



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: December 12, 2022

EXPIRATION: December 12, 2023

Zoey Frank and Peter Erickson
622 Remington St.
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the C.M. Smith House at 622 Remington St., 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) Conversion of existing basement window (see photos) into egress window with guardrail.
 - a. Egress window shall be aluminum-clad wood material and of an outswing casement type.
 - b. Guard rail shall be simple in design and any necessary mounting points on house shall be drilled only into mortar joints, not brick/stone faces, to prevent damage.
- 2) Installation of window for bathroom in existing basement window opening (currently boarded with ventilation equipment – see photos).
 - a. Window shall be fiberglass material and of either a single-light casement or hopper type.

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	<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 use of this property will remain residential.</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>There is a non-historic metal window and its storm in the location of the egress window and the window opening in the location of the bathroom window is boarded up with ventilation equipment, and so no distinctive window materials or features will be removed as part of this project. Some stone foundation material will need to be removed to accommodate the height of the egress window, but it shall be the minimum required and mostly sub-grade material because the existing opening is wide enough to accommodate an egress window. Although the egress window must be protected according to building code due to its proximity to a path, the addition of the guardrail is an alteration that would not irreversibly alter the property.</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>	N/A
SOI #4	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p>	N/A
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>By using an existing window opening wide enough to accommodate an egress window, as much stone foundation material as possible shall be preserved. The bathroom window will use an existing opening as well, and so the stone foundation will be preserved.</p>	Y

<p>SOI #6</p>	<p><i>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i></p> <p>The bathroom window opening is currently boarded up; there are no historic photos showing this original window, but the installation of a fiberglass single-light casement or hopper window would be similar in appearance to windows in similar historic basement window openings.</p>	<p>Y</p>
<p>SOI #7</p>	<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>N/A</p>
<p>SOI #8</p>	<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 of the window well for the egress window will reveal archaeological resources, but the owner understands that any archaeological resources should be protected and preserved in place, and that mitigation shall be required should any such resources be disturbed.</p>	<p>Y</p>
<p>SOI #9</p>	<p><i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i></p> <p>The egress window would be clearly differentiated from the old in its design for egress. It is required by code and using an existing window opening containing a window that has already been replaced and using a compatible material, aluminum-clad wood, helps to minimize the destruction of historic materials and the impact of the alteration.</p>	<p>Y</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>N/A</p>

SOME DETAILS ON FOLLOWING DESIGN REVIEW APPLICATION NOT APPROVED.
PROPOSAL AMENDED TO MEET PRESERVATION STANDARDS. PROJECT SHALL FOLLOW
WORK APPROVED THROUGH CERTIFICATE OF APPROPRIATENESS.

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, of the Fort Collins Municipal Code.

Applicant Information

Zoey Frank	303-903-6599		
Applicant's Name	Daytime Phone	Evening Phone	
622 Remington St		CO	80524
Mailing Address (for receiving application-related correspondence)		State	Zip Code
zoeyelissa@gmail.com			
Email			

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

NA			
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.

(1) We are beginning a basement remodel and need to install an egress window to bring the basement bedroom up to code. Current window is small and is in poor condition, unable to open. (2) The existing basement bathroom lacks ventilation, and we would like to restore a currently boarded-up window to provide required ventilation. The project would be completed in the next three months. Neither window is visible from street.

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:	
<p>Describe property feature and its condition:</p> <p>Small metal basement window is broken and does not open. The window is within our backyard fence and not visible from the street. It is at grade and faces towards the sideyard of the house.</p>	<p>Describe proposed work on feature:</p> <p>We would like to hire the company Basement Escape, which has extensive experience adding egress windows to historic homes in town. They would install a 30"x48" Low E vinyl inswing casement window. They would build an approximately 40"x48"x36" custom window timberwell, made from 4"x6" treated timbers. This project is required to bring the downstairs bedroom up to code.</p> <p>A wooden frame window is impractical given that the egress window will sit below grade.</p>

Feature B Name:	
<p>Describe property feature and its condition:</p> <p>Boarded-up basement window at grade. Also inside the backyard fence and not visible from the street.</p>	<p>Describe proposed work on feature:</p> <p>We would like to restore this window to functionality with a sliding vinyl window to provide required ventilation in our existing bathroom. We are working with Anderson Home Services for the overall basement remodel project.</p>

Use Additional Worksheets as needed.

