



**Historic Preservation Services**  
Community Development & Neighborhood Services  
281 N. College Ave.  
Fort Collins, CO 80524  
970.224.6078  
[preservation@fcgov.com](mailto:preservation@fcgov.com)  
[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

**CERTIFICATE OF APPROPRIATENESS**  
**ISSUED: February 19, 2025**  
**EXPIRATION: February 19, 2026**

Kevin and Dawn Buffington  
700 Las Lomas Dr.  
Austin, TX 78746

Dear Kevin and Dawn Buffington:

As you are aware, the Historic Preservation Commission gave Final Design Review approval for the work you are proposing for the Willard and Gladys Eddy House and Shared Barn at 509 Remington St. at the HPC meeting held Feb. 19, 2025.

More specifically, the Commission approved:

- Move barn about 5' 6" east and 7' 6" north and raise about 39" onto new concrete foundation
- Stone veneer (Edward's Stone thin stone veneer in Driftwood color; approx. 2" thickness; locally sourced stone) added to lower portion of building, demonstrating raised level and including lower wood wall area removed due to rot
- Material replacements
  - Corrugated metal siding replaced with Hewn (Farm Fleet) horizontal drop-board cedar siding
  - Boarded window openings opened and aluminum-clad wood windows in dark bronze color installed (2 gable-end window openings on south and north elevations filled with 4-light casements; south elevation window opening left of door filled with 4-light casement; west elevation eave-level window opening filled with 4-light fixed window)
  - Replacement of doors
    - East elevation – Leftmost door replaced with aluminum-clad wood window in dark bronze color, 3-light upper awning window over 1-light larger fixed window; Central double doors replaced with similar style wooden double doors; Rightmost double-doors replaced with paired aluminum-clad wood windows in dark bronze color, with single-light awning upper window over 1-light larger fixed window over wooden panel.
    - South elevation – Door replaced with wood Dutch door with light in upper half
    - West elevation – Double-door replaced with paired aluminum-clad wood awning windows above two wood panels
  - Roofing – In-kind replacement (corrugated metal) in dark bronze color or re-use of existing material, if possible
- Exterior, downcast lights added to the south and east elevations

- Concrete steps lead to the raised level of the doors on the south and east elevations
- Sewer line re-routing from house to existing tap at alley
- Removal of existing 177 square-foot addition and replacement with new 390 square-foot, single-story, shed roofed garage addition.
  - Materials include corrugated metal, reused from existing barn roof, if possible, as roofing and as siding in the lower wall area (aligned with stone veneer on historic portion). The siding proposed is the same cedar drop-board siding proposed for the rest of the barn.
  - The east elevation features an overhead, glass garage door.
  - The west elevation features another overhead garage door resembling a pair of double doors with narrow light over two wood panel sections.
  - The north elevation includes a wood door with a light in the upper half to the left side and a centered 4-light casement window of aluminum-clad wood material in dark bronze color.
  - Exterior, downcast lights are proposed at the north and west elevations of the addition.
  - There are also flood openings on the north and south sides of the addition.

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><b>This project will alter the historic agricultural use of this building to turn it into a habitable space with garage. The alterations required for this change of use maintain the essential character of the barn, and loss of historic material is limited due to the replacement of historic materials that has already occurred over time. A relocation of the barn is also proposed; the distance moved is about only about nine feet on the diagonal, which allows the barn to continue to communicate its historic relationship with the nearby homes at 503, 509, and 515 Remington St. A previously completed structural evaluation from an engineer (see attachment) also determined that such a move and placement on a new concrete foundation is feasible given the existing condition of the barn. This Standard is met.</b></p>	Y

<p><b>SOI #2</b></p>	<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><b>The Willard and Gladys Eddy House and Shared Barn are designated for both architectural and historical significance. Architecturally, the house is an example of an American Foursquare with Italianate details. It has a sandstone foundation, narrow horizontal clapboard siding, and a low-pitched, hipped roof, with details like broad flared eaves, block modillions, and a front-facing pediment. The barn, the subject of this project analysis, contributes to the significance of the property as one of the few remaining early barns in the eastside neighborhood. The two-story, gabled roof structure was most likely built c. 1890 by William C. Stover of 503 Remington St. to the north. Although it has undergone changes over time to materials, likely to door openings, and to its design, with an addition constructed on the north side, it continues to feel like a historic barn from the late nineteenth/early twentieth century.</b></p> <p><b>This property was also home to Willard and Gladys Eddy, starting in 1941, who were significant to Fort Collins and CSU history. At the university, Willard began offering philosophy courses in the late 1940s and was responsible for the development of the Philosophy Department. Additionally, he was instrumental in the creation of the University Honors Program. He received the Oliver P. Pennock Award for Distinguished Faculty and was named a Centennial Professor. In 1978, his contributions at CSU were memorialized in the naming of Willard O. Eddy Hall. Gladys was consistently active in civic and educational causes throughout her life. She was the recipient of the Outstanding Woman Teacher Award from the College of Business and was also given the Community Builder of the Year Award. She served on the Poudre School District Board for twelve years, on the Colorado Association of School Boards for ten years, during which she was elected the first woman president of that board, and on the Colorado State Board of Education from 1987-1995. Additionally, she was a founding member of the local League of Women Voters, among other accomplishments. Briefly leaving Fort Collins after World War II for Willard to earn his PhD in philosophy at the University of Chicago, the Eddys lived at 509 Remington St. until their deaths; Willard passed away in 1993, and Gladys in 2010. Gladys nominated their home for Landmark designation in 1997.</b></p>	<p><b>Y</b></p>
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	<p>The proposed project will not detract from the historic character of this property. The historic house itself is not within the scope of the project. The new location of the barn is just over 9 feet on the diagonal from the original location, which will not disrupt the spatial relationships characteristic to the site and will also move the barn out of the public right-of-way where it currently encroaches. The exterior alterations to the barn include replacement of materials like siding and doors; however, many of these materials, such as the metal wall cladding, are not believed to be historic, and their proposed replacements are consistent with the historic character of the structure. The proposed shed-roofed garage addition is also compatible in design with the historic character of the barn while still being deferential to the historic structure in height.</p>	
<p><b>SOI #3</b></p>	<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 design modifications proposed for the historic barn do not create a false sense of historical development. The building is proposed to be raised in height onto a new concrete foundation; raising the structure is required for the safety of the structure in a flood-prone area. By varying the wall material on the raised portion (stone veneer) it suggests the historic level of the barn, whereas using homogenous wall cladding may have created a false impression of the building's original height. The addition proposed is also sufficiently differentiated from the historic structure, with modern features like overhead garage doors, for example, which prevents it from creating a false sense of historical development.</p>	<p><b>Y</b></p>
<p><b>SOI #4</b></p>	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p>Although the existing north addition is old, it does not reflect the barn's significance as an example of a late nineteenth century barn in this neighborhood due to its post 1925 construction date, and it has no known historical associations with the Eddys. For this reason, its demolition conforms to this Standard.</p>	<p><b>Y</b></p>

<p><b>SOI #5</b></p>	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p><b>Character-defining features of this historic barn primarily include the tall, rectangular form, the gabled roof, and the location and types of openings that suggest the historic agricultural use of the building, such as the gable-end and eave-level openings and double-doors. All of these elements will be maintained as part of this project. Although the proposed north addition has a shed roof type rather than a gable roof type, this difference, along with its perpendicular orientation to the historic part of the barn, help offset it as a modern modification to the original barn.</b></p>	<p><b>Y</b></p>
<p><b>SOI #6</b></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><b>Many of the deteriorated materials on this historic barn are proposed for replacement, but some of these materials are also not likely original to the historic barn or are missing entirely. Because of the lack of photographic, physical, or documentary evidence suggesting the historic siding material, a material consistent with the historic character of the barn was selected, a cedar drop-board siding. Many of the windows or other openings are boarded/missing, and so aluminum-clad wood windows are proposed, which are compatible with the character of the barn. Some of the doors on this barn may be historic, and others were likely added sometime after the date of construction; the existing wood doors are proposed for replacement with either new wood doors or aluminum-clad wood windows that reflect the design of the existing doors. For instance, the existing door on the east elevation south side has a distinctive three-light transom over a single-panel wood door; this pattern is repeated in the proposed replacement window.</b></p>	<p><b>Y</b></p>
<p><b>SOI #7</b></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><b>N/A</b></p>

<p><b>SOI #8</b></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><b>Although there is no reason to suspect that encountering archaeological resources is likely to occur during any needed excavation for this project, the applicant team is advised of this Standard. Please contact Historic Preservation Services immediately should any archaeological resources be uncovered at <a href="mailto:preservation@fcgov.com">preservation@fcgov.com</a> or 970-224-6078.</b></p>	<p><b>Y</b></p>
<p><b>SOI #9</b></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><b>As noted above, although materials would be lost for the proposed alterations to the barn, some of those materials are non-historic, such as the metal siding, are proposed to be replaced in kind, such as some of the doors, or are proposed to be replaced with compatible alternatives to support the new use of the building, such as the aluminum-clad wood windows. The existing addition proposed for demolition and replacement with a new garage addition was constructed sometime between 1925 and 1943; it does not have any known associations with the Eddy family and is not an original feature of this late nineteenth-century barn, and so its removal still conforms to this Standard.</b></p> <p><b>The proposed new garage addition is compatible with the existing structure. The height of the addition would be well below that of the historic barn, and the square-footage of the addition is also less than the historic portion. The shed roof form references the existing addition that would be removed for this project while offsetting it from the gabled roof form of the historic barn. Although the siding is proposed to match the historic barn to tie them together, the use of a different skirt material on the addition, corrugated metal, sets the addition apart from the historic portion of the building, as does the inclusion of a modern, glass, overhead garage door on the east side. Providing another visual reference to the historic portion of the building, the design of the alley-facing overhead garage door matches the design of the double doors on the east elevation of the existing barn, which, although being removed, will be represented on the rehabilitated barn through the design of the windows in the same location and also on the alley-facing west elevation.</b></p>	<p><b>Y</b></p>

<b>SOI #10</b>	<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><b>The proposed addition would demolish the existing north addition on the historic barn, which is not considered a character-defining feature, but would otherwise involve very little removal of material for its construction. For this reason, if it were desired in the future, the garage addition could reasonably be removed without impairing the essential form of the historic barn or its environment.</b></p>	<b>Y</b>
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The Commission found that the proposed work meets the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code. Notice of the approved application has been forwarded 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.

You may appeal this decision within two weeks by submitting a written notice of appeal to the City Clerk within fourteen (14) calendar days of this decision. Grounds and process for appeals are enumerated in Chapter 2, [Division 3](#) of the Fort Collins Municipal Code.

If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact staff at [preservation@fcgov.com](mailto:preservation@fcgov.com) or at (970) 224-6078.

Sincerely,

Jim Rose, Chair  
Historic Preservation Commission

# 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).*



**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.

<b>Feature A Name:</b>	
Describe property feature and its condition:	Describe proposed work on feature:
<b>Feature B Name:</b>	
Describe property feature and its condition:	Describe proposed work on feature:

Use Additional Worksheets as needed.

**Detail of Proposed Rehabilitation Work (\*Required) [Continuation Sheet]**

If your project includes multiple features (e.g. roof repair and foundation repair), you must describe each feature separately and provide individual costs for each feature.

<b>Feature __ Name:</b>	
Describe property feature and its condition:	Describe proposed work on feature:
<b>Feature D Name:</b>	
Describe property feature and its condition:	Describe proposed work on feature:

Use Additional Worksheets as needed.

**Detail of Proposed Rehabilitation Work (\*Required) [Continuation Sheet]**

If your project includes multiple features (e.g. roof repair and foundation repair), you must describe each feature separately and provide individual costs for each feature.

<b>Feature __ Name:</b>	
Describe property feature and its condition:	Describe proposed work on feature:

<b>Feature F Name:</b>	
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 building. 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





Strength in **design**. Strength in **partnership**. Strength in **community**.

01-23-2025

City of Fort Collins  
Historic Preservation Department  
281 North College Avenue  
Fort Collins, CO 80524

RE: Design Review Application: 509 & 515 Remington St

### **PROJECT DESCRIPTION**

To the Staff at the Fort Collins Historic Preservation Department and to the Members of the Landmark Preservation Commission, please accept the following statement as our Project Description for the Design Review Application.

