



Historic Preservation Services
Community Development & Neighborhood Services
281 N. College Ave.
Fort Collins, CO 80524
970.224.6078
preservation@fcgov.com
fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS
ISSUED: September 17, 2024
EXPIRATION: September 17, 2025

ATTN: Mike Knox, Project Manager
City of Fort Collins, Streets Department
625 Ninth Street
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to the trolley tracks on East Mountain Avenue, designated as part of the Old Town Landmark District by City Council in 1998, 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) Rehabilitate deteriorated brick pavers on East Mountain Avenue, between College Avenue and Jefferson Street/Riverside Avenue, to include:
 - a. Removal of brick pavers with salvage and reuse as practical
 - i. *Note: generally, trolley track materials (brick pavers, etc.) west of Mathews Street are historic from the original trolley line pre-1954. Materials east of Mathews Street were installed in 2004 to replicate the historic trolley line up to its historic turn southward onto Peterson Street.*
 - ii. *Note: due to extensive weathering, low salvage and reuse is expected*
 - iii. *Note: primary reason for repair and replacement is travel risk in roadway for active modes users – certain crosswalks including Mathews are no longer ADA-compliant due to uneven/worn bricks and grade difference between pavers and rails.*
 - iv. Pavers (salvaged and replacement) will be reinstalled over a 1-2” sandbed over concrete foundation (see below). Salvaged pavers will be concentrated on the east end of the street segment.
 - b. Removal of wood rail ties below grade (will not be reinstalled)
 - c. Installation of 8” concrete foundation under tracks

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 we may be of any assistance, please do not hesitate to contact our team. We can be reached at preservation@fcgov.com or at 970-224-6078.