From: [Peter Erickson](#)
To: [Yani Jones](#)
Cc: [Zoey Frank](#); [Historic Preservation](#)
Subject: [EXTERNAL] Re: Re: Re: Re: Re: Re: Basement egress and bathroom window
Date: Friday, December 9, 2022 1:46:20 PM
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)

Hi Yani,
The request about the brick is a very reasonable one. We'll make sure that it is observed. We're looking forward to the Certificate of Appropriateness so we can get the windows ordered, for which delivery is a couple months out. Thanks!
Peter

On Fri, Dec 9, 2022 at 9:55 AM Yani Jones <yjones@fcgov.com> wrote:

Hi Peter and Zoey,

I can proceed now with making up your Certificate of Appropriateness for both windows describing what we landed on (and this email conversation will be attached as a record), but if you'd rather wait for confirmation from your contractor about the simple design/mortar joint anchor points condition for the railing, that's also fine with me. Once I get the green light from you to make up the Certificate, I will get going on that.

Take care,

Yani

.....
YANI JONES

Pronouns: She/Her ([What's this?](#))

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

(970) 658-0263

<https://www.fcgov.com/historicpreservation/>

From: Peter Erickson <perickson@gmail.com>

Sent: Friday, December 9, 2022 9:01 AM

To: Yani Jones <yjones@fcgov.com>

Cc: Zoey Frank <zoeyelissa@gmail.com>; Historic Preservation <preservation@fcgov.com>

Subject: [EXTERNAL] Re: Re: Re: Re: Re: Basement egress and bathroom window

Hi Yani,

Egress window: I will pass on these notes about anchoring the metal railing to our contractor and make sure that they are complied with.

- My point was simply that an in-swing vinyl window, in this case, would have allowed us to avoid giant plastic domes and metal railings. No one environmental or historic preservation decision is made in isolation. Deciding not to allow a vinyl window in this case might be a meaningful decision in terms of environmental sustainability and historic compatibility, but not if it means then needing (because of the city's safety requirements in the building code) to make other adjustments—such as giant plastic domes. I still consider this outcome a net loss in terms of historic compatibility and the look of our home, and I'm disappointed. But I'm willing to accept it.

Bathroom window:

- Yes, this sounds completely fine. Thanks!

Peter

On Thu, Dec 8, 2022 at 9:11 PM Yani Jones <yjones@fcgov.com> wrote:

Hi Peter and Zoey!

Egress window

- An aluminum-clad wood outswing casement window with a metal railing does meet the Standards – The railing should be simple in design and, to avoid damaging the bricks themselves, please be sure any anchor points are made into the mortar joints rather than brick faces if the railing will need to attach to the house itself. If you can agree to those conditions for the railing design and installation, I can make up your Certificate of Appropriateness.
- Sorry, I wasn't trying to imply that you'd be required to do a plastic dome in any case! I appreciate the priority you place on environmental sustainability because that also aligns with my personal values. I was trying to provide as many ideas as I could come up with so that you could choose an option that matches your needs as closely as possible within what is permitted by the Standards for preservation. It came from a place of trying to be helpful – I'm sorry if it ended up complicating things or causing offense.

Bathroom window

- You're welcome to do a little casement fiberglass window in that existing opening for the bathroom window, if you would like, because it would have a similar appearance as a hopper. I can put in your Certificate of Appropriateness something like "Installation of a single light fiberglass window in the existing opening (see photo) in either a hopper or casement style" so you have some flexibility - Let me know if that works for you.

