



Historic Preservation Services

Community Development & Neighborhood Services

281 North College Avenue

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Fort Collins, CO 80522.0580

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CERTIFICATE OF APPROPRIATENESS

ISSUED: October 6, 2022

EXPIRATION: October 6, 2023

City of Fort Collins
c/o David G. Kittridge
1034 W. Mountain Ave.
Fort Collins, CO 80521

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the Fort Collins Waterworks at 2005 N. Overland Trail, 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) Remove non-original filter room doors and replace with wood door more consistent with other doors on the building as described in the following application.

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 can be reached at yjones@fcgov.com or at 970-658-0263.

Sincerely,

Yani Jones
Historic Preservation Planner

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	<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>	N/A
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>The door being replaced is not original to the Waterworks building and is therefore not a distinctive material. This project does not impact spaces and spatial relationships on the property. The door opening itself will not be altered as part of this project.</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 new door proposed is appropriate to and compatible with the Waterworks building and does not create a false sense of historical development.</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 door being removed and replaced is not characteristic to this building and has not developed its own significance.</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>The door being replaced is not a distinctive feature or example of construction/craftsmanship characteristic to the property.</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> <p>The doors being replaced are not distinctive, but the replacement proposed is compatible with the design of other doors on the property, being of wood (Douglas fir) and including angled boards in the door panels, a distinctive characteristic of a historic door on the property.</p>	Y

SOI #7	<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>	N/A
SOI #8	<i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i>	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>Materials characteristic to the property will not be destroyed as part of this project. The proposed door is compatible with other doors on the property but does not directly imitate them.</p>	Y
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



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

David G. Kittridge	407 491-2679	970 568-8511
Applicant's Name	Daytime Phone	Evening Phone
1034 W. Mountain Ave, Fort Collins, CO 80521		
Mailing Address (for receiving application-related correspondence)	State	Zip Code
dkittridge@gmail.com		
Email		

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

City of Fort Collins, Colorado		
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.

At the 1882-1883 Fort Collins Water Works, located at 2005 N. Overland Trail, we would like to remove the existing Filter Room doors. These doors were added later and were not part of the original construction. They do not match the style of the original building. We will replace these doors with ones that are consistent with the style and construction of the other doors on the building. We would like to accomplish this work by the end of 2023 contingent on available funding.

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:	
Describe property feature and its condition: Existing Front Door	Describe proposed work on feature: The existing front doors will be replaced with doors that is more consistent with the style of the building. Picture 1 shows the door in the style of the original building. Picture 2 shows the existing front door. Picture 3 show the new proposed front door. The new front door will be constructed of 2-1/2 inch thick Douglas fir and the panels will be made from 3/4 inch thick by 4 inch wide bead board. The hinges and latches will match the style of the original building. The color will match the existing door.
Feature B Name:	
Describe property feature and its condition:	Describe proposed work on feature:

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 Applicant



Date

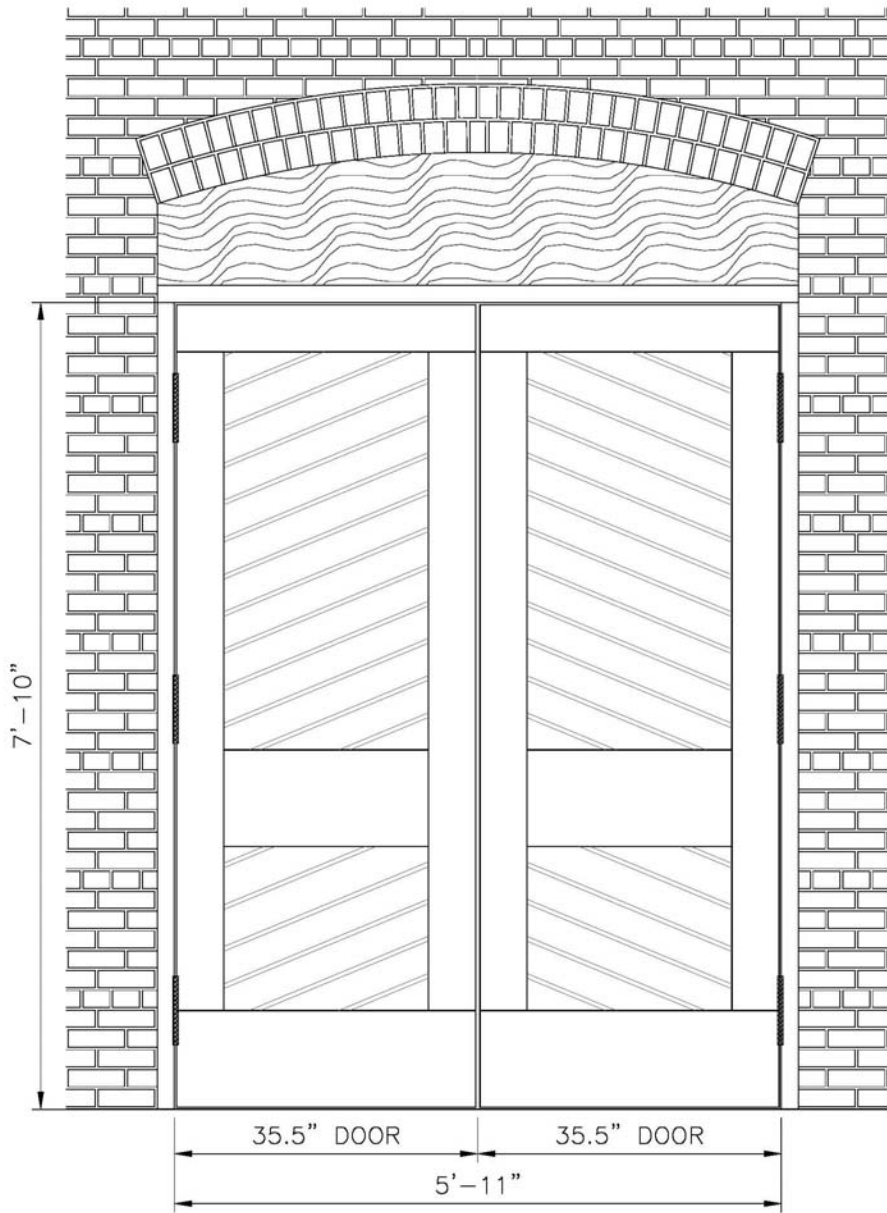




Picture 1-Elevation of Existing Door at the 1882-1883 Building



Picture 2- Elevation of Existing Door at the Filter Building



Picture 3- Proposed Elevation of New doors for the Filter Building