSED NEW GARAGE WITH ART STUDIO ABOVE

HEIGHT DIFF BETWEEN GARAGE AND EXISTING HOUSE

EXISTING HOUSE @ 723 W OLIVE ST

~30"



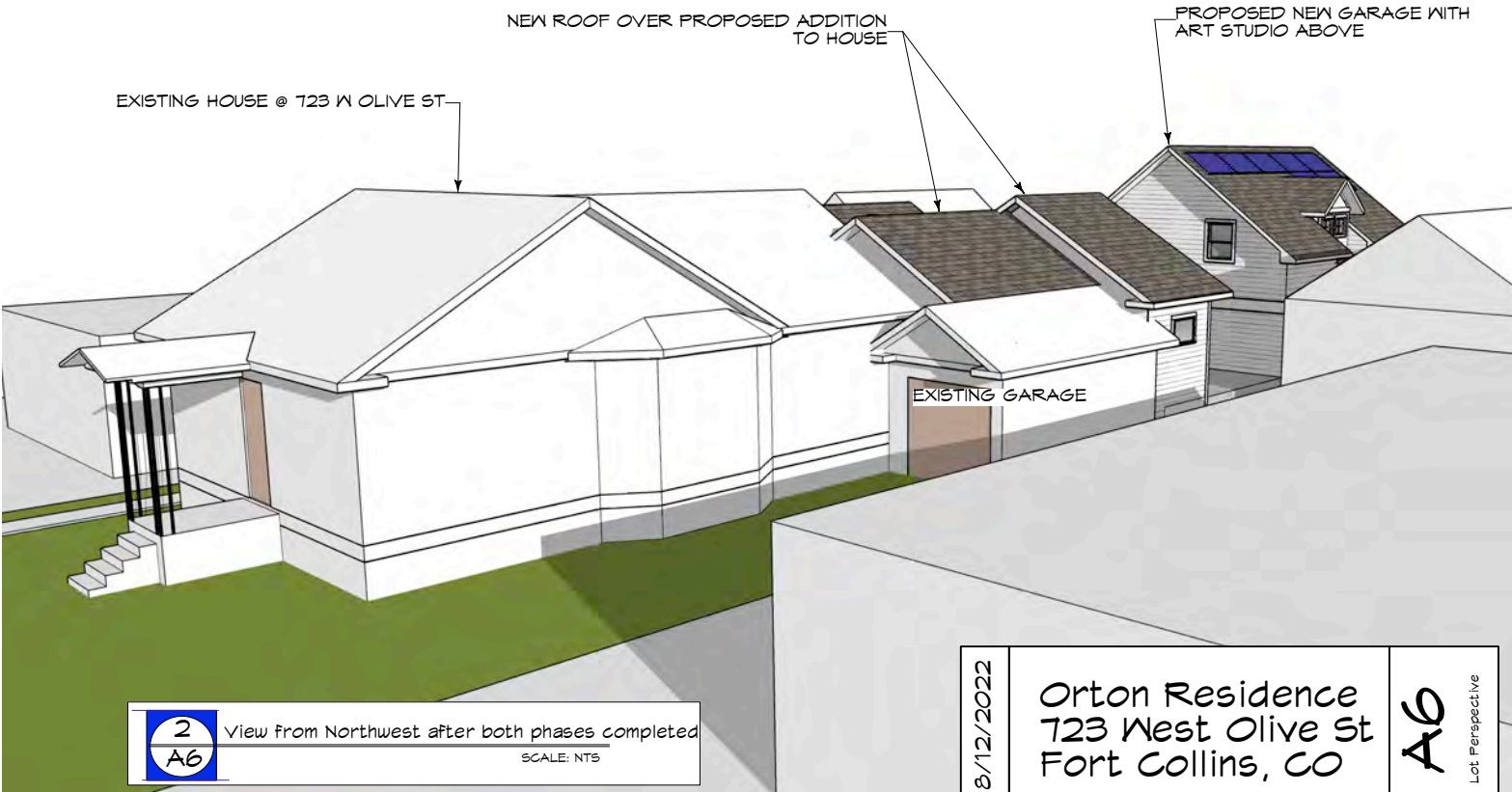
1 View from Southeast after both phases completed
A6 SCALE: NTS