Take care,

Yani

.....
YANI JONES

Pronouns: She/Her ([What's this?](#))

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

(970) 658-0263

<https://www.fcgov.com/historicpreservation/>

From: Peter Erickson <perickson@gmail.com>

Sent: Thursday, December 8, 2022 6:20 PM

To: Yani Jones <yjones@fcgov.com>

Cc: Zoey Frank <zoeyelissa@gmail.com>; Historic Preservation <preservation@fcgov.com>

Subject: [EXTERNAL] Re: Re: Re: Re: Basement egress and bathroom window

Hi Yani,

Hopefully we're close now!

Egress window: We will install an aluminum-clad wood outswing casement window

with a metal railing.

- Since some form of cover for the window well is [required by the Building Code](#) (since it's in our sideyard and near a pathway), we'd prefer to go with the more permanent solution of a metal railing.
- To be honest: It doesn't make sense to us, either in terms of historical compatibility or environmental sustainability, to install a non-vinyl window if we are then forced to install a big plastic dome over it? My preference would have been for a more discrete in-swing window, in whatever material, with a metal grate across the well. But I have already argued that point. We will install the aluminum-clad wood outswing, as requested.

Bathroom window: I had understood the idea of a hopper window to be a suggestion rather than a requirement. My preference would have been to try to find a little in-swing casement window for maximum ventilation. But that is fine, we will install a fiber-glass hopper window.

Best,

Peter

On Tue, Dec 6, 2022 at 6:08 PM Yani Jones <yjones@fcgov.com> wrote:

Hi Peter and Zoey,

That's too bad about the transom window option (that was my favorite too), but that makes sense with the short ceilings.

I'm not the biggest fan of the outswing + railing option for the reasons you indicated, Peter, but with that being said, adding a railing would be reversible, and so it does still meet the Standards for preservation - and it would save you the time/cost of getting the wood inswing window from Marvin.

Okay, my latest idea – For an outswing casement, what about an atrium-style/dome-style window well cover, like this one below, which is sold at [Home Depot](#)? There are other companies that make this style of cover as well. We could approve something like this because it is impermanent/easily removable.



I called the manufacturer, Shape, and the man I spoke to said that this style should work for an outswing casement egress window. He also said that they normally have clips to attach to metal window wells, but they make adapter kits for attachment to timber window wells too. Although they don't have a weight-rating on their technical sheet, the employee was confident that it could support 250 lbs because of the polycarbonate material.

I can definitely split up your Certificates of Appropriateness between the egress window and the bathroom window so you can get going on the bathroom project. Can you confirm (so I can attach it to the certificate) that it will be a fiberglass, hopper style window in that opening for the bathroom? After I get this verification, I should be able to get you the COA really quickly.

About vinyl windows and historic preservation – You're right, Peter, that the location of the window is really important when considering substitute materials; if the location of the window for replacement was on the façade or easily seen from the street, wood material would be required, but since your window is on a side elevation toward the rear of the house, other durable materials, like fiberglass, metal, or metal-clad, can be considered. The NPS article you cited is actually talking about vinyl-clad windows, which are wood windows with vinyl casing on the surfaces facing the outside. The reason we don't consider vinyl as an acceptable option, in addition to it being incompatible with the character of most historic buildings, has to do with building science. Wood is generally the #1 option, if compatible with a historic building, because it's super repairable, so wood windows end up lasting much longer (existing historic wood windows are especially durable due to the density of old growth lumber). Vinyl is marketed as "no maintenance," which is generally true over the life of the window, but that is because when seals fail or other parts break, the entire unit has to be thrown away and replaced – maintenance or repair is not an option. Vinyl also struggles over time due to tendencies to warp and break seals under extreme temperatures and UV exposure. Overall, the life span of vinyl is much shorter than other materials – It

may be a cheaper option in the short run, but it will cost more in the long run. With stewardship for historic resources in mind, and environmental sustainability too, vinyl is not a good choice. I hope that helps clarify our policy about window replacements for you!