The goals of this project are to repair and protect this existing historic barn and renovate the interior to provide functional spaces that encourage regular maintenance and upkeep, further extending the life of this structure. One of the reasons this barn needs such extensive repair is that's current condition doesn't offer any practical modern-day function to the property owner other than that of a rundown storage shed. The intent of this renovation project is to provide spaces that will be activated and used every day.

The main level of the barn will contain a workshop area, an entertainment room, and a powder room will be tucked under a new stair to provide proper access to the upper level where an office space will be located. Also, a new single-bay garage will be attached to the side, offering sufficient space to park a car on this property where there previously was not one.

The current location of the barn is problematic: it sits on two properties (both 509 and 515 Remington), straddling the property between the two. However, there is a unique opportunity now because both properties are owned by Dawn and Kevin Buffington making it less complicated to correct the problem than if these properties had different ownership.

Our first step was to determine whether it would be better to move the barn to sit completely within a single property or to adjust the location of the property line between 509 and 515 Remington rerouting the property line around the barn. The result was a combination of both approaches. There are two main reasons why it is important to relocate the barn:

- **Non-compliance with Setback Requirements:** The barn not only doesn't comply with the 5' rear yard setback from the alley, but it also currently straddles the west property line 6" into the alley. Moving the barn will allow it to be set back the required 5' from the rear property line, thus bringing it into compliance.
- **Floodplain Concerns:** The barn is located within the city-designated Old Town 100-year Floodplain. Since the renovated barn will be defined as an accessory structure with habitable space, the new main level floor elevation will need to be 12" above Base Floodplain Elevation (4994.6 NAVD88), which is 1.6' above the elevation of the existing barn floor. Relocating the barn provides the opportunity to lift it above the floodplain, further protecting the structure. Additionally, both 509 and 515 Remington Street are city-designated historic landmarks, and the barn is a contributing resource to these properties, lifting the barn elevation also protects this historic resource.

VAUGHT FRYE LARSON ARONSON **architects**

419 Canyon Ave, Suite 200 ■ Fort Collins, CO ■ 970.224.1191  
108 East Lincolnway ■ Cheyenne, WY ■ 307.635.5710  
[www.vfla.com](http://www.vfla.com)

Due to the historic value of the barn, it was crucial to evaluate the condition of the structure to assess the feasibility of moving it. An engineer was hired through the city's Design Assistance Program from the Historic Preservation Department, and it was determined that the structure is a good candidate for lifting and moving. Please refer to the included report from PEN Engineering dated August 11, 2023.

One important note from the structural report is the observed deterioration of the bottom of the wood studs in multiple locations. To prevent further deterioration, the bottom 12 inches of the wood studs will be cut and attached to a new treated sill plate bearing on a new foundation wall. This intent is depicted in the building sections on Sheet A1 of the included drawings for proposed barn renovation.

Additionally, a new single-bay garage will be added to the north side of the existing barn. The garage will serve as an enclosed parking space for the primary residence of 509 Remington Street, which it currently lacks. The garage will be built directly adjacent to the existing barn to maximize the backyard space behind the residence. However, since the combined width of the barn and the garage is greater than the width of the lot, a Boundary Line Adjustment has been completed by a surveyor and recorded by the Larimer County Recorder. Please see the included Boundary Line Adjustment document. The new property line between 509 and 515 Remington jogs around the barn, allowing for a 5-foot side yard setback. Although the existing north addition will be removed to accommodate the garage addition, the new addition mirrors the form of the existing addition while distinguishing itself as new construction.

The proposed design uses the existing openings of the barn to accommodate the new use, which maintains much of the pattern and design of the historic doors and windows; this helps to minimize loss of material and create a continuity of the existing design. The proposed new materials are compatible with the historic barn, including aluminum clad wood windows, dropboard cedar siding (replacing metal siding believed to be non-original), corrugated metal roofing, gutters, some metal siding material, and stone veneer foundation.

Lastly, this project will require utility work that will affect the alley, which is scheduled to be improved by the City of Fort Collins this spring, so we're wanting to complete the relocation of this barn before the city's begins the improvements to the alley to avoid rework in the alley if the barn were to be moved after the alley improvements. We started the design process on this project in January 2023, and it has been a lengthy journey to get to this point. Over the past year and a half, we have gone through the Conceptual Review process in the Planning Department, consulted early on with the Historic Preservation Department, utilized the DAP program to assess the structural integrity of the structure as it relates to the relocation, applied for a Boundary Line Adjustment, and requested variances to the Land Use Code from the Land Use Review Commission.

Thank you for your time in reviewing the proposed design for a Certificate of Appropriateness.

Sincerely,



Taylor Meyer – VFLA, Inc.  
419 Canyon Ave, Suite 200  
Fort Collins, CO 80521  
(970) 224-1191

VAUGHT FRYE LARSON ARONSON **architects**

419 Canyon Ave, Suite 200 ■ Fort Collins, CO ■ 970.224.1191  
108 East Lincolnway ■ Cheyenne, WY ■ 307.635.5710

[www.vfla.com](http://www.vfla.com)

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# STRUCTURAL OBSERVATION – EXISTING BARN

509 Remington Street, Fort Collins



Date of Visit: April 21, 2023



August 11, 2023

Jim Bertolini  
Community Development & Neighborhood Services  
281 North College Avenue  
Fort Collins, CO 80521

Project Name: 509 Remington barn  
Project Address: 509 Remington Street, Fort Collins  
Project Number: 23-04007

Dear Mr. Bertolini:

Per your request, Wayne Thompson of PEN Engineering visited the subject site on April 21, 2023. The purpose of the visit was to review the structural integrity of the existing barn and determine whether the existing structure can safely be lifted onto a new foundation. The one-story, shed roof portion of the barn at the north end of the structure is anticipated to be removed and was thus omitted from this assessment.

According to the Local Historic Landmark Designation Nomination Form for this property, the house and barn were both constructed in 1904.

### **Structural System**

The roof is framed with uniformly spaced batten boards (purlins) bearing on 2x wood rafters. A corrugated metal roof is attached to the batten boards. Collar ties and the ceiling provide lateral restraint for the rafters. Refer to Figure 1.

The ceiling / second floor of the barn is constructed with wood boards bearing on 2" x 7 ¾" (actual) joists spaced at 18" on center. Refer to Figure 2.

The walls are framed with 2x4 (actual) studs spaced at 24" o.c. Nominal 1" horizontal boards are attached to the exterior face of these studs. In most locations, the bottom of these studs extend below finished grade. Refer to Figure 3.

In some locations, a framed wood floor has been constructed at ground level. That floor system appears to consist of wood boards resting on 2x wood joists that fully rest on the ground surface.





*Figure 1: Existing Roof Framing*



Figure 2: Existing Second Floor Structure



*Figure 3: Wall Framing*



### **Structural Conditions**

As can be seen in Figure 1, the roof has been reinforced and possibly re-constructed since original construction. Although there is water staining on some of the structural members, no significant deterioration was observed.

The second floor joists also exhibit some water staining, but no apparent loss of integrity. However, some joists have been cut or notched over the years and no longer have their original capacity. Joists that are cut and no longer have their original geometry (e.g. notched, discontinued) should be reinforced before lifting the structure.

Along all sides of the barn, it appears that the finished grade has been raised since original construction. It is most apparent along the west side where the alley grade is pushed up against the siding and studs. Deterioration of the bottom of the studs can be observed in multiple locations. Figure 4 shows some areas of deterioration and the built-up grade.

### **Feasibility of Lifting Structure**

This structure is a good candidate for lifting / moving for the following reasons:

- The structure is relatively light.
- The above-grade structural elements are in good condition.
- Wall and roof finishes can flex without exhibiting major signs of distress.

Lifting the structure in its current location will be easier than lifting and moving because it would take less effort to stabilize the base of the walls. Moving the structure would require temporary cross bracing between the bottoms of the walls to prevent lateral spread or distortion. Nevertheless, moving the structure vertically and horizontally is feasible if the walls are properly braced.

### **Anticipated Final Condition**

Once moved, the structure will be supported on a new concrete foundation. That foundation will need to extend a minimum of 6 inches above final grade to allow for improved grading and good drainage, and prevent future deterioration of the wall framing. This can be achieved by cutting the deteriorated portions of the existing walls (estimated as the bottom 8-12 inches), then attaching the studs to a new treated sill plate bearing on a new foundation wall. If a higher ceiling is desired in the final configuration, the foundation walls could be raised to accommodate. Similarly, the alley-side foundation walls can be raised higher than the others to protect the structure from snow build-up and possible minor snowplow impacts. There is no limit on the height that the structure can be raised, so long as the new foundation supporting it is designed accordingly.

Refer to Figure 5 for a schematic of the existing and proposed conditions.



Figure 4: Base of Framing

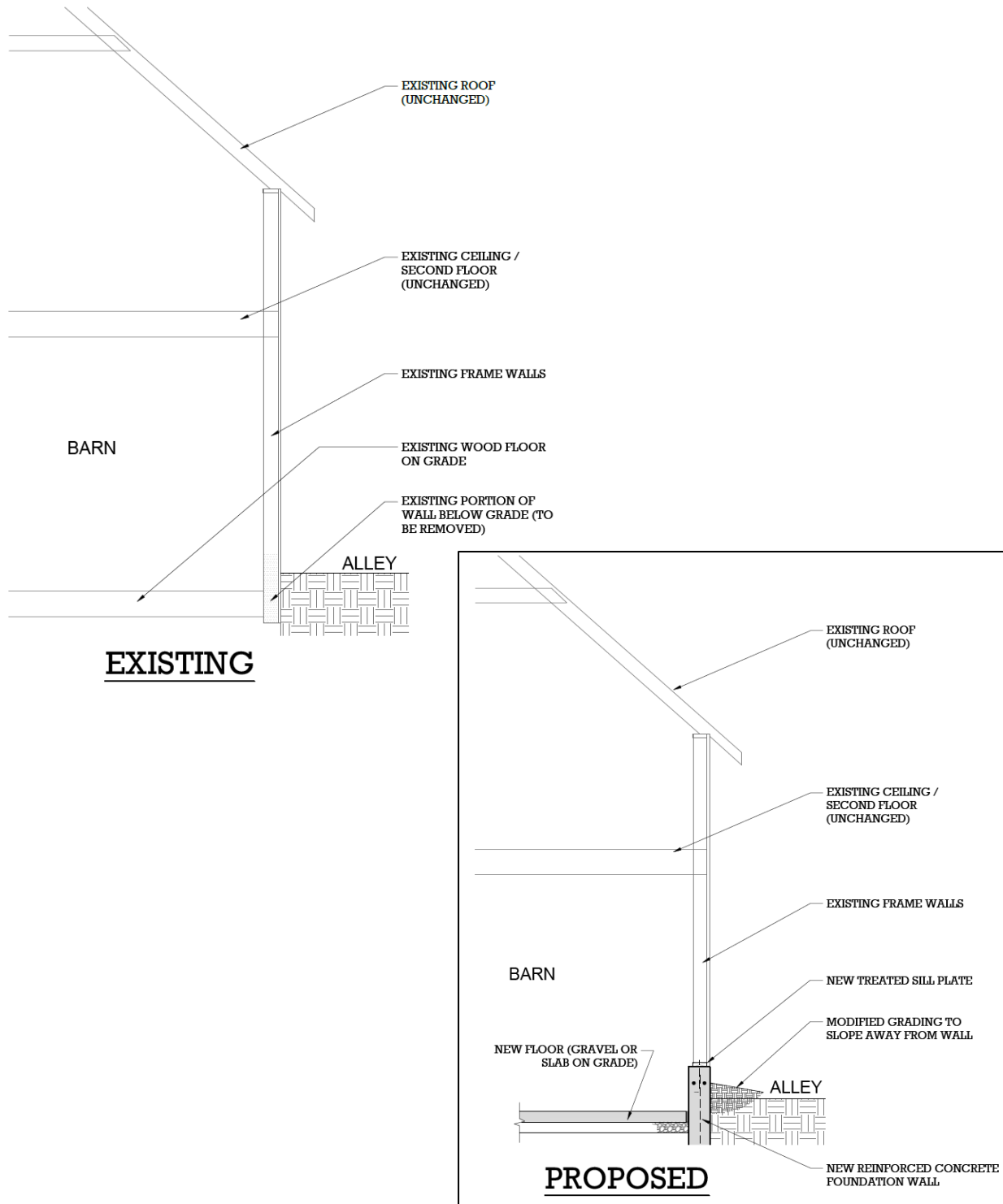


Figure 5: Schematic Sections



**Summary**

There is sufficient structural integrity of the existing barn to allow lifting and possibly moving of the structure, ultimately placing it on a new cast-in-place concrete foundation.

