



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 26, 2024
EXPIRATION: September 26, 2025

Carol M. Johnson Trust and John P. McGowan Trust
419 Mathews St.
Fort Collins, CO 80524

Dear Carol:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the H.W. Schroeder Property at 419 Mathews 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) Repair of the east, north, and south attic windows (see attached work description)

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)	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>This window repair project will not impact the residential use of this historic home.</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 H.W. Schroeder Property was designated as a Fort Collins Landmark in 2016 and as part of the Laurel School Historic District on the National Register of Historic Places in 1980. The property is recognized for its association with prominent builder and community leader Herman W. Schroeder and for the Queen Anne architecture of the house. No distinctive materials will be removed for this project, and the repair of the attic windows as proposed will help preserve the home’s historic character.</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>The window repair proposed includes removing the sashes, removing the glass in order to repair the wood, re-setting and re-glazing the glass, and then re-painting the window exterior and reinstalling them. This repair process is an appropriate treatment of the windows.</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>As described above, the three attic windows will be repaired rather than replaced, including any needed wood dutchmen repairs or epoxy repairs. This Standard is met.</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	<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>	N/A
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



Johnson Windows, Old Town, Fort Collins
Cost Estimate – Window Restoration

September 25, 2024

Below is pricing for the following scope of work:

- Full Class III restoration to three attic window sashes
 - o Removal of sashes to shop for restoration
 - o Steam and remove glass
 - o Conduct wood repairs (wood dutchmen or epoxy repair)
 - o Re-set glass in new glazing compound
 - o Re-paint exterior of window, interior to remain without finish
 - o Reinstallation of three windows utilizing existing stop on interior

Window Scope: \$ 2,800









419