Take care,

Yani

.....
YANI JONES

Pronouns: She/Her ([What's this?](#))

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

(970) 658-0263

<https://www.fcgov.com/historicpreservation/>

From: Peter Erickson <perickson@gmail.com>

Sent: Tuesday, December 6, 2022 9:04 AM

To: Yani Jones <yjones@fcgov.com>

Cc: Zoey Frank <zoeyelissa@gmail.com>; Historic Preservation <preservation@fcgov.com>

Subject: [EXTERNAL] Re: Re: Re: Basement egress and bathroom window

p.p.s. I've heard back from my contractor:

- Transom window: This is a good idea, but it would require a taller interior wall than we have. (It's a basement in a historic home, of course, so the ceilings are on the lower side.)
- A wider, tiered window well: Our contractor believes a wider window well such as in the photograph would still require a railing to be up to code.
- Double-hung window: This would also require a taller window opening to make egress possible and be up to code.

But we can just go back to our original backup plan: An aluminum-clad wood out-swing casement window with a railing.

Best,

Peter

On Mon, Dec 5, 2022 at 5:13 PM Peter Erickson <perickson@gmail.com> wrote:

Hi Yani,

I'm sorry to hear that. We will likely need to switch back to an out-swing casement window with a railing around the window well. This genuinely seems to me like a lose-lose situation from a Historic Preservation perspective: a more conspicuous (and less safe) window well.

But I've forwarded your suggestions on to our contractor and will be curious to hear what he says. We're interested in the transom window idea, but I'm worried that this would require cutting down even further into our stone foundation—and possibly necessitate a deeper and wider window well?

Unfortunately, since this is our side yard, we wouldn't be able to install a tiered window well as staff suggested, and I don't think a double-hung window would be large enough to be up to code for an egress window.

In any case: Could we split up our request—as you suggested last week—and have the bathroom window approved separately (in fiberglass)? Thanks, I'll be in touch about our final decision on the egress window once we have priced out the options with our contractor,

Peter

p.s. I'd be genuinely curious to hear more about why the Historic Preservation office

reached the decision it did? My understanding is that, with vinyl windows, the National Park Service [mainly seems to be concerned](#) about the visible seams in vinyl (or aluminum) cladding—and about the sliding tracks around the window that are common with vinyl windows. (A swinging casement window wouldn't have such sliding tracks anyway?)

But the Park Service doesn't appear to formally rule out vinyl windows categorically, especially in hidden-away locations, and their guidelines differentiate sharply, of course, between highly visible windows facing the street and those that are hidden from it.

My understanding is that there are a number of companies now making vinyl windows that imitate the appearance and design of historic windows—right down to the wavy glass appearance. I'd encourage staff to be more open to these new designs and materials in the future.

On Mon, Dec 5, 2022 at 3:45 PM Yani Jones <yjones@fcgov.com> wrote:

Hi Zoey and Peter,

I talked with my coworkers about your project earlier today – We really cannot approve a vinyl window, and so we brainstormed some ideas for the egress window for you to consider that might be faster/cheaper than doing the clad-wood inswing casement from Marvin:

- Ideas that could make a wood, wood clad, metal, or fiberglass outswing casement window work for safety and functionality:
 - Where the small metal window/exterior storm is now, you could make that a fixed window, like a transom, and install an outswing casement egress window underneath it – That way, you could have the window well cover at the level of the meeting rail between the two windows/grade without the need for a safety rail, and the transom would provide additional daylight into the basement. Here is an example showing an egress casement window with transom:



■

- You could modify the window well itself to be stepped to reduce risk of injury and remove the need for a safety rail, and that could also accommodate an outswing casement window – Here is an example:



■

- We would also approve a single or double-hung window in fiberglass, metal, metal-clad wood, or wood, if that's easier to find, like this:



○

Let me know what you think!

Take care,

Yani

.....
YANI JONES

Pronouns: She/Her ([What's this?](#))

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

(970) 658-0263

<https://www.fcgov.com/historicpreservation/>

From: Yani Jones

Sent: Friday, December 2, 2022 8:28 AM

To: Zoey Frank <zoeyelissa@gmail.com>; Peter Erickson
<perickson@gmail.com>

Subject: RE: [EXTERNAL] Re: Re: Basement egress and bathroom window

I appreciate you asking him, Zoey and Peter! I'm planning to talk this over with my coworkers on Monday (Jim is out sick today), so I'll send you a response then – Thank you for your patience.