**Limitations**

This report is based upon site observations, PEN Engineering’s experience with existing wood structures, and the limited scope of the project. Future use of the structure will need to consider the final use, the capacity of the existing members, and whether interior structural reinforcing may be required. Please contact the undersigned if you have any questions.

With regards,

**PEN Engineering, LLC**



**Wayne Thompson, PE**  
Principal, Structural Engineer  
[wthompson@pen-engineeringllc.com](mailto:wthompson@pen-engineeringllc.com)



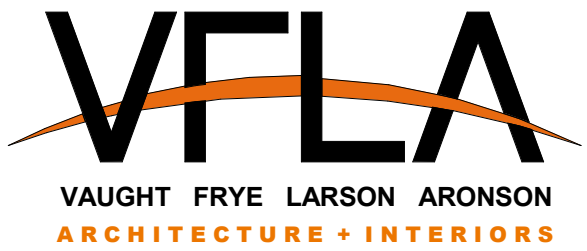
Figure 6: Alley Side of Barn





# BUFFINGTON BARN & GARAGE

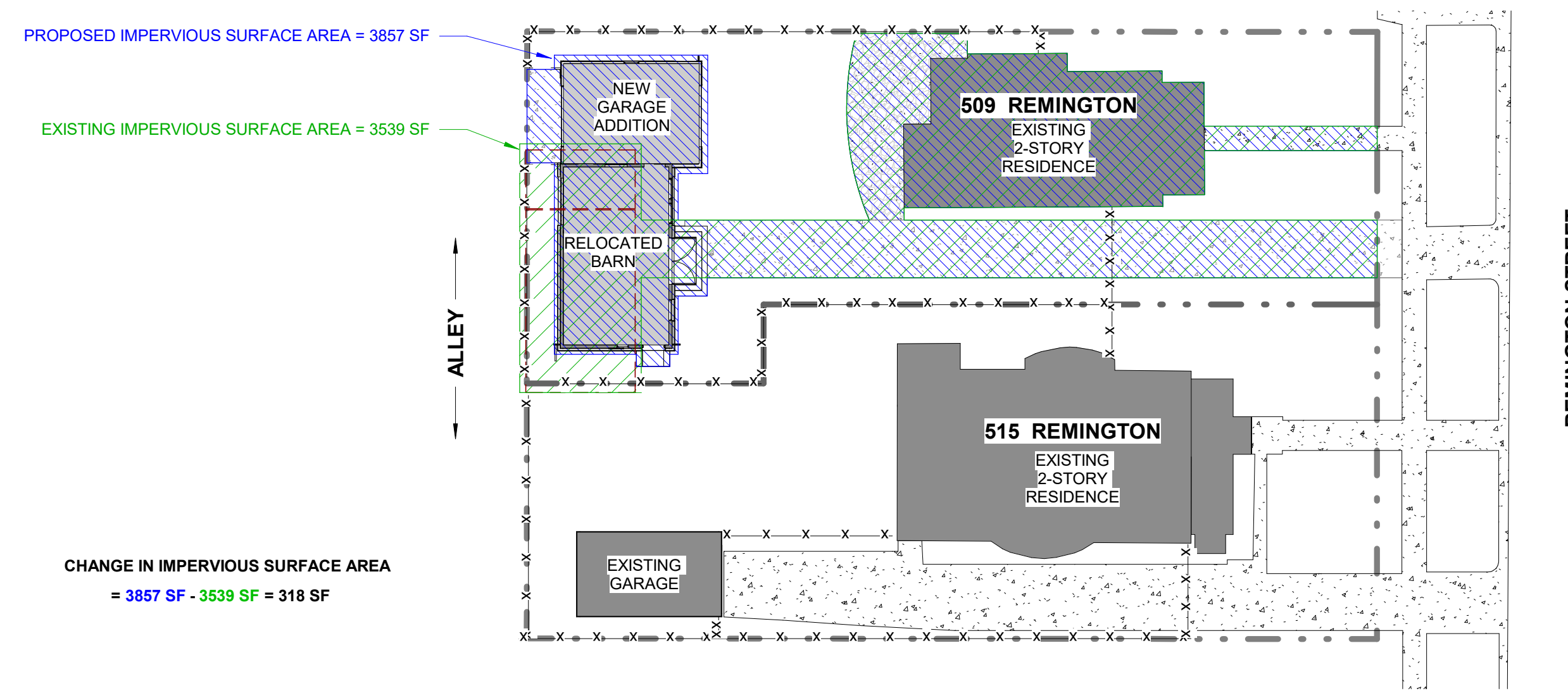
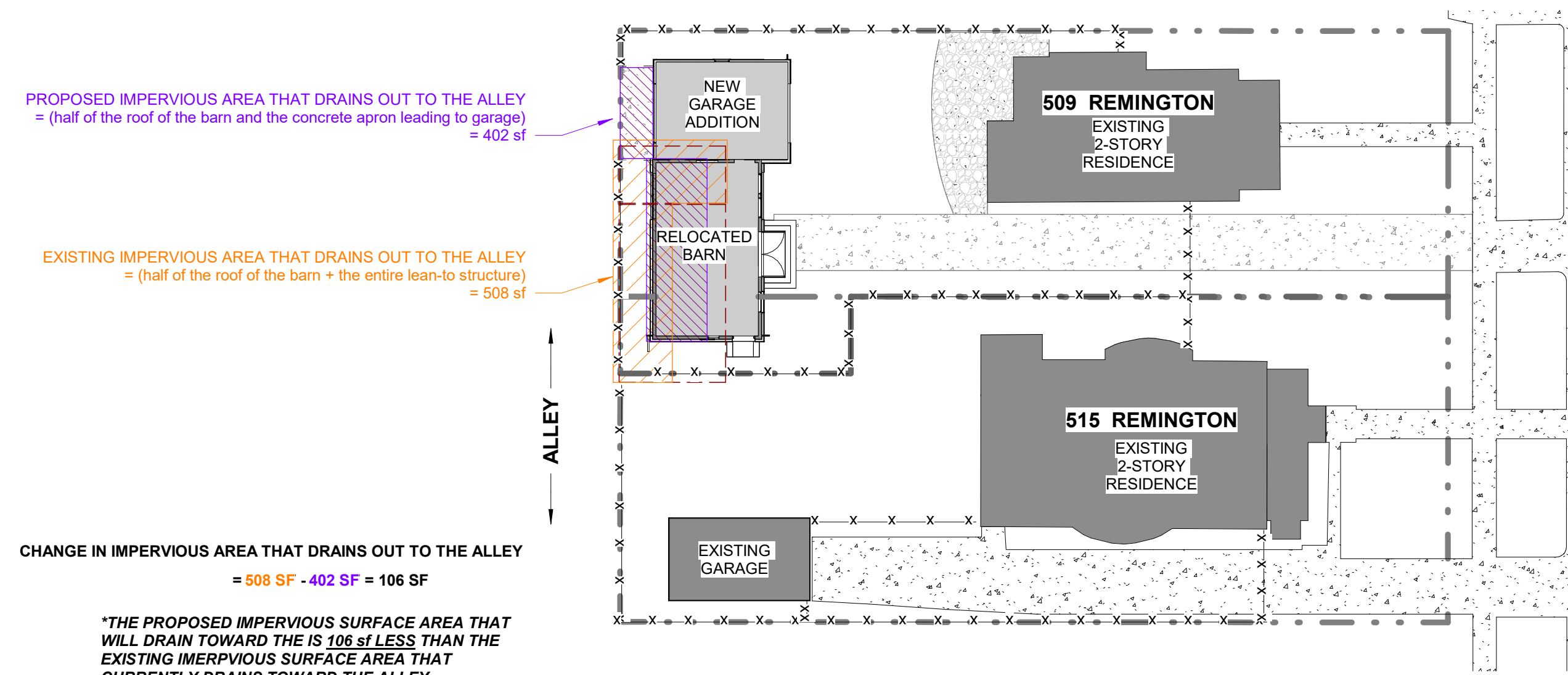
509 REMINGTON STREET  
FORT COLLIN, CO 80524



Strength in design. Strength in partnership.  
Strength in community.

419 Canyon Ave Suite 200, Fort Collins, Colorado 80521  
970.224.1191 | www.vfla.com

IN ASSOCIATION WITH:



**3 CHANGE IN DRAINAGE TOWARD THE ALLEY**  
1" = 20'-0"

**2 IMPERVIOUS SURFACE AREA CALCULATION**  
1" = 20'-0"

### CODE DATA

Codes: 2021 I.R.C. w/ LOCAL AMMENDMENTS  
2021 I.F.C. w/ LOCAL AMMENDMENTS  
2021 I.E.C.C. w/ LOCAL AMMENDMENTS

ROOF: MIN R-60  
WALLS: MIN R-30 CAVITY (OR R-20 CAVITY + R-5 C.I.)  
WINDOW U-FACTOR: MAX .28

Address: 509 REMINGTON STREET  
FORT COLLINS, COLORADO

Site Area: 0.14 ACRES  
Zone District: OT-C, OLD TOWN DISTRICT, HIGH

Occupancy Classification: TYPE R-3 (ACCESSORY STRUCTURE)  
Construction Type: V-B  
Number of Stories: 2

**LAND USE CODE INFO FOR 509 REMINGTON:**  
LOT AREA: 6300 sf (current lot area)  
+ 507 sf (change in lot area)  
**6807 sf (lot area after new property lines)**

ZONE DISTRICT: "OT-C OLD TOWN DISTRICT, HIGH"  
EXISTING RESIDENCE: 1715 sf (ABOVE GRADE)  
EXISTING ACCESSORY STRUCTURE: 725 sf  
EXISTING TOTAL FLOOR AREA: 2435 sf

ALLOWABLE FLOOR AREA ON THE REAR HALF OF THE LOT:  
33% OF 3403.5 sf = 1123 sf

PROPOSED ON THE REAR HALF OF THE LOT = 1059 sf  
61 sf EXISTING RESIDENCE  
548 sf EXISTING ACCESSORY STRUCTURE - MAIN LEVEL  
60 sf EXISTING ACCESSORY STRUCTURE - UPPER LEVEL (ceiling height above 7.5)  
390 sf NEW GARAGE ADDITION

**LAND USE CODE INFO FOR 515 REMINGTON:**  
LOT AREA: 7700 sf (current lot area)  
- 507 sf (change in lot area)  
**7193 sf (lot area after new property lines)**

ZONE DISTRICT: OT-C "OLD TOWN DISTRICT, HIGH"  
EXISTING RESIDENCE: 2052 sf (ABOVE GRADE)  
EXISTING ACCESSORY STRUCTURE: 336 sf  
EXISTING TOTAL FLOOR AREA: 2388 sf