Sincerely,

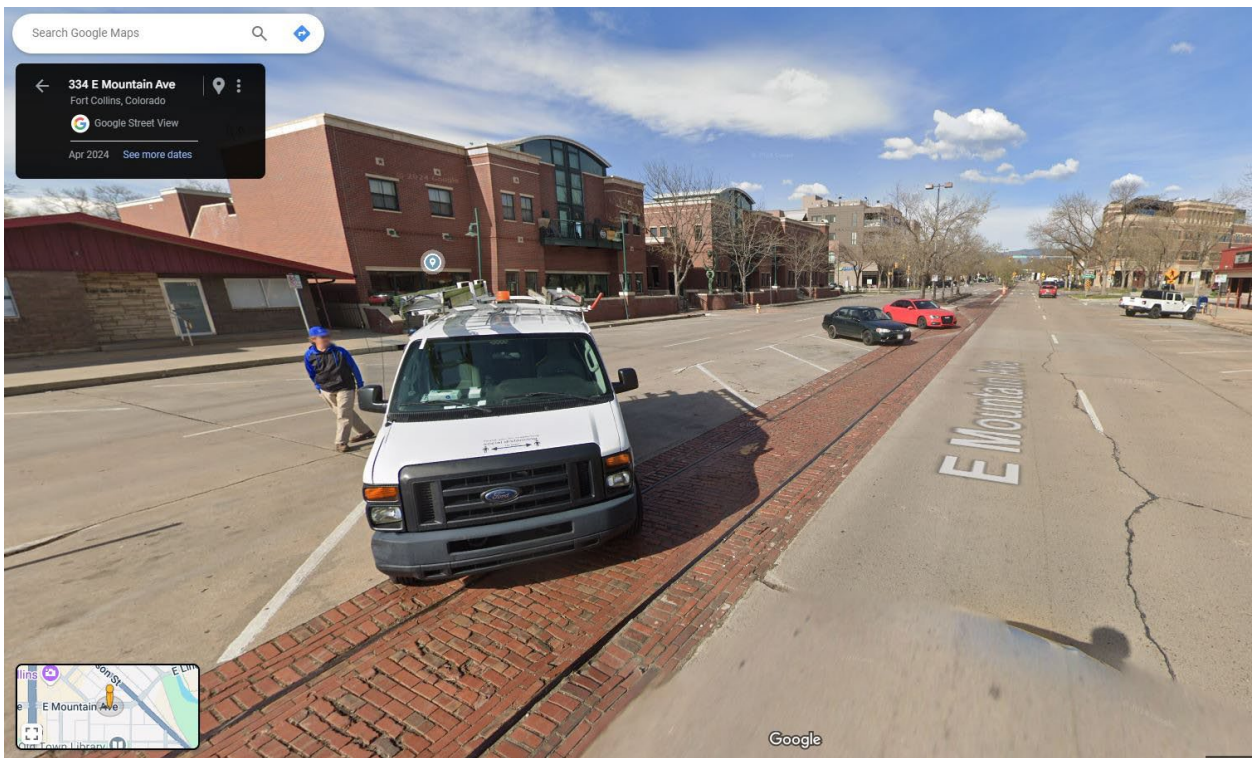
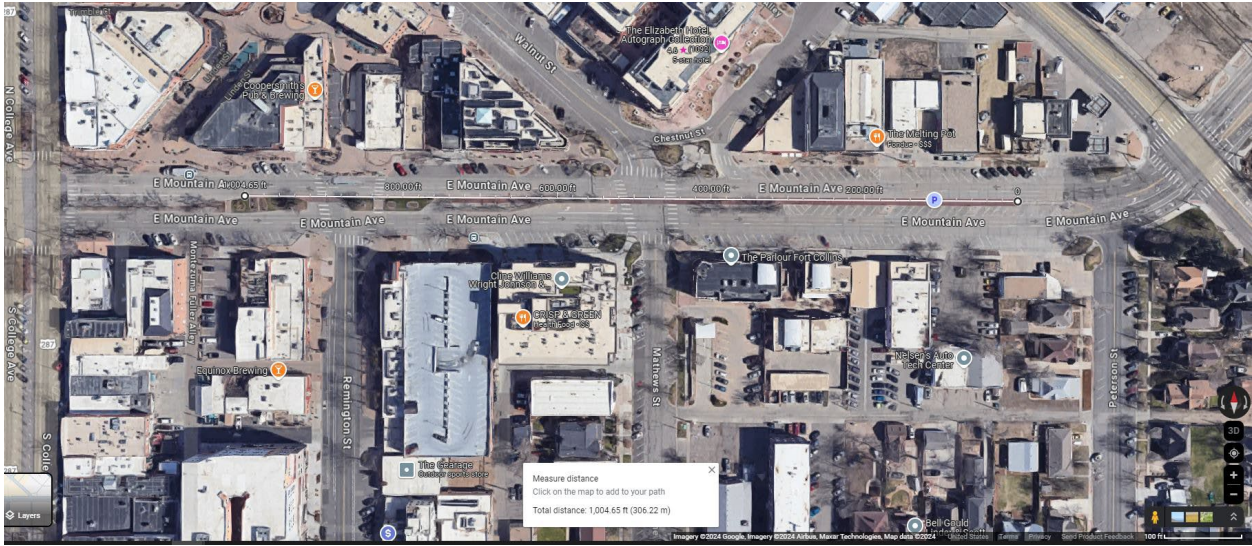
Jim Bertolini
Senior Historic Preservation Planner

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 trolley tracks are no longer in operation, and serve as an artifact of transportation history. The modifications and use of replacement brick pavers will not fundamentally alter the distinctive characteristics of this historic feature.</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>The pattern of the bricks will be altered (bricks are currently stacked narrow-side-up, and will be switched to broad-side-up with a sand and concrete underlayment). However, historic photographs show at least two iterations of the trolley line along this segment: early images show the tracks above grade over dirt, and later (roughly post-1920) images show the brick pavers around the rails inset into a now-paved street.</p> <p>While there will be slight modifications to the material (modern brick pavers) and pattern (shift in how the bricks are laid), the overall essential features of the former trolley tracks will remain, and so this Standard is met.</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>While there will be some fundamental changes to the substructure of the tracks to allow for necessary, ongoing maintenance, the essential character of the tracks will remain as historic, so this Standard is met.</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 transition to brick pavers as an inset with the tracks after Mountain Avenue was paved is an historically significant modification. While the pattern and material will be changing slightly, the essential characteristics of the trolley track will remain, so this Standard is met.</p>	Y