Have a nice weekend!

Yani

.....
YANI JONES

Pronouns: She/Her ([What's this?](#))

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

(970) 658-0263

<https://www.fcgov.com/historicpreservation/>

From: Zoey Frank <zoeyelissa@gmail.com>
Sent: Thursday, December 1, 2022 2:25 PM
To: Peter Erickson <perickson@gmail.com>; Yani Jones <yjones@fcgov.com>
Subject: [EXTERNAL] Re: Re: Basement egress and bathroom window

Hi Yani,

Our contractor researched the options that you sent and this is what he said:

"As I suspected, and knew, the Marvin can only be made in white aluminum clad, the lead time is 18-26 weeks, the cost is an additional \$3,400.00 over the vinyl, for a window that will look exactly the same from the outside. The European tilt and turn windows mentioned only get exported to the US in vinyl, even the vinyl ones have a 6-8 month lead time."

I'm not sure how to proceed here!

Thanks,

Zoey

On Wed, Nov 30, 2022 at 5:20 PM Peter Erickson <perickson@gmail.com> wrote:

----- Forwarded message -----

From: **Historic Preservation** <preservation@fcgov.com>
Date: Wed, Nov 30, 2022 at 5:15 PM
Subject: RE: Re: Basement egress and bathroom window
To: Historic Preservation <preservation@fcgov.com>, Peter Erickson <perickson@gmail.com>

Hi Peter and Zoey,

Egress window:

That's great to hear that the opening is wide enough already for an egress window! My coworkers and I did some searching, and there definitely are less in-swing options for casement windows than out-swing for some reason, but we found some options you can show your contractor:

- This is an aluminum option - <https://www.panoramawindows.com/casement-pivoted-windows-inswing>
- This one is wood with aluminum exterior - <https://www.marvin.com/products/collections/signature/ultimate/casement-inswing>
- There are also in-swing windows called "tilt and turn," which are neat because the top can tilt in for ventilation, and then the whole thing also swings in – Check out this company, [Zola](#), for instance, which offers the tilt and turn windows in aluminum, wood, and clad wood

Bathroom window:

Fiberglass works! The hopper style would be most compatible with your home – You'll want it to swing in so that snow/rain doesn't get inside if opened during weather.

Let me know what you think about those options for the egress window! If it's helpful, I can split your Certificate of Appropriateness into 2 so you can have the approval for the fiberglass hopper for the bathroom window in hand and get going on that one while we're ironing out the details for the egress window.

Take care,

Yani

.....

YANI JONES

Pronouns: She/Her ([What's this?](#))

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

(970) 658-0263

<https://www.fcgov.com/historicpreservation/>

From: Historic Preservation <preservation@fcgov.com>

Sent: Monday, November 28, 2022 1:29 PM

To: Peter Erickson <perickson@gmail.com>; Historic Preservation <preservation@fcgov.com>

Subject: RE: [EXTERNAL] Re: Basement egress and bathroom window

Hi Peter and Zoey,

Thank you so much for sending this info as well as what you provided in your last email, Peter – It's very helpful, and I agree that safety is most important, especially with kiddos running around! I'm meeting with my coworkers on Wednesday afternoon to talk about this, so please look out for another email from me either late in the day on Wednesday or Thursday morning. Thanks for your patience!

Take care,

Yani

.....
YANI JONES

Pronouns: She/Her ([What's this?](#))

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

(970) 658-0263

<https://www.fcgov.com/historicpreservation/>

From: Peter Erickson <perickson@gmail.com>
Sent: Monday, November 28, 2022 1:20 PM
To: Historic Preservation <preservation@fcgov.com>
Subject: [EXTERNAL] Re: Basement egress and bathroom window

p.s. A quick update about the **egress window**: Our contractor wasn't able to find an in-swing egress casement window in fiberglass, wood, or aluminum, so we would need to switch to an *out-swing* casement window to be able to accommodate an alternative material.