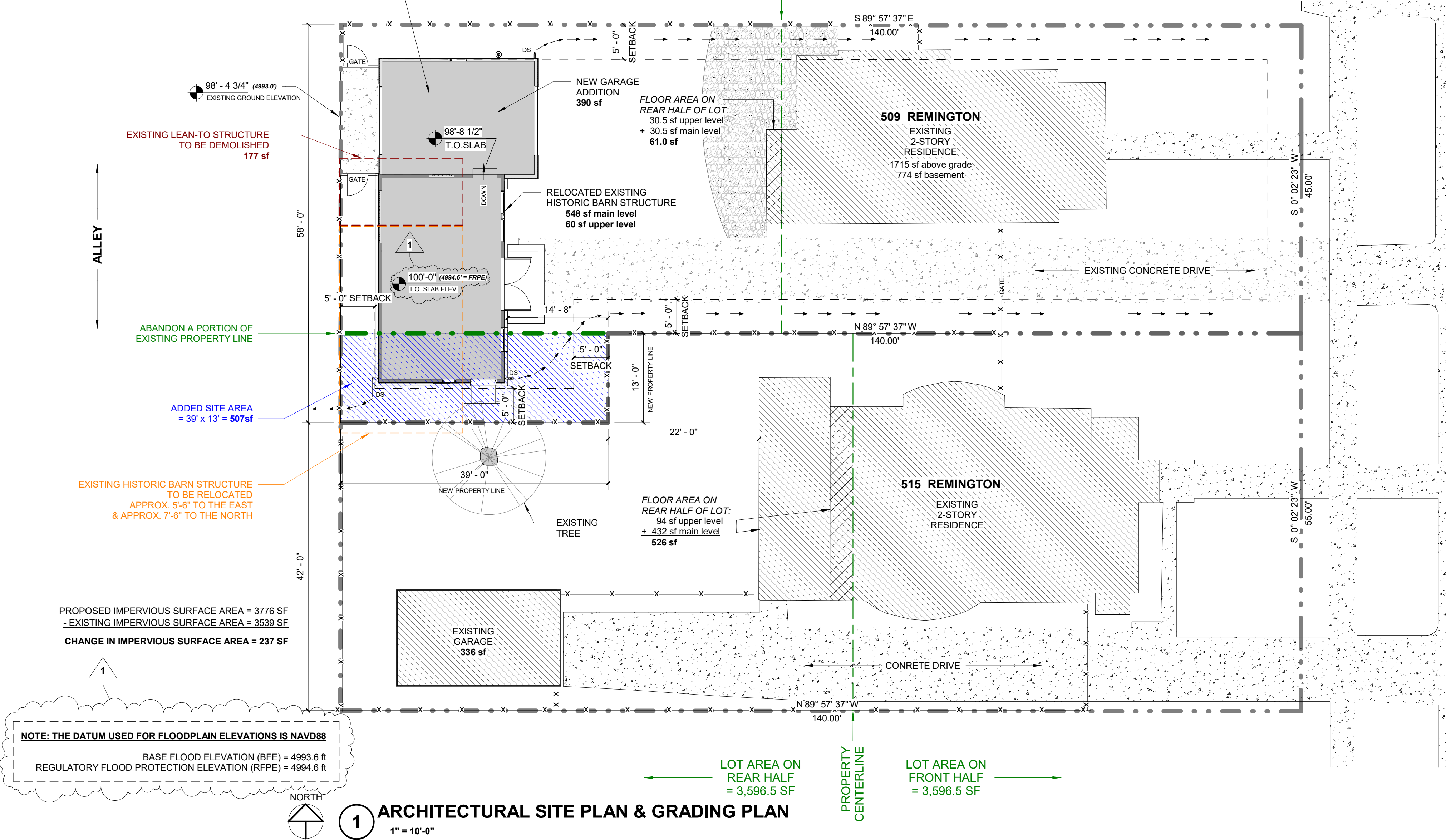
ALLOWABLE FLOOR AREA ON THE REAR HALF OF THE LOT:  
33% OF 3596.5 sf = 1187 sf

PROPOSED ON THE REAR HALF OF THE LOT = 862 sf  
526 sf EXISTING RESIDENCE  
336 sf EXISTING ACCESSORY STRUCTURE

FLOOR AREA	
NAME	AREA
GARAGE	374 SF
MAIN FLOOR	514 SF
UPPER FLOOR	507 SF
TOTAL	1395 SF

- PROPOSED CHANGES TO EXISTING ACCESSORY STRUCTURE:**
- DEMO EXISTING LEAN-TO STRUCTURE
  - RELOCATE HISTORIC BARN STRUCTURE TOWARD THE NORTHEAST
  - RAISE THE BARN STRUCTURE ELEVATION -3"
  - CUT & REMOVE THE BOTTOM 12" OF ROTTED WOOD WALLS
  - ATTACH BARN TO THE TOP OF NEW CONCRETE FOUNDATION
  - ADD NEW 4" CONCRETE SLAB ON-GRADE IN SIDE BARN
  - ADD NEW 11' x 23' GARAGE TO NORTH SIDE OF BARN

ALL CONSTRUCTION BELOW REGULATORY FLOOD PROTECTION ELEVATION (RFPE) TO BE MADE WITH FLOOD-RESISTANT MATERIALS CONSISTENT WITH CLASS 4 OR 5 NFIP BUILDING MATERIALS. (RFPE = 4994.6 ft = 100'-0")



**1 ARCHITECTURAL SITE PLAN & GRADING PLAN**  
1" = 10'-0"

CONSTRUCTION SET 12-05-2024

SHEET ISSUANCES

DESCRIPTION	DATE
Revision 1	01/22/2025

REVISIONS

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## ARCHITECTURAL SITE PLAN & DRAINAGE PLAN

DRAWING NUMBER:  
**A1**

# BUFFINGTON BARN & GARAGE

509 REMINGTON STREET  
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970.224.1191 | www.vfla.com

IN ASSOCIATION WITH:

CONSTRUCTION SET 12-05-2024

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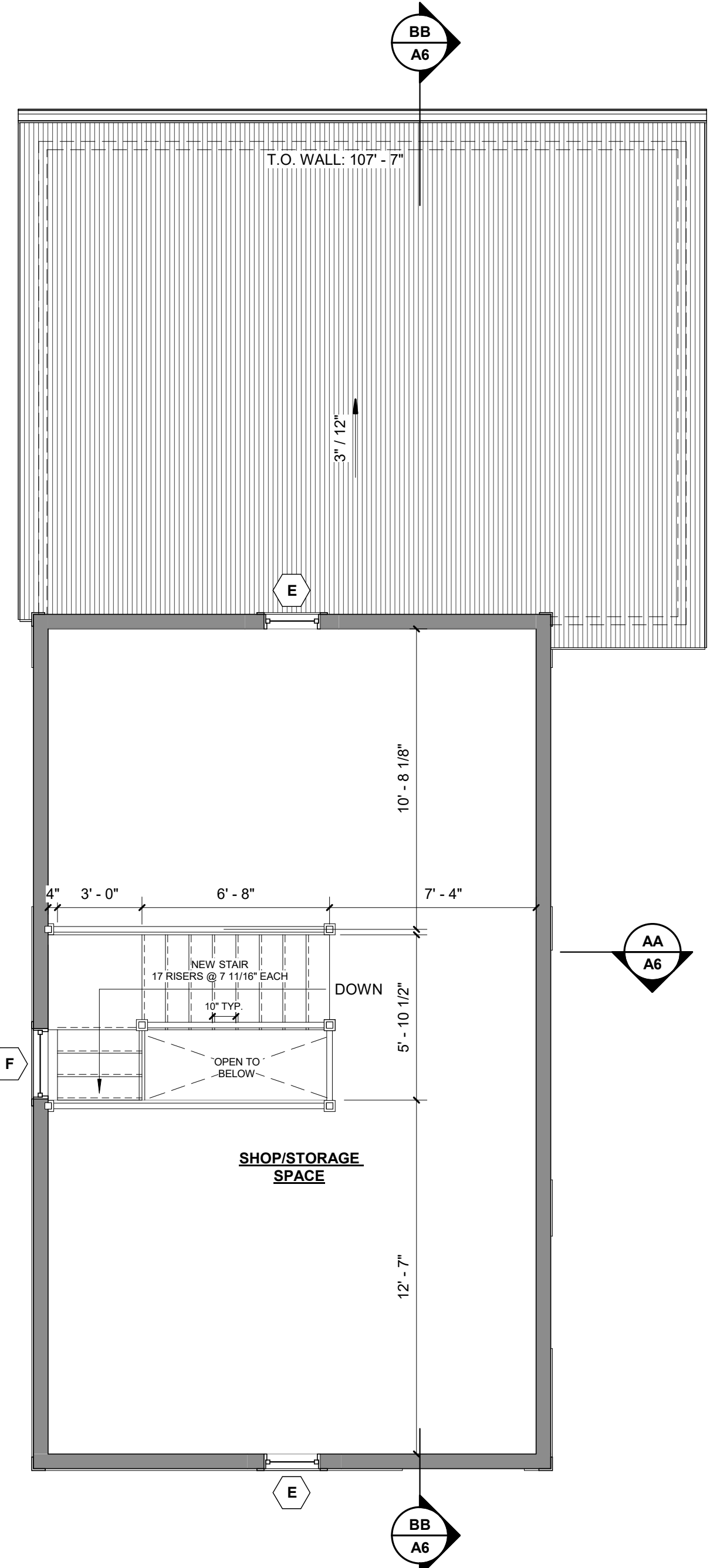


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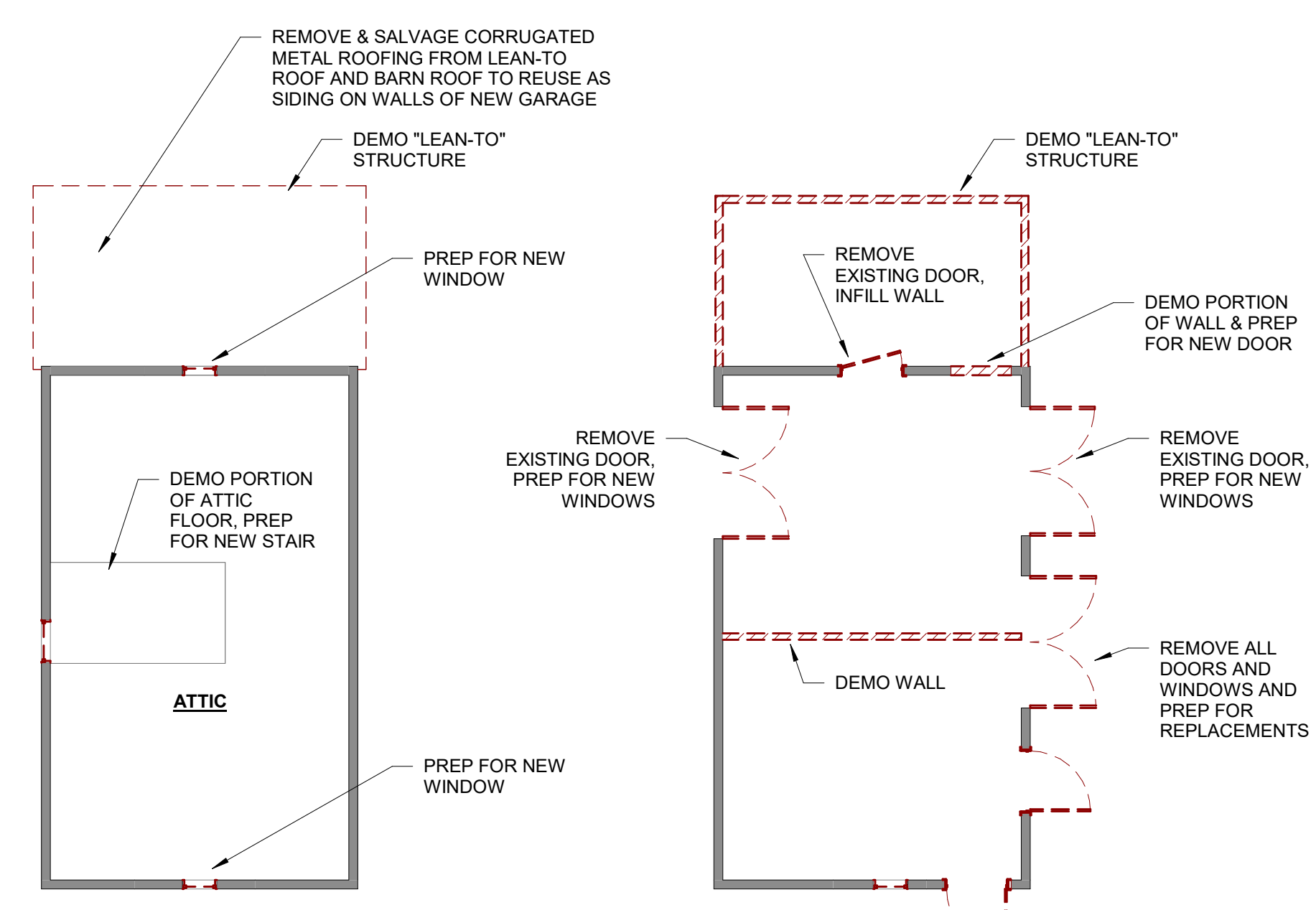
## FLOOR PLANS

DRAWING NUMBER:

# A2

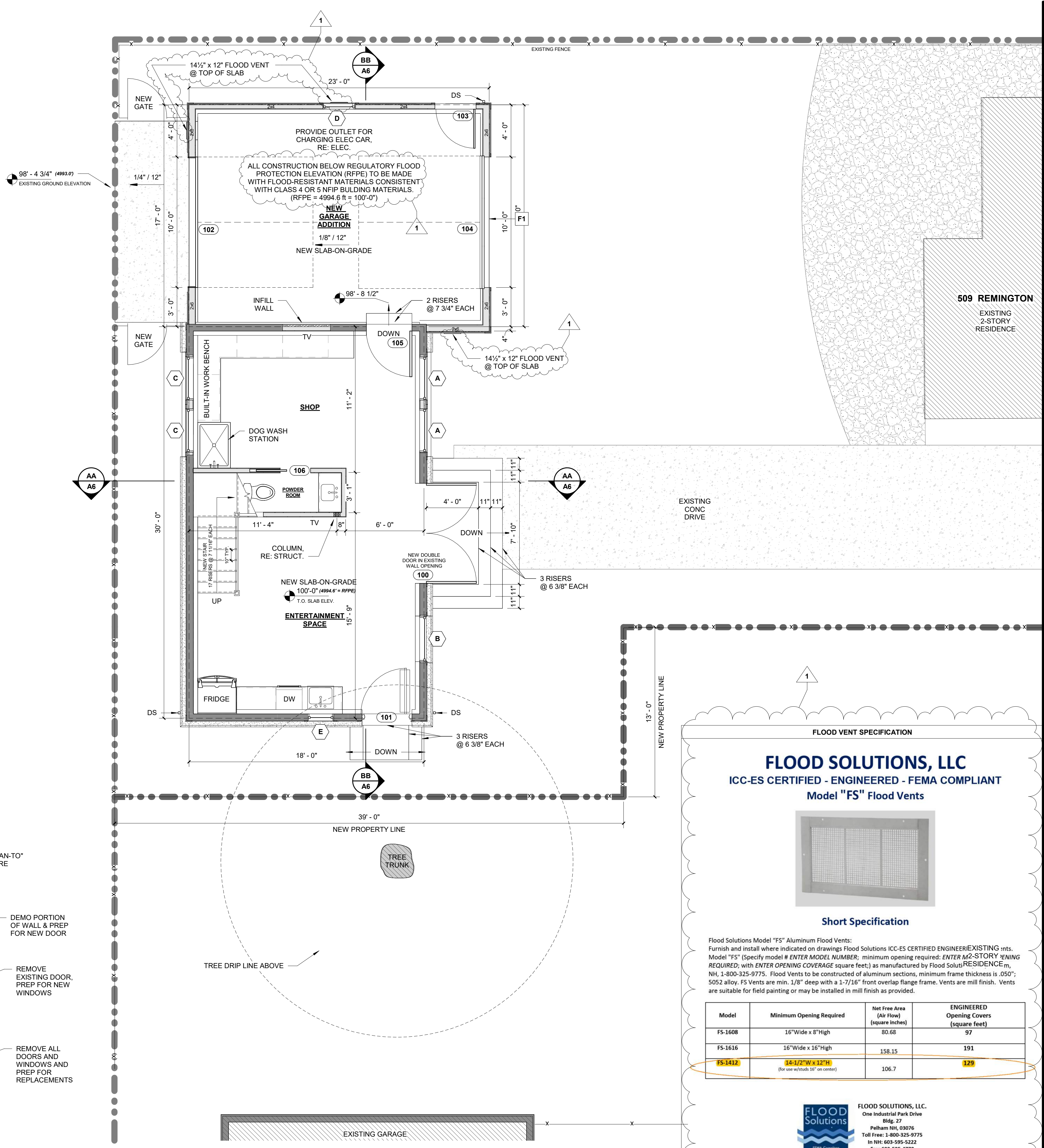


**2 UPPER FLOOR & ROOF PLAN**  
1/4" = 1'-0"



**4 UPPER FLOOR DEMO PLAN**  
1/8" = 1'-0"

**3 MAIN FLOOR DEMO PLAN**  
1/8" = 1'-0"



**1 MAIN FLOOR PLAN**  
1/4" = 1'-0"

### FLOOD SOLUTIONS, LLC

ICC-ES CERTIFIED - ENGINEERED - FEMA COMPLIANT  
Model "FS" Flood Vents

**Short Specification**

Flood Solutions Model "FS" Aluminum Flood Vents:  
Furnish and install where indicated on drawings Flood Solutions ICC-ES CERTIFIED ENGINEER EXISTING INTS.  
Model "FS" (Specify model # ENTER MODEL NUMBER; minimum opening required: ENTER MIN. OPENING REQUIRED, with ENTER OPENING COVERAGE square feet.) as manufactured by Flood Solutions, LLC, 1000  
NH, 1-800-325-9775. Flood Vents to be constructed of aluminum sections, minimum frame thickness is .050";  
5052 alloy, FS Vents are min. 1/8" deep with a 1-7/16" front overlap flange frame. Vents are mill finish. Vents  
are suitable for field painting or may be installed in mill finish as provided.

Model	Minimum Opening Required	Net Free Area (Air Flow) (square inches)	ENGINEERED Opening Covers (square feet)
FS-1608	16" Wide x 8" High	80.68	97
FS-1616	16" Wide x 16" High	158.15	191
<b>FS-1412</b>	<b>14-1/2" W x 12" H</b> (for use w/ studs 16" on center)	106.7	<b>129</b>

**FLOOD SOLUTIONS, LLC.**  
One Industrial Park Drive  
Bldg. 27  
Pelham NH, 03076  
Toll Free: 1-800-325-9775  
In NH: 603-595-5222  
Fax: 603-595-4778  
www.floodsolutions.com  
info@floodsolutions.com