NEW ROOF OVER PROPOSED ADDITION TO HOUSE

PROPOSED NEW GARAGE WITH ART STUDIO ABOVE

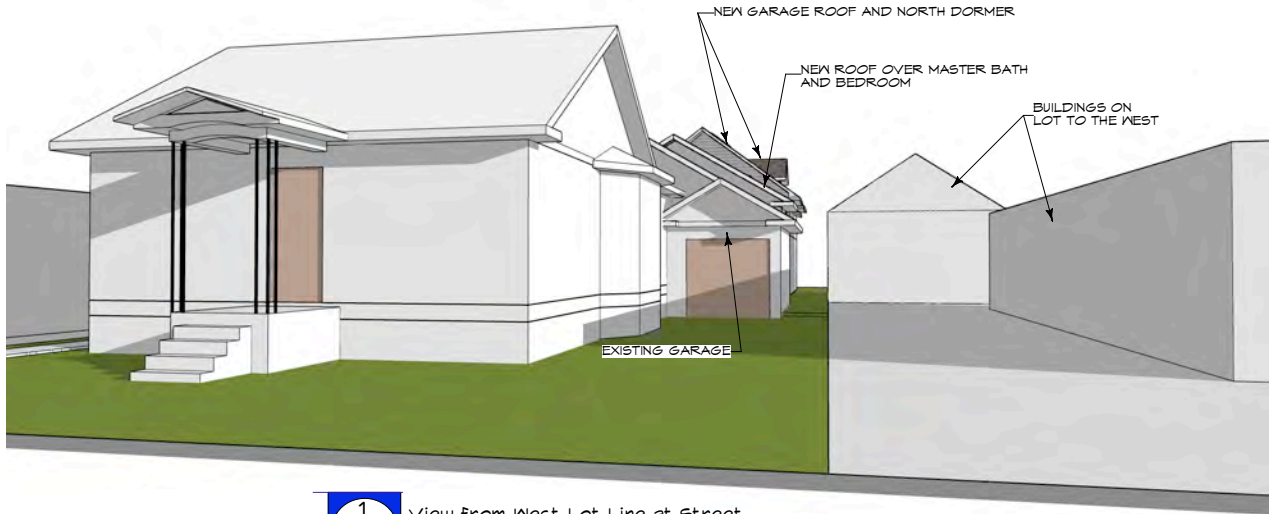
EXISTING HOUSE @ 723 W OLIVE ST

EXISTING GARAGE



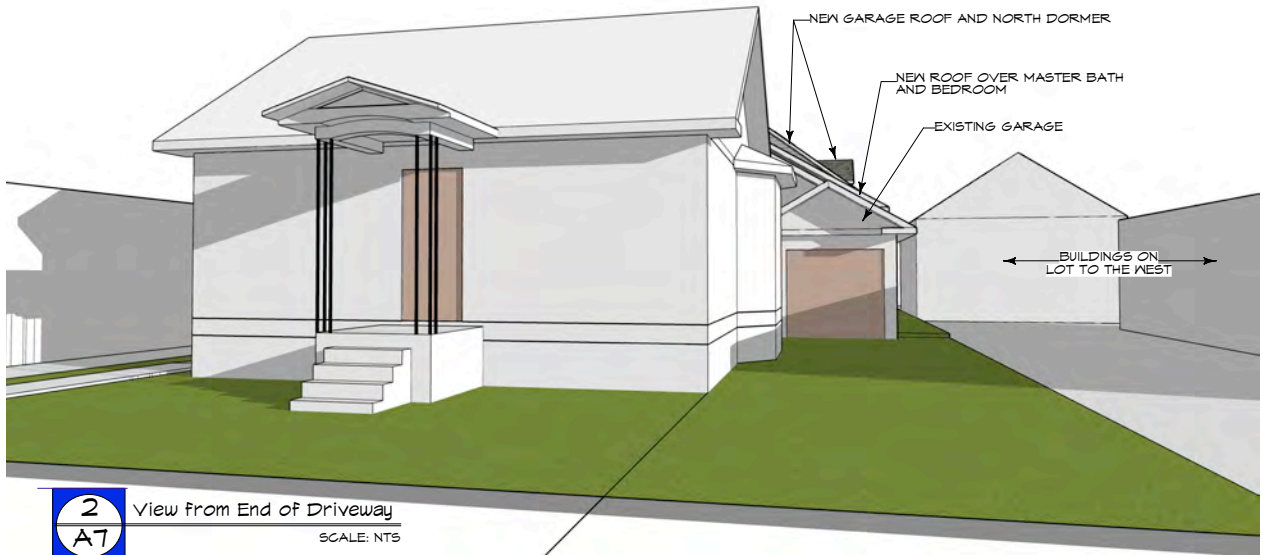
2 View from Northwest after both phases completed
A6 SCALE: NTS