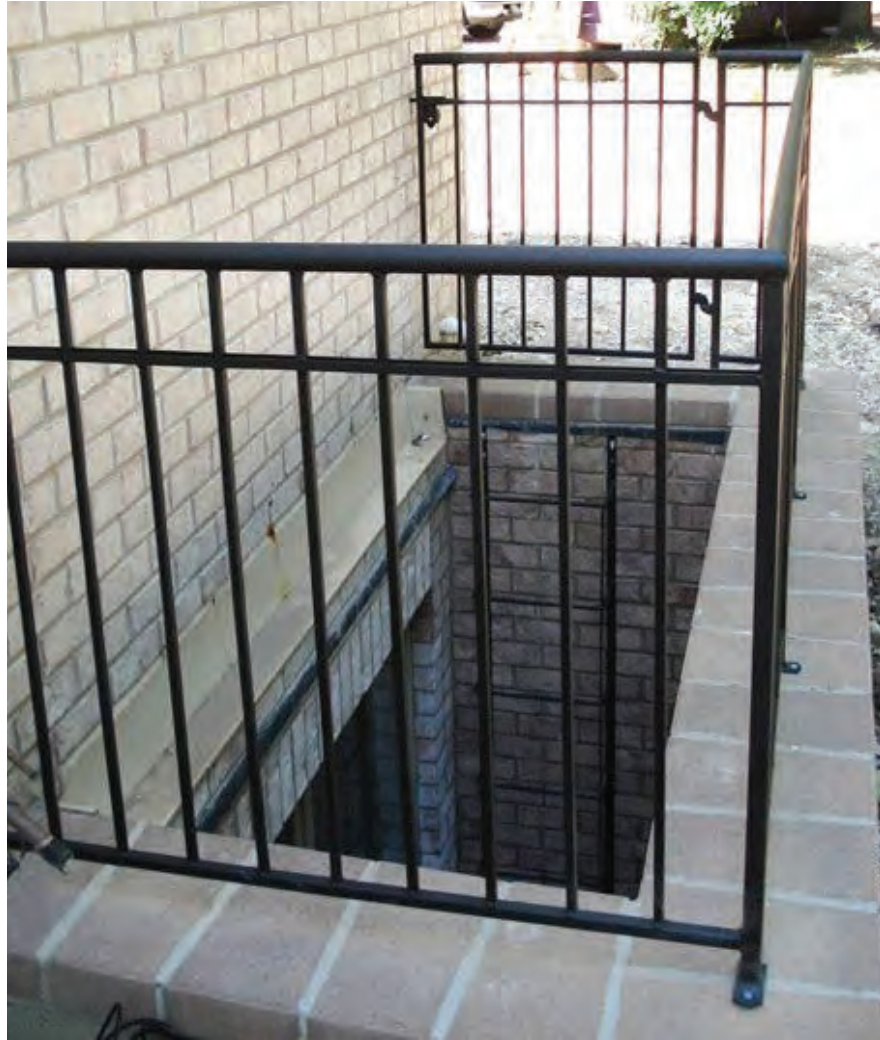
An out-swing casement window is incompatible with having a safety grate over the window well, since part of the window is above grade and would bang into the grate. Code would thus require us to install a safety rail instead. I'm including a sample image below of what such a railing would look like.

This would have a much more dramatic impact on the external appearance of our home. We're worried too that it simply doesn't provide the same level of safety that a grate over the window well would for our kids. A railing practically invites children to climb all over it.

I fully think the Historic Preservation office's heart is in the right place, and I agree with it on principle. But mandating a different material in this case (fiberglass, aluminum, wood) would have unintended consequences and require a much more dramatic impact on the outside of the structure: a high railing, etc.

Might staff be willing to revisit this? This is a case where I think safety should come first, and an in-swing vinyl casement window with a safety grate would be well tucked away and have the least impact on the historic appearance of our home. In any case, the egress window is entirely hidden by the fence, completely hidden from the street, and is not visible to any of our neighbors. And it would replace a metal window, not a historic, original, wood-framed one.