EXISTING BARN - NORTHEAST CORNER



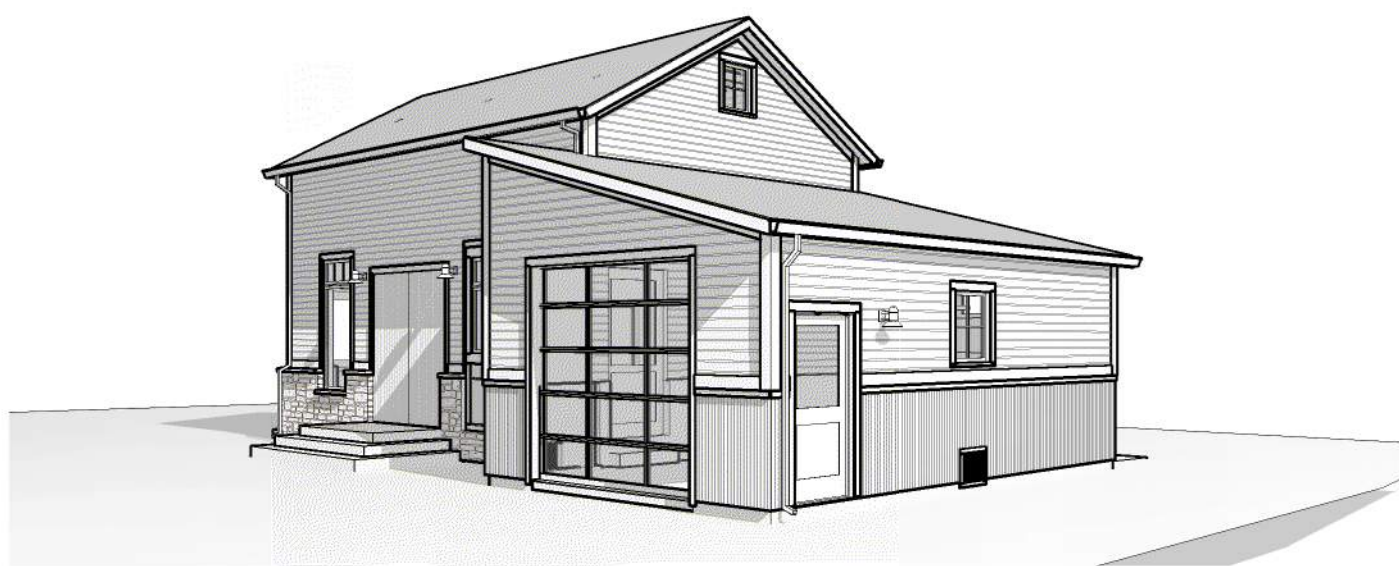
EXISTING BARN - NORTHWEST CORNER



EXISTING BARN - SOUTHWEST CORNER



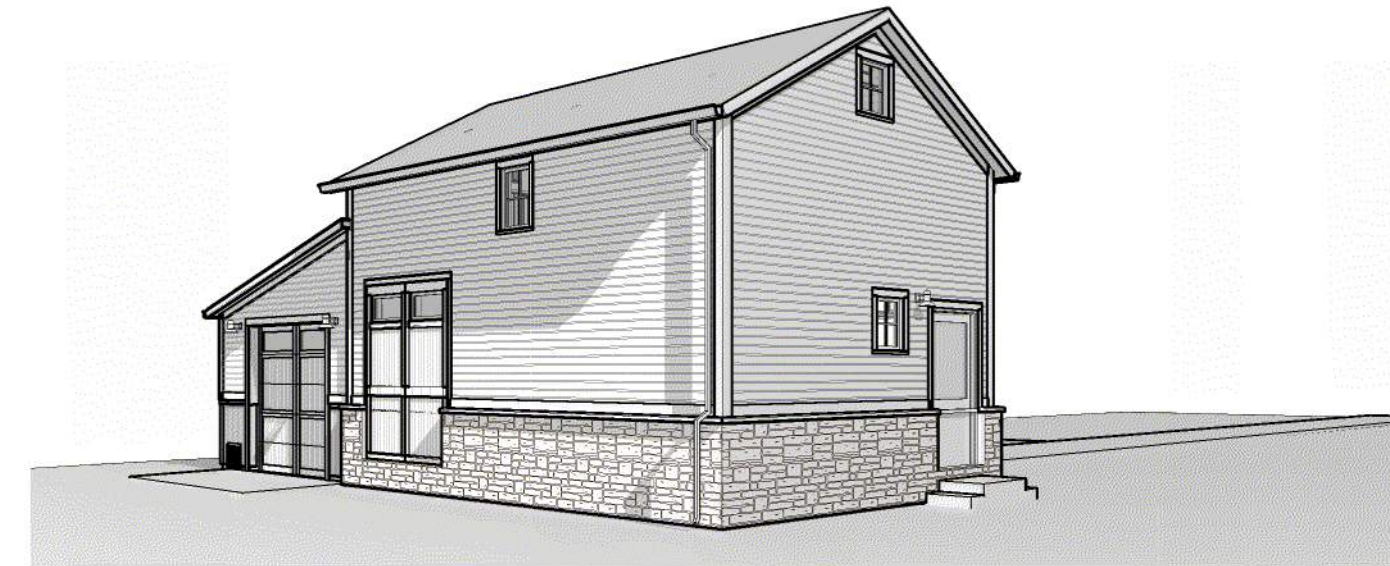
EXISTING BARN - SOUTHEAST CORNER



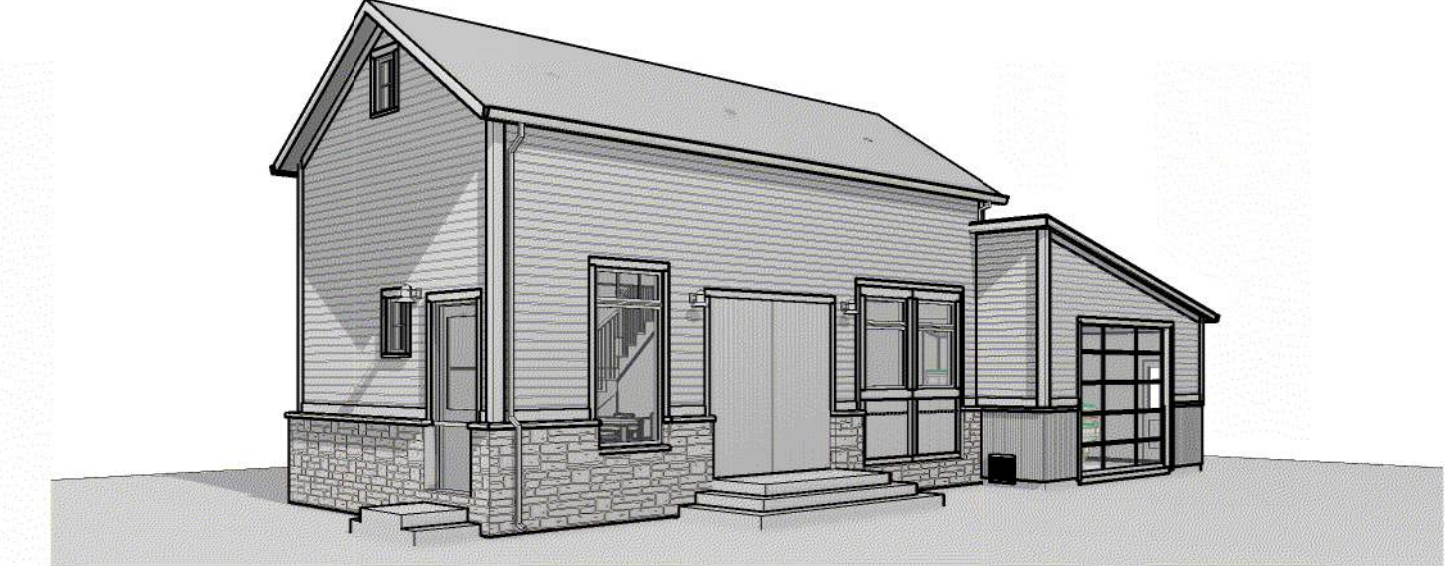
1 NORTHEAST CORNER



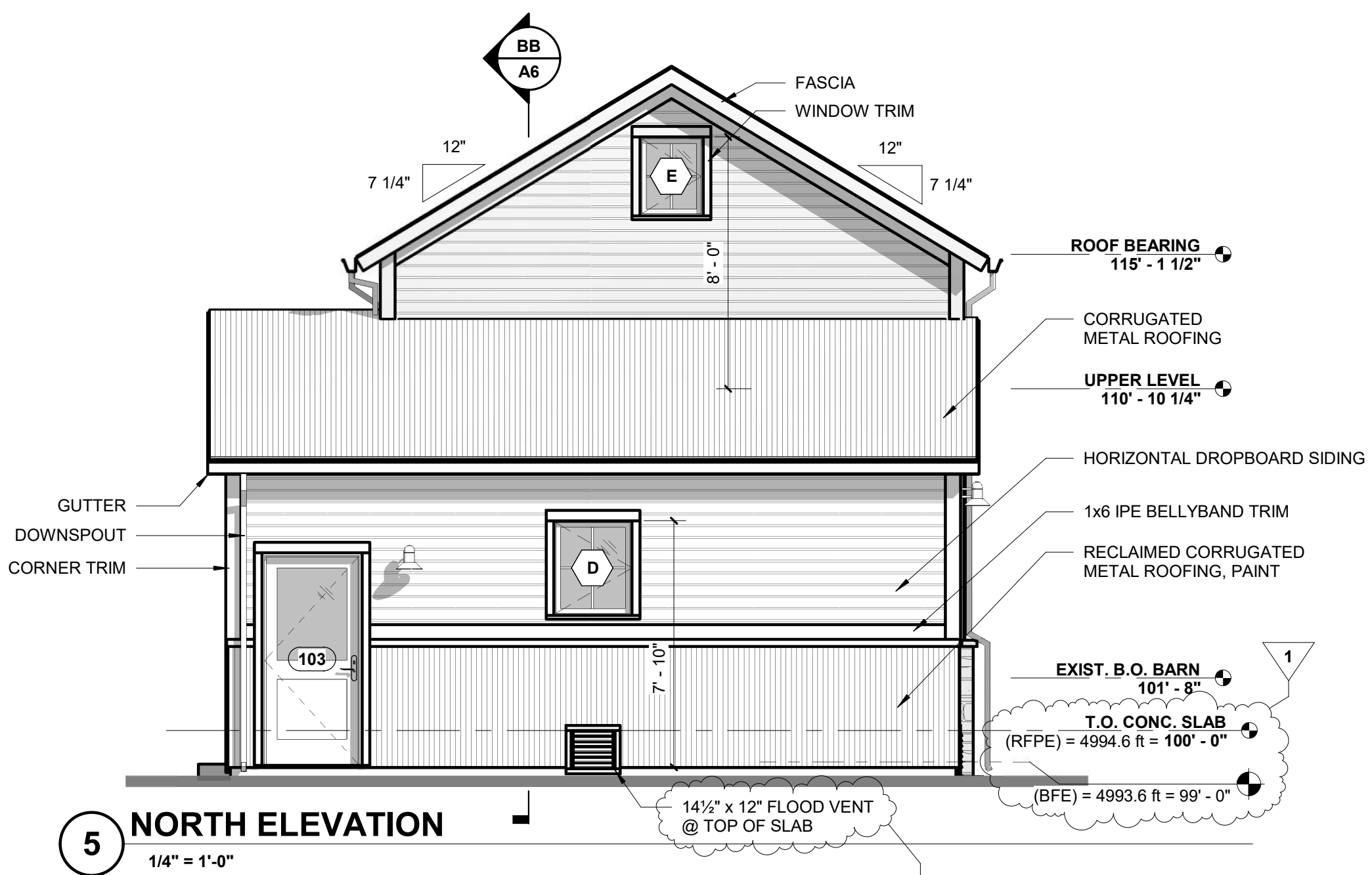
2 NORTHWEST CORNER



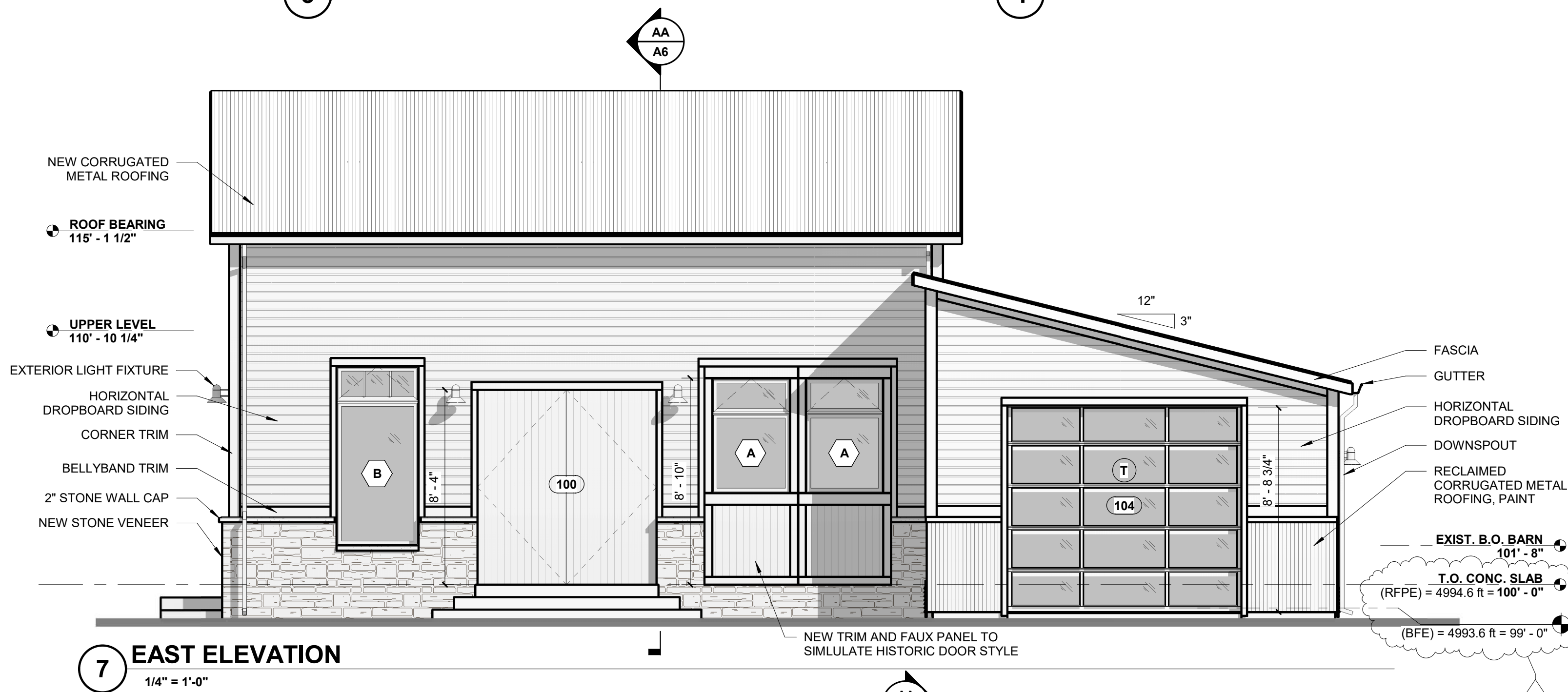
3 SOUTHWEST CORNER



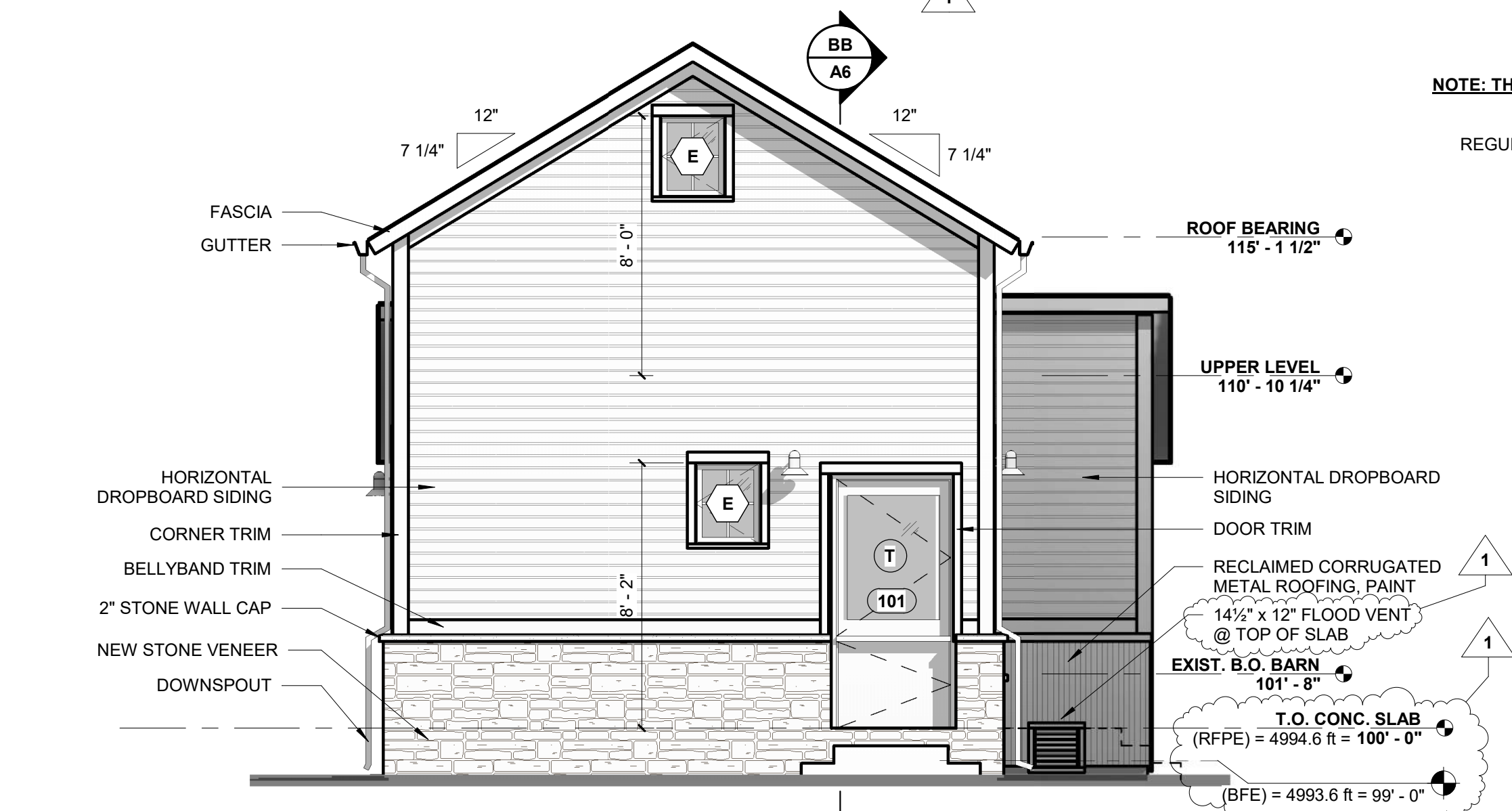
4 SOUTHEAST CORNER



5 NORTH ELEVATION  
1/4" = 1'-0"

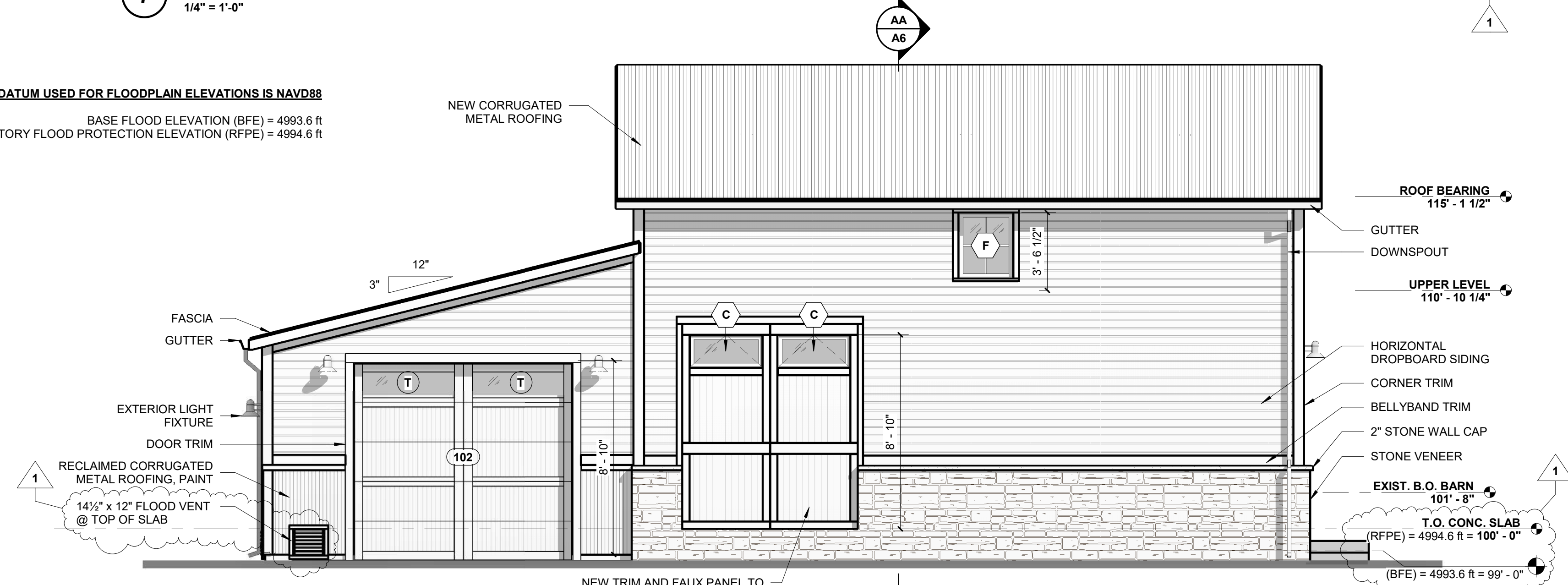


7 EAST ELEVATION  
1/4" = 1'-0"



6 SOUTH ELEVATION  
1/4" = 1'-0"

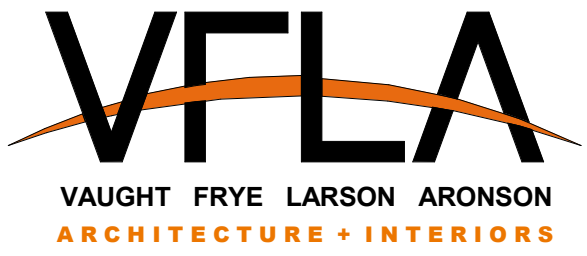
NOTE: THE DATUM USED FOR FLOODPLAIN ELEVATIONS IS NAVD88  
 BASE FLOOD ELEVATION (BFE) = 4993.6 ft  
 REGULATORY FLOOD PROTECTION ELEVATION (RFPE) = 4994.6 ft



8 WEST ELEVATION  
1/4" = 1'-0"

