

Historic Preservation Services

Community Development & Neighborhood Services 281 N. College Ave. Fort Collins, CO 80524

970.224.6078 <u>preservation@fcgov.com</u> fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS ISSUED: August 9, 2024 EXPIRATION: August 9, 2025

Annette M. Bierbower and Travis T. Kauffman 100 1st St. Fort Collins, CO 80524

Dear Annie and Travis:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the Maneval/Mason/Sauer Property at 100 First St., have been approved by the City's Historic Preservation Division because the proposed work meets the criteria and standards in Chapter 14, <u>Article IV</u> of the Fort Collins Municipal Code.

1) Replacement of existing siding and related trim with fiber cement Hardie Siding with cedar mill texture with (horizontal lap siding with 7" reveal) in the following colors (see attached color reference): Evening blue (main color); brown (gable); white (trim)

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 970-224-6078.

Sincerely,

Yani Jones Historic Preservation Planner

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation) 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;			
SOI #1				
	This re-siding project will not impact the residential use of this historic house.			
SOI #2	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.			
	This house is significant for several historical associations, including with Fort Collins's German Russian and Hispanic communities, with the history of prohibition, and as a good example of vernacular architecture in the Buckingham neighborhood, among other reasons.			
	The siding has undergone several iterations of replacement and encapsulation over time, but the general form of the siding has remained a horizontal lap. For this reason, the use of a horizontal lap siding product as proposed meets this Standard by maintaining the historic character of this house.			
SOI #3	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.	N/A		
SOI #4	Changes to a property that have acquired historic significance in their own right will be retained and preserved.	N/A		
SOI #5	Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.			
	Although some deteriorated material will be removed as part of this project, no distinctive materials, features, finishes, or construction techniques will be removed from this historic home, and so this Standard is met.			

SOI #6	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. As stated previously, some deteriorated historic siding material will be removed as part of this project and the entire house will be re-sided. The owners of this property removed some of the outermost steel siding in sections on different sides of the house and revealed that the underlying wood siding is inconsistent in its appearance and type, and much of the remaining material is deteriorated beyond repair or is sometimes entirely missing. The current steel siding is not itself considered a historically significant material, and restoration is not a requirement under Municipal Code Chapter 14, Article IV. For these reasons, the replacement product, a James Hardie fiber cement horizontal lap siding product with a cedar wood texture is appropriate under this Standard. The wide reveal of the proposed product is similar to the existing reveal of the steel siding as well as some sections of the underlying deteriorated wood siding (multiple siding reveal widths exist; see photos).	Y			
SOI #7	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.				
SOI #8	Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.				
SOI #9	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.				
SOI #10	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.				

From: Annie Bierbower
To: Historic Preservation

Subject: [EXTERNAL] Siding Project Pieces

Date: Thursday, August 8, 2024 10:08:34 AM

Attachments: statement collection colors.pdf

Hi Yani,

I hope you are having a good week. Here are all the pieces (I hope) that you need for the siding project. Please let me know if I missed anything.

- Photos of all sides of the house (already sent for awning project)
- Product sheet for the siding you've selected Should include what the material is, a picture of what it looks like, and how many inches the reveal/exposure is (I'll be looking to make sure that the design is a simple lap siding like the existing)
 - I have attached some product spec sheet photos. Siding material is James Hardie cedar mill texture horizontal lap siding 8.25" board 7" reveal.
- Close-up photo of some of the existing wood siding
 - Can we just use one of the several photos I already sent of the siding on each side? The reveals are all different sizes.
- Paint colors proposed: Evening blue, brown in gable, white trim

Sincerely,

Annie Bierbower bierboweram@gmail.com 402-369-6174

Tweet me <u>@AdventureAnnie</u> Read my <u>Travel Articles Here!</u>

Annie Bierbower; Historic Preservation RE: [EXTERNAL] Re: Re: House Siding and/or Painting - 100 1st Monday, April 29, 2024 1:07:18 PM

Hi Annie.

I appreciate your patience so I could check in with my full team about your project before responding! We all were in agreement that given what you found underneath the metal siding in those random places, it's not feasible to try to repair/patch it up. That means that replacement with a Hardy product in a similar design would be appropriate, but please note that non-historic material replacements unfortunately don't qualify for the Landmark Rehab Loan program, as I mentioned. Gutters would still qualify for the Landmark Rehab Loan program, though, if you'd like to apply with just that project element - Funds are still available this year on a rolling application deadline until depleted.