(For the **bathroom window**, on the other hand, as I suggested in my last email: Using fiberglass should be no problem at all and would require only a minor additional expense. We'd be happy to do that.)



On Mon, Nov 28, 2022 at 10:57 AM Peter Erickson <perickson@gmail.com> wrote:

Hi Yani,

Thanks for the updates. Here are some quick answers and responses:

Egress window:

- We will check with our contractor again about alternative materials for the egress window.
- The opening is indeed wide enough for an egress window. The

standard permitting process with the city requires an engineering report to ensure the stability of the foundation, which will be performed well in advance.

- We'll make sure the window well is permitted and up to code for safety. Our contractor recommended an in-swing casement window, because the top of the window sticks up above grade level. In that case, an out-swing casement window would prevent us from installing a safety grate cover on the window well—which is especially crucial for us, since we will have young children running around.

Bathroom window:

- We've spoken to a number of contractors about the project and have been strongly discouraged from using wood for a window that is right at grade level. Snow frequently builds up against it. The chances of warping and rotting are very high. This is especially true if the window is also in a high-moisture environment like a bathroom, as is the case here.
- We'd be willing to look into a high-quality fiberglass window for the bathroom instead? We'd pay special attention to the look and appearance of the window and find a model that was compatible with the home.
- We're looking for a long-lasting way to maximize the historic features of our home, while restoring a window that has been boarded up for many decades. We're very conscious also that the window is behind the fence, hidden away in our backyard, out of sight of our neighbors, and in an area where we currently store our trash bins. It would not affect the historic appearance of our home, of which we are very proud, and would be a significant upgrade to the structure.
- Because the window opening is so deep in our stone foundation, the window is barely visible even when you are standing next to it. I'm attaching additional photos of the property: Image #1 shows the fence blocking view of the sideyard from the street. Image #2 is of the immediate vicinity of the boarded-up window, next to our yard waste bin. The window is very low, deep in the foundation, and right at grade. Image #3 shows the entire sideyard area around the window.

Best,

Peter (and Zoey)

622 Remington St.

----- Forwarded message -----

From: **Historic Preservation** <preservation@fcgov.com>

Date: Wed, Nov 23, 2022 at 4:53 PM

Subject: RE: Basement egress and bathroom window

To: Historic Preservation <preservation@fcgov.com>, Zoey Frank
<zoeyelissa@gmail.com>

Hi Zoey!

Both of these projects should be allowed overall, but some specifics need to be altered to meet the Standards for preservation. I have some feedback and questions for your review/response, when you have a moment!

Egress window

-Material – Vinyl not durable or compatible – Please choose a wood, fiberglass, or aluminum material

-Style – Casement is okay for Historic Preservation review, but you might want to check with the Fire District about whether an in-swing is okay vs. an out-swing for an egress window.

-Opening – Is the opening already wide enough for an egress window, or will the stone foundation need to be cut for a bigger opening?

Bathroom window

-Material – Vinyl not durable or compatible – Please use wood due to existing wood frame, and you might consider picking a denser type of wood, which would be more durable.

-Style – The original style was likely a hopper window, which are actually great for ventilation in bathrooms – You could make the opening swing in so you don't have to worry about rain/snow getting in too.

If you'd rather talk about this in person or over the phone/a Teams call, I'm happy to do that as well! Our office is closed tomorrow and Friday for Thanksgiving, but we could schedule something for next week, if you'd like.

Take care,

Yani

.....
YANI JONES

Pronouns: She/Her ([What's this?](#))

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

(970) 658-0263

<https://www.fcgov.com/historicpreservation/>

--

www.zoeyfrank.com

From: [Peter Erickson](#)
To: [Historic Preservation](#)
Subject: [EXTERNAL] Re: Fwd: Basement egress and bathroom window
Date: Wednesday, November 30, 2022 1:12:38 PM

Attached! Sorry about that, Apple sometimes wants to send things in HEIC,
Peter



