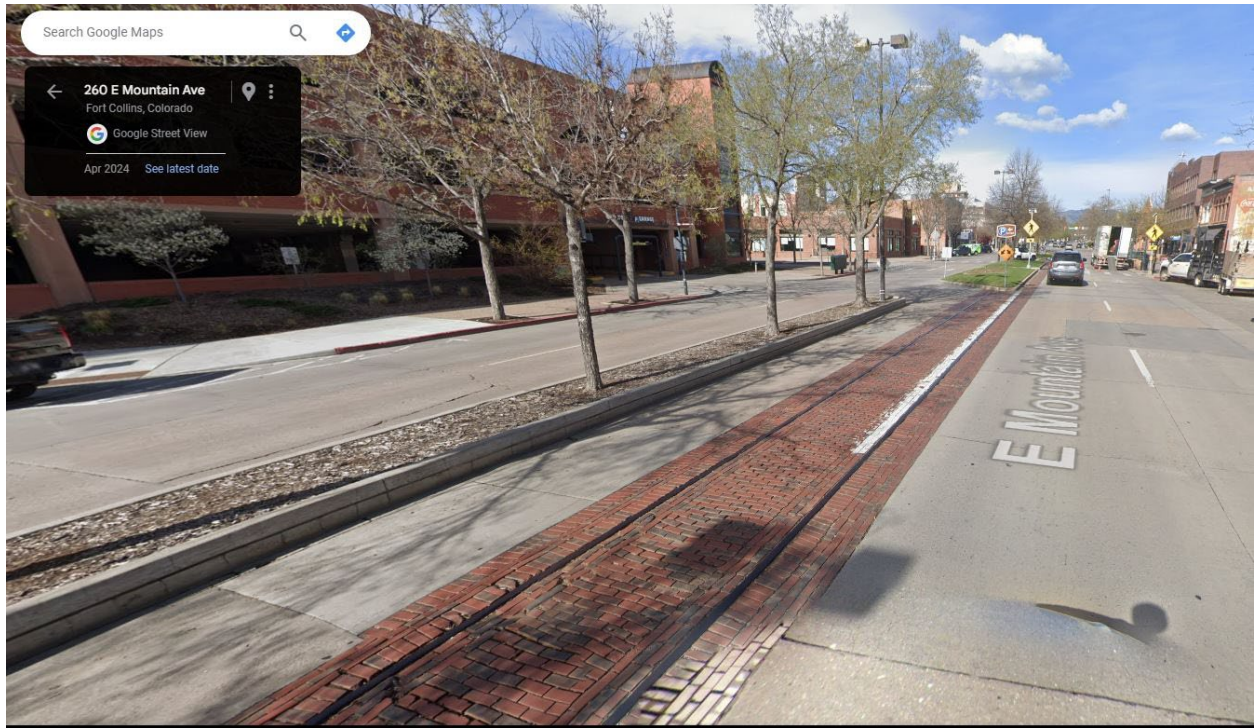
<p>SOI #5</p>	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p>While some historic material (namely damaged brick and the wooden rail ties) will be removed during the project, the new concrete and sand underlayment will not be visible (and is necessary for ongoing maintenance), and the visible portions will be replaced in-kind with a slight change in the brick pattern. This Standard is met.</p>	<p>Y</p>
<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>Both the c.1915-1920 historic brick (west of Mathews) and reconstructed non-historic brick (east of Mathews) have deteriorated to the point that less than half are expected to be salvaged for re-installation. The proposed project will replace the visible materials in-kind, and provide a new concrete and sand underlayment to replace the rotting wood rail ties. The new substructure will allow for ease of maintenance and a slower repair frequency. This Standard is considered met.</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>Excavation is expected to be limited to the demolition/deconstruction of the existing rails, brick bed, and substructure, and reinstallation of the visible materials. The wood rail ties, which have rotted out, will not be replaced. While the project will involve loss of the historic ties and some brick pavers currently west of Mathews Street, the trolley system is well-documented at this time, the Fort Collins Museum of Discovery has already collected sufficient material from the trolley lines for adequate interpretation, the likelihood of gaining new, significant knowledge from the removed materials is very low, and this section of Mountain Avenue is regularly used for multi-modal travel and needs modification. No archaeological mitigation for the loss of materials will be required, and this Standard is met.</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 modification of the brick and underlayment, and in-kind replacement of deteriorated brick, will not have a detrimental effect on the overall visible and historic features of the trolley line. This Standard is met.</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>

Photographs provided by Streets, 9/2024









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

Applicant's Name	Daytime Phone	Evening Phone
Mailing Address (for receiving application-related correspondence)	State	Zip Code
Email		

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

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 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 may 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).

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 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