8/12/2022	Orton Residence 723 West Olive St Fort Collins, CO	A6 Lot Perspective
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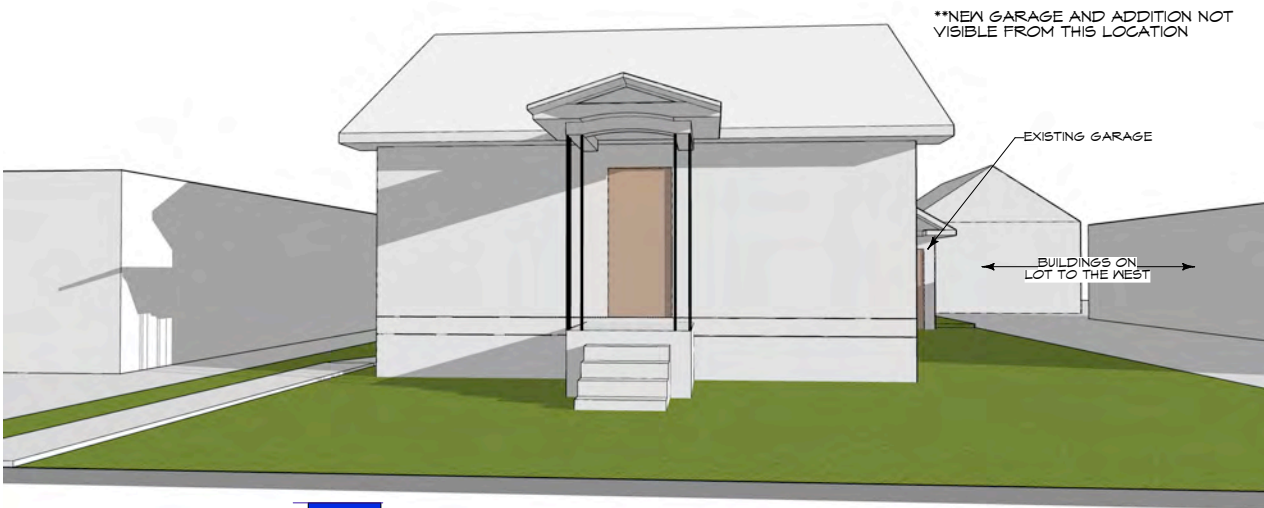


1
A7 View from West Lot Line at Street
SCALE: NTS

GENERAL NOTES:
 1) THIS VIEWS ARE WHAT A 6' TALL PERSON WOULD SEE AT EACH OF THESE LOCATIONS. (1) WEST LOT LINE AT STREET (2) END OF DRIVEWAY AT STREET (3) MIDDLE OF LOT AT STREET
 2) VIEWS FROM EAST LOT LINE & STREET NOT INCLUDED BECAUSE PROPOSED GARAGE AND ADDITION ARE NOT VISIBLE.