**BUFFINGTON BARN & GARAGE**

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**EXTERIOR ELEVATIONS & 3D VIEWS**

DRAWING NUMBER:

**A4**

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## EXTERIOR FINISH SELECTIONS

DRAWING NUMBER:

# A5



1 COLOR BOARD



ALUMINUM-CLAD WOOD WINDOWS: "DARK BRONZE"  
(WOOD FRAME SPECIES & STAIN COLOR PER INTERIOR DESIGNER)

- ALL METALS: "DARK BRONZE"
- CORRUGATED METAL ROOFING
  - ROOF GUTTERS & DOWNSPOUTS
  - CORRUGATED METAL WALL SIDING
- (PAINT RECLAIMED CORRUGATED METAL ROOFING FROM EXISTING BARN TO MATCH "DARK BRONZE COLOR")

HORIZONTAL DROPBOARD SIDING:  
HEWN - FARM FLEET CLASS A CEDAR SIDING  
1x6 BRUSHED TEXTURE



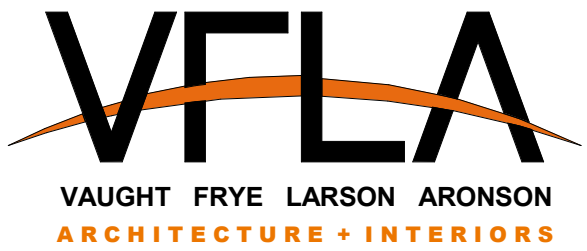
CORNER BOARDS, WINDOW & DOOR TRIM,  
FRIEZE BOARD, TRIM BOARDS: IPE, STAIN



THIN STONE VENEER: EDWARD STONE  
- MANOR COLLECTION: "DRIFTWOOD"