As you're planning out the project, please try to find a Hardy siding style similar in appearance to the wood siding that you've uncovered (and something very plain like the existing for the soffit and fascia board) – I'm sure they make something that'll work, but please run what you find by me for a quick thumbs up prior to ordering just in case! Once you have all the products picked out, I'll generate the Certificate of Appropriateness for this project for you to formally document the historic pres review prior to the work beginning.

If you don't already have a contractor lined up for this work, my team thought you might be interested in our list of general contractors we know of in the area that have experience working on old houses, since the project could be a little challenging given what you've uncovered. To be clear, you don't have to use one of these folks, but I figure it doesn't hurt to share!

Last name	First name	Company name	Street address	City, ST ZIP Code	E-mail address	Work phone
Murray	Kevin	Empire Carpentry	P.O. Box 245	Bellvue, CO 80512	empire@verinet.com	970-493-3499
Marder	Randell	R.M. Design & Construction Inc.	PO Box 1122	Elizabeth, CO 80107	info@rmdesignconst.com	303 646 3461
Bernhardt	Justin	WilderWorks			wilderworksfoco@gmail.com	303-261-2255
Carlson	Andy	A&M Renovations, LLC			andy@aandmrenovations.com	
		Spectrum General Contractors	5135 E 38th Avenue	Denver, CO	info@spectrumgc.com	303 329 8003
Sargent	Jon	Deep Roots Craftsmen			deeprootscraft@gmail.com	970-795-2786

Take care.

Yani

YANI JONES

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

Historic Preservation Planner
City of Fort Collins Historic Preservation Services

(970) 224-6045

Get monthly historic preservation updates in your inbox by toggling on "Historic Preservation Matters" here, or email preservation@fcgov.com to be added to the newsletter mailing list!

From: Annie Bierbower

sierboweram@gmail.com>

Sent: Thursday, April 25, 2024 7:08 AM

Subject: [EXTERNAL] Re: Re: Re: House Siding and/or Painting - 100 1st

Thanks for the update Yani, talk to you next week!

Sincerely,

Annie Bierbower bierboweram@gmail.com 402-369-6174

Tweet me @AdventureAnnie Read my Travel Articles Here!

On Wed, Apr 24, 2024 at 9:33 AM Historic Preservation cpreservation@fcgov.com wrote:

I appreciate it, Annie! I'll follow up either after that meeting (right at the end of the work day) or tomorrow morning.

Take care.

Yani

YANI JONES

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

Historic Preservation Planner
City of Fort Collins Historic Preservation Services

(970) 224-6045

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

Get monthly historic preservation updates in your inbox by toggling on "Historic Preservation Matters" here, or email preservation@fcgov.com to be added to the newsletter mailing list!

From: Annie Bierbower

bierboweram@gmail.com>

Sent: Wednesday, April 24, 2024 7:10 AM

To: Historic Preservation preservation@fcgov.com>

Subject: [EXTERNAL] Re: Re: House Siding and/or Painting - 100 1st

Hi Yani.

We removed random pieces and sections of siding around the house to see what is under the steel. We were hoping to catch your larger group meeting today if you needed others to review. It is incredibly inconsistent and there are places where the siding is just missing entirely. I've attached the photos. Thanks Yani!

Sincerely,

Annie Bierbower bierboweram@gmail.com 402-369-6174

Tweet me @AdventureAnnie Read my Travel Articles Here!

On Thu, Apr 18, 2024 at 5:37 PM Annie Bierbower < bierboweram@gmail.com > wrote:

Thank you Yani! We can see the some of the original siding under the wood siding that is visible around the front door (that I mentioned previously). Who determines if the original siding is repaired or not? Can we look ourselves? We haven't peeled any of the steel siding off.

Sincerely,

Annie Bierbower bierboweram@gmail.com 402-369-6174

Tweet me @AdventureAnnie Read my Travel Articles Here!

On Thu, Apr 18, 2024 at 5:22 PM Historic Preservation cpreservation@fcgov.com> wrote:

Hi Annie

I talked over your proposal with my team, and I wanted to clarify a few things about what could be approved based on the preservation regulations and what types of things do or don't qualify for Landmark Rehab Loan funding.

- Siding /Trim
 - Have you peeled up any of the metal siding to see what's under it? Before a replacement product can be allowed, it needs to be determined if there is still wood siding underneath the metal and what condition it's in.
 - If the underlying wood siding is in deteriorated condition that can't be repaired, then we could approve a Hardy product replacement in a compatible style, but such a modern material replacement would not qualify for Landmark Rehab Loan funding.
 - If the underlying wood siding is in repairable condition
 - You could choose to repair it instead of installing new siding, and this would qualify for Landmark Rehab Loan funding.
 - You could choose to encase it in new metal siding with a similar look, but that would not qualify for Landmark Rehab Loan funding.
- · Soffit and fascia
 - o Similarly, if this wood material is repairable, it should be repaired, and that would qualify for Landmark Rehab Loan funding
 - o If the material is too deteriorated to repair, it should be replaced in-kind, and this would also qualify for Landmark Rehab Loan funding
- Gutters and downspouts
 - o Installing or replacing gutters and downspouts qualifies for Landmark Rehab Loan funding. What we look for with gutters is just to make sure they wouldn't obscure any important architectural features.

I've added Jim back to this email in case he has anything further to add or any corrections to make!

Take care,

Yani

YANI JONES
Properties

Pronouns: She/Her (What's this?) Historic Preservation Planner

City of Fort Collins Historic Preservation Services (970) 224-6045

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

Get monthly historic preservation updates in your inbox by toggling on "Historic Preservation Matters" here, or email preservation@fcgov.com to be added to the newsletter

From: Annie Bierbower < bierboweram@gmail.com >

Sent: Thursday, April 18, 2024 8:59 AM

To: Historic Preservation < preservation@fcgov.com >

Subject: [EXTERNAL] Re: House Siding and/or Painting - 100 1st

Thank you Yani! We have the estimate and process we would like to pursue and I wanted to ask a couple preliminary questions before filling out the paperwork.

Our house is currently probably about 90% steel siding. There is a small section of exposed original wood siding around the front door. We would like to replace the steel siding with James Hardie Statement Collection Color Plus, cedar mill texture, horizontal lap siding and trim on the entire house. This would include soffits, fascia, gutters, and downspouts.

It sounds like we would be required to restore that small chunk of exposed wood cladding, but we are concerned that will look strange since it is such a small section. Any notes about the Hardie siding material proposed or options for the wood siding section since it is so small?

We will definitely be applying for the loan as well! Thank you for your help and sending those links!

Sincerely.

Annie Bierbower bierboweram@gmail.com 402-369-6174

Tweet me @AdventureAnnie Read my Travel Articles Here!

On Sat, Apr 13, 2024 at 10:22 AM Annie Bierbower < bierboweram@gmail.com > wrote:

Thank you both! Yani, I will keep you in the loop about what direction we decide to go. The vast majority of the house has steel siding and a small portion on the front over the deck has the wood siding exposed.

Sincerely.

Annie Bierbower bierboweram@gmail.com 402-369-6174

Tweet me @AdventureAnnie Read my Travel Articles Here!

On Thu, Apr 11, 2024 at 12:25 PM Historic Preservation preservation@fcgov.com wrote:

I'll also add in case you're interested that siding repair or restoration would qualify for a 0% Landmark Rehab Loan, which I think we've talked about in the past for other $potential\ projects.\ Plus,\ although\ painting\ is\ typically\ not\ eligible\ for\ loan\ funds,\ if\ you\ pair\ the\ painting\ with\ siding\ repair\ or\ restoration,\ it\ would\ also\ be\ an\ eligible\ for\ loan\ funds,\ if\ you\ pair\ the\ painting\ with\ siding\ repair\ or\ restoration,\ it\ would\ also\ be\ an\ eligible\ for\ loan\ funds,\ if\ you\ pair\ the\ painting\ with\ siding\ repair\ or\ restoration,\ it\ would\ also\ be\ an\ eligible\ for\ loan\ funds,\ if\ you\ pair\ the\ painting\ with\ siding\ repair\ or\ restoration,\ it\ would\ also\ be\ an\ eligible\ for\ loan\ funds,\ if\ you\ pair\ the\ painting\ with\ siding\ repair\ or\ restoration,\ it\ would\ also\ be\ an\ eligible\ for\ loan\ funds,\ if\ you\ pair\ the\ painting\ with\ siding\ repair\ or\ restoration,\ it\ would\ also\ be\ an\ eligible\ for\ loan\ funds,\ if\ you\ pair\ the\ painting\ with\ siding\ repair\ or\ restoration,\ it\ would\ also\ be\ an\ eligible\ for\ loan\ funds,\ if\ you\ pair\ the\ painting\ with\ siding\ repair\ or\ restoration,\ it\ would\ also\ be\ an\ eligible\ for\ loan\ funds,\ if\ you\ pair\ the\ painting\ with\ siding\ repair\ or\ restoration,\ it\ would\ also\ be\ an\ eligible\ for\ loan\ funds,\ if\ you\ pair\ the\ painting\ with\ siding\ repair\ or\ restoration,\ if\ would\ also\ be\ an\ eligible\ for\ pair\ the\ painting\ with\ siding\ repair\ or\ painting\ siding\ repair\ or\ painting\ with\ siding\ repair\ or\ painting\ siding\ repair\ or\ painting\ siding\ repair\ or\ painting\ siding\ siding\ repair\ or\ paint$ expense. You can read more about these matching loans in the program guide here, and if you're interested, here is the link to the application form.

I've also attached the Design Review/COA application form for your siding project, which I'll need you to please complete and send back in any case - Please let me know if you need any clarification on the guidance Jim provided about siding.

I can also extend that 2022 Certificate of Appropriateness Jim attached, if that makes sense, or I can help with getting a new one issued – Let me know what you think is appropriate based on what you have planned.

Take care.

Yani

VANI JONES

Pronouns: She/Her (What's this?) Historic Preservation Plann City of Fort Collins Historic Preservation Services (970) 224-6045

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

Get monthly historic preservation updates in your inbox by toggling on "Historic Preservation Matters" here, or email preservation@fcgov.com to be added to the newsletter mailing list!

From: Jim Bertolini < jbertolini@fcgov.com> **Sent:** Thursday, April 11, 2024 11:30 AM To: Annie Bierbower < bierboweram@gmail.com > Cc: Historic Preservation < preservation@fcgov.com>

Subject: RE: [EXTERNAL] House Siding and/or Painting - 100 1st

Annie,

Thanks for getting in touch! I'm actually going to transfer you to Yani Jones via our general inbox (preservation@fcgov.com), Yani covers our Landmark project reviews $these \ days \ and \ can \ get \ you \ the \ Certificates \ of \ Appropriateness \ you \ need \ from \ our \ end \ for \ these \ (she \ also \ wrote \ the \ Landmark \ nomination \ for \ this \ property \ so \ she's$ quite familiar).

On painting, we might just need to renew your 2022 CoA if that's still relevant? That CoA includes the only conditions we put on painting wood regarding surface prep, and primer/paint type.

On siding, we'd look a bit more closely at that since your property has a few different siding types (historic and non-historic). As you likely already know, the City standards typically require preserving historic siding where it remains in good condition, so where the wood siding remains and is exposed, preservation of that would be required. We'd certainly encourage removing the vinyl siding to reveal and repairing/repainting any wood siding that might be covered currently – that'd also help any surviving siding breathe more appropriately. However, the Municipal Code doesn't require restoration so if you end up just replacing the existing vinyl siding where it is with something similar, that would still meet the code requirements.

I'll leave you with Yani to answer any further questions you have and get the necessary CoA issued. Cheers!

JIM BERTOLINI
Pronouns: he/him/his
Senior Historic Preservation Planner
Community Development & Neighborhood Services
281 North College Avenue
970-416-4250 office
jbertolini@fcgov.com

From: Annie Bierbower < bierboweram@gmail.com >

Subject: [EXTERNAL] House Siding and/or Painting

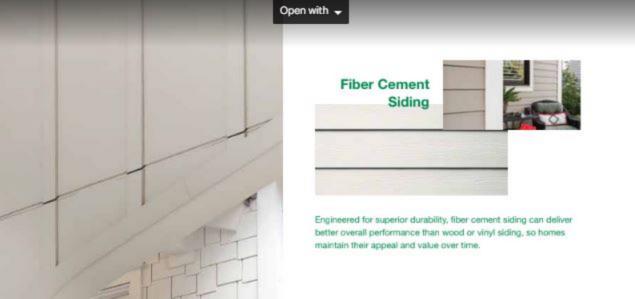
Hi Jim,

I hope you are well! We would like to have the house (100 1st St.) resided or painted this summer and have some people to give estimates this week and next. I wanted to check in and see what we need to keep in mind or mention to the people as we begin the process. Thanks for the help!

Sincerely,

Annie Bierbower bierboweram@gmail.com 402-369-6174

Tweet me <u>@AdventureAnnie</u> Read my <u>Travel Articles Here!</u>









Your siding is exposed to Mother Nature all day, every day. You deserve to feel confident that it can hold its own throughout it all — from the changing seasons to even the most extreme weather.



Hardie® Siding

Uniquely Engineered for Climate® to stand up to the harshest elements resists damage from wind, rain, freezing temperatures and hail.



