2
A7 View from End of Driveway
SCALE: NTS

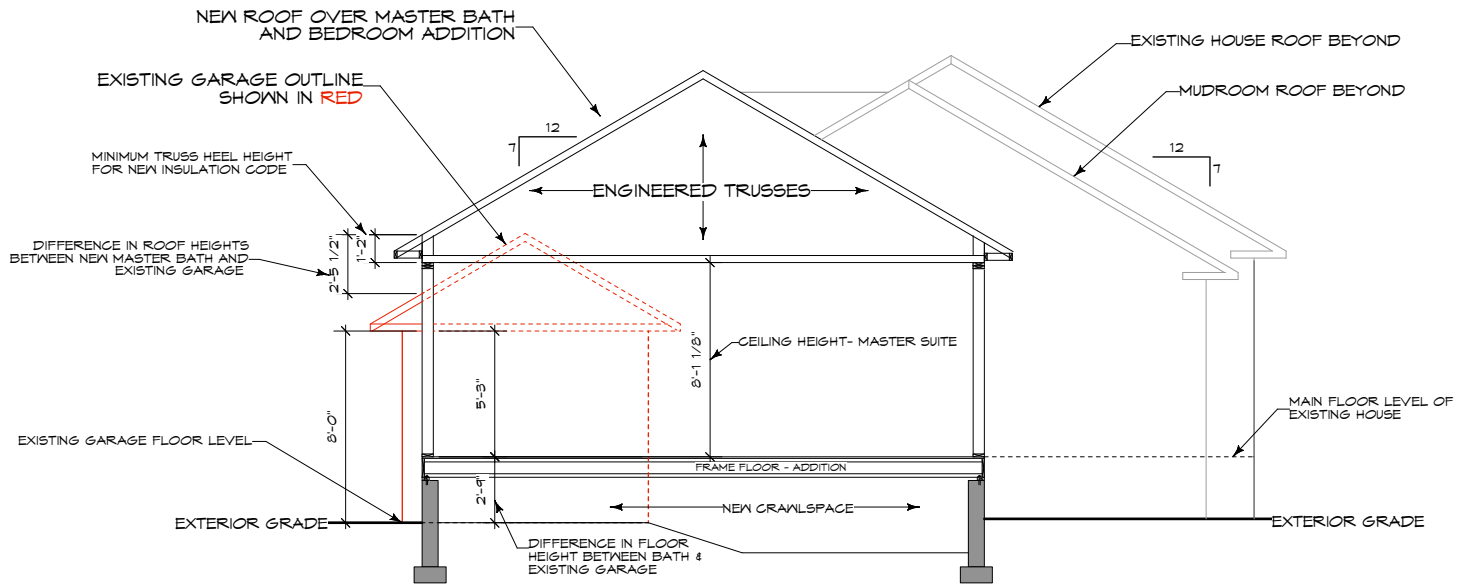


3
A7 View from Mid Lot at Street
SCALE: NTS

8/12/2022

Orton Residence
 723 West Olive St
 Fort Collins, CO

A7
 Views from Street



Building Section Thru Master Bath & Bedroom

SCALE: 1/8"=1'

COMMENTS: THIS IS A BUILDING SECTION CUTTING THRU THE NEW MASTER BATH AND BEDROOM LOOKING NORTH TOWARD THE EXISTING HOUSE AND GARAGE. THE RED LINES SHOW THE EXISTING GARAGE LOCATION AND HEIGHT RELATIVE TO THE PROPOSED ADDITION. IN THE LAST MEETING ONE COMMISSIONER ASKED IF IT WOULD BE POSSIBLE TO DROP THE ROOF OVER THE PROPOSED MASTER BATH TO MATCH THAT OF THE EXISTING GARAGE. I NEGLECTED TO MENTION THE DIFFERENCE IN FLOOR HEIGHTS BETWEEN THE ADDITION AND EXISTING GARAGE. THERE IS APPROXIMATELY A 2'-9" DIFFERENCE BETWEEN THE FLOOR ELEVATIONS WHICH MAKES IT IMPRACTICAL TO DROP THE ROOF OVER THE MASTER BATH TO MATCH THE GARAGE. THIS WOULD CREATE AN EXTREMELY LOW CEILING HEIGHT ON THE WESTSIDE OF THE BATHROOM. WE WANT TO KEEP PROPOSED BEDROOM AND BATH FLOOR LEVELS THE SAME AS THE REST OF THE HOUSE SO THERE ARE NO INTERNAL STEPS ON THE MAIN FLOOR.

8/23/2022

Orton Residence
723 West Olive St
Fort Collins, CO

A8

Building Section

Orton Residence Window Schedule and Exterior Materials List

WINDOW SCHEDULE													
JOB ADDRESS											Window Manufacturer:		
Orton Residence											Anderson or Marvin		
723 West Olive											DbI Pane, LowE w/Argon		
Fort Collins, CO											Exterior: Metal Cald - White		
											Interior: Wood		
CODE	ROOM	FACE	QNTY	TYPE	R.O.	JAMB	HEAD HT	TEMPERED	EGRESS	MULLED	GRILLS	Anderson Series	NOTES
A	Master Bath	W	1	Awning	24" x 24"	NA	7'-0					400 Series	Frosted
B	Master Bath	S	1	Awning	36" x 24"	NA	7'-0					400 Series	
C	MasterBedroom	S	1	Sliding Patio Door	72" x 84"	NA	7'-0					??	
D	MasterBedroom	E	2	DH	30" x 42"	NA	7'-0					A-Series	
E	Mudroom	S	1	Door	36" x 84"	NA	7'-0						

Exterior Finishes:

Siding: 1x6 lap siding with a 5" reveal(use either hardiplank or Smart Siding)

Gable Siding: Cedar shingles or similar material from James Hardie

Corner Boards & Trim: 1x4 hardboard

Window Sills: 2x6 painted and sloped to shed moisture

Colors: Match existing body color and window trim color



723