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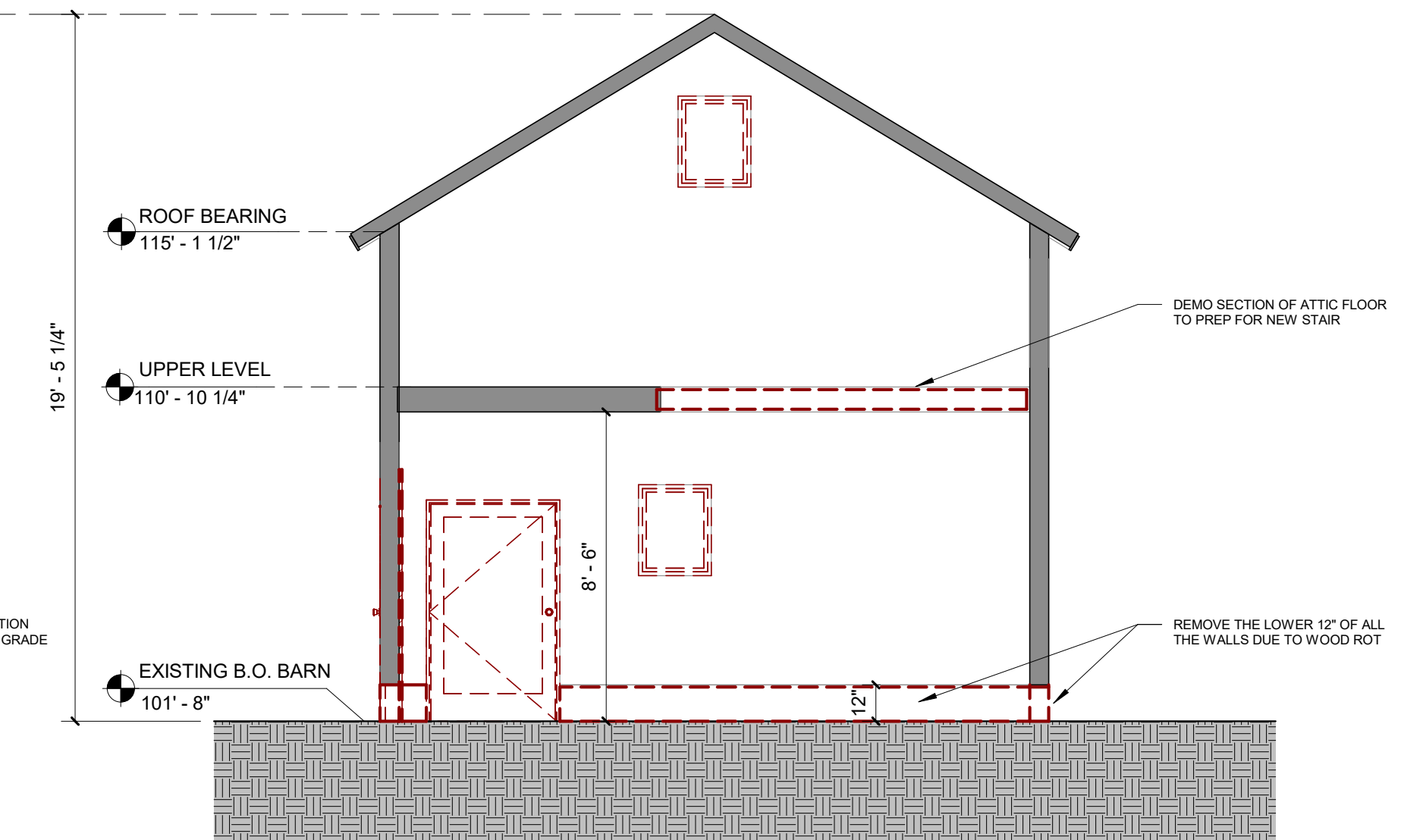
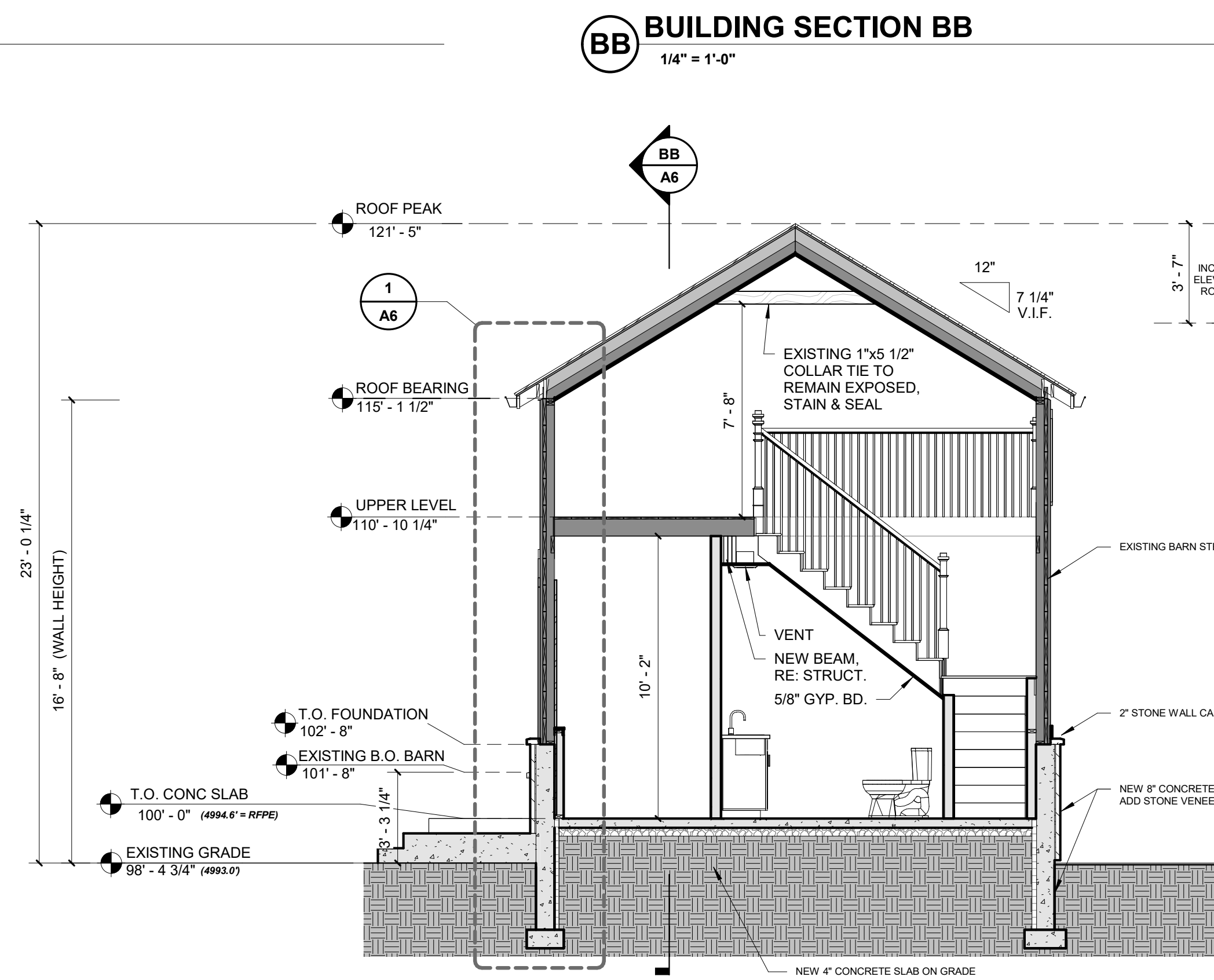
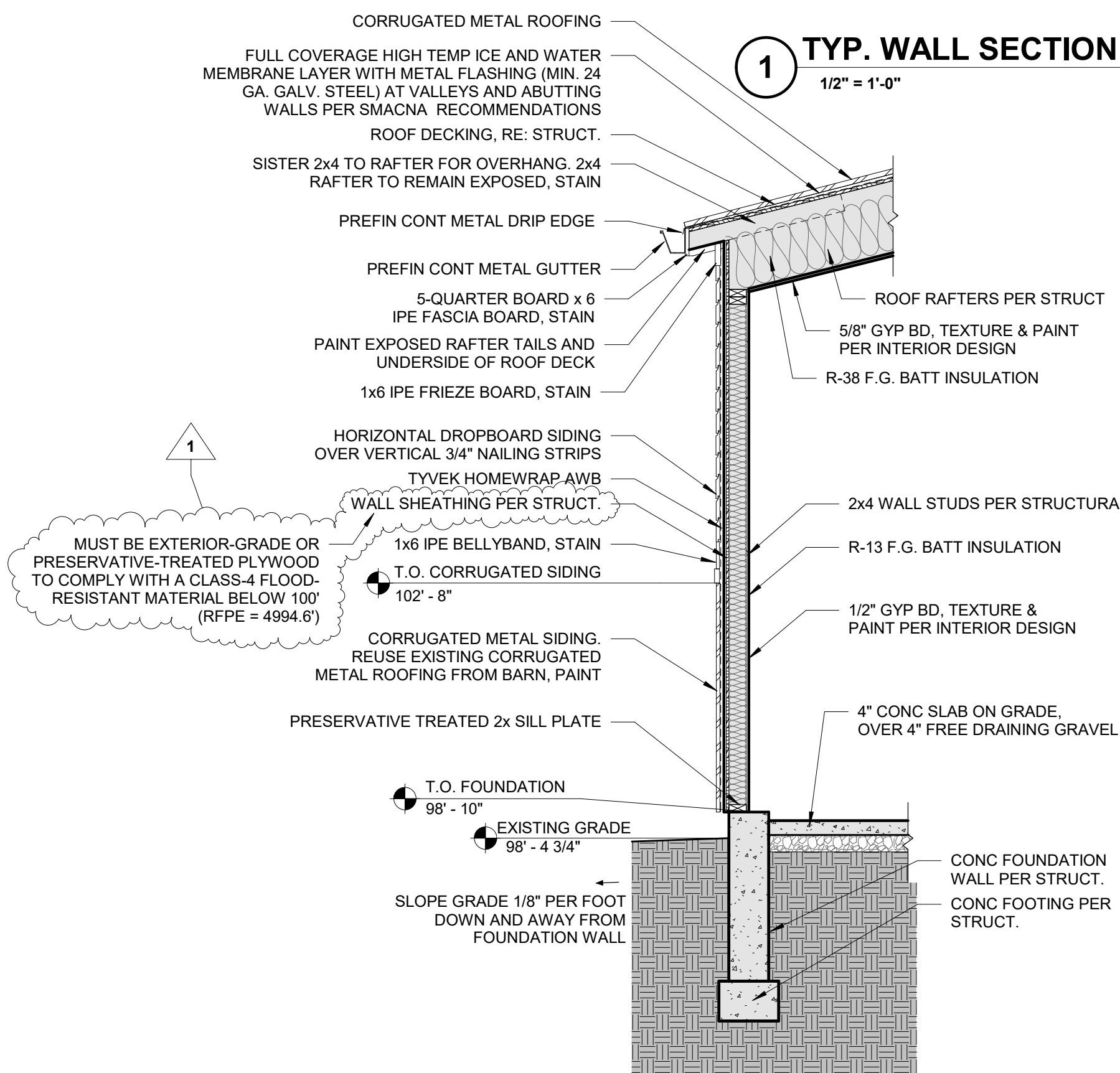
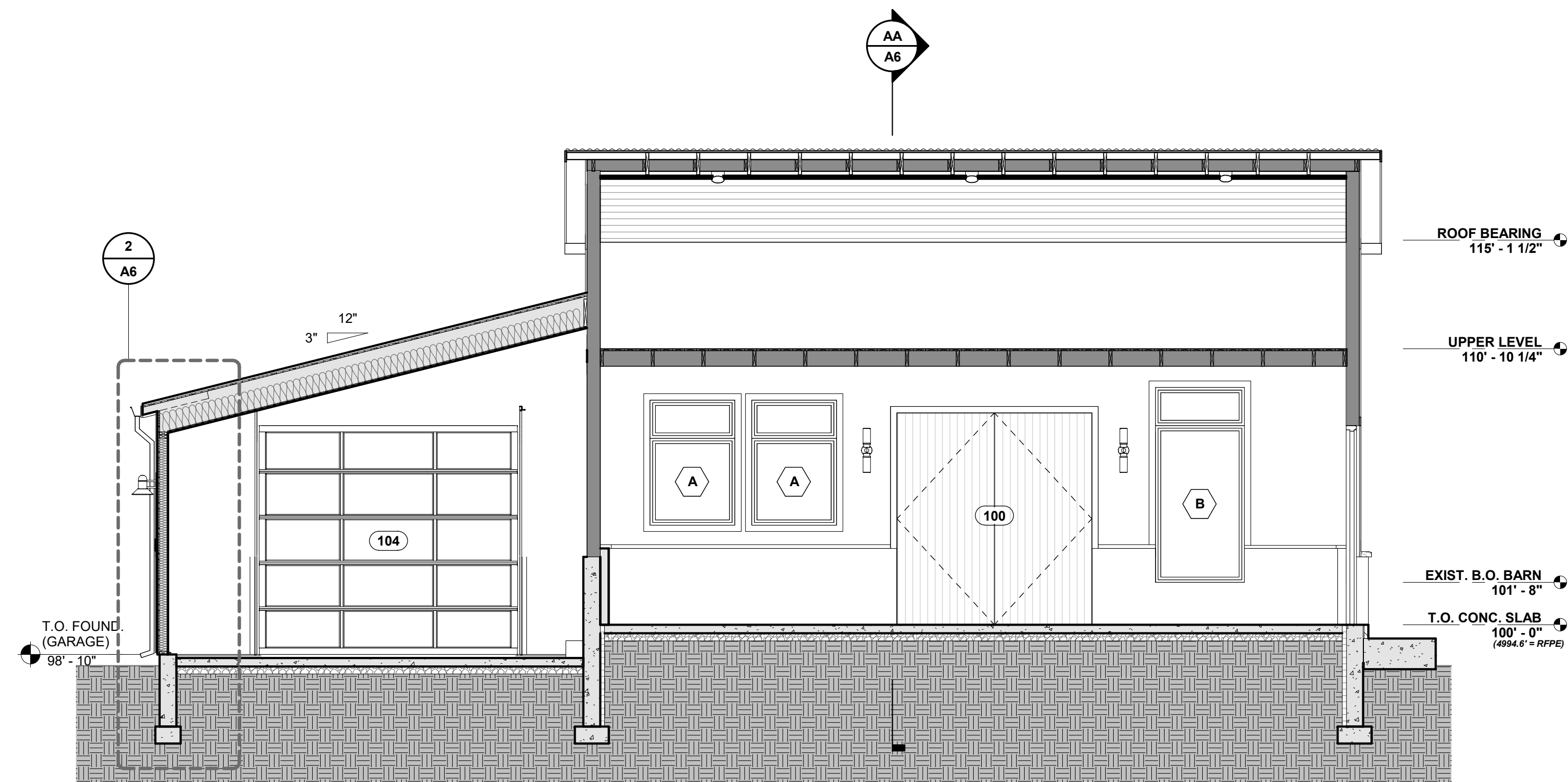
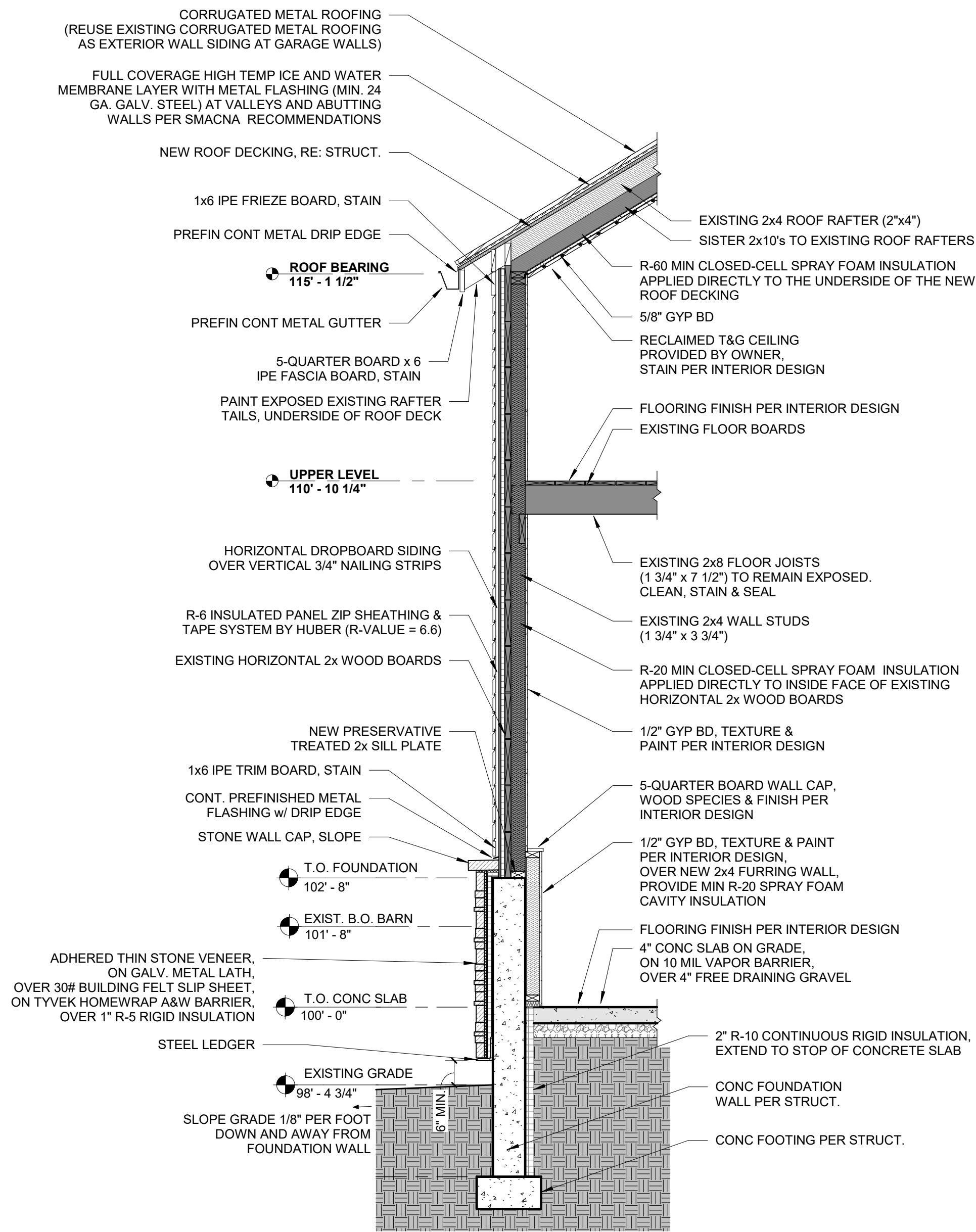


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## SECTIONS

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# A6



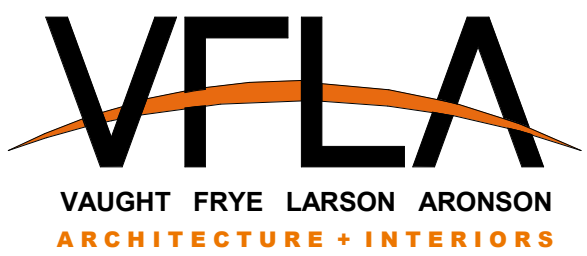
**2 GARAGE WALL SECTION**  
1/2" = 1'-0"

**AA BUILDING SECTION AA**  
1/4" = 1'-0"

**3 BUILDING SECTION AA - EXISTING**  
1/4" = 1'-0"

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## STAIR SECTION & DETAILS

DRAWING NUMBER:

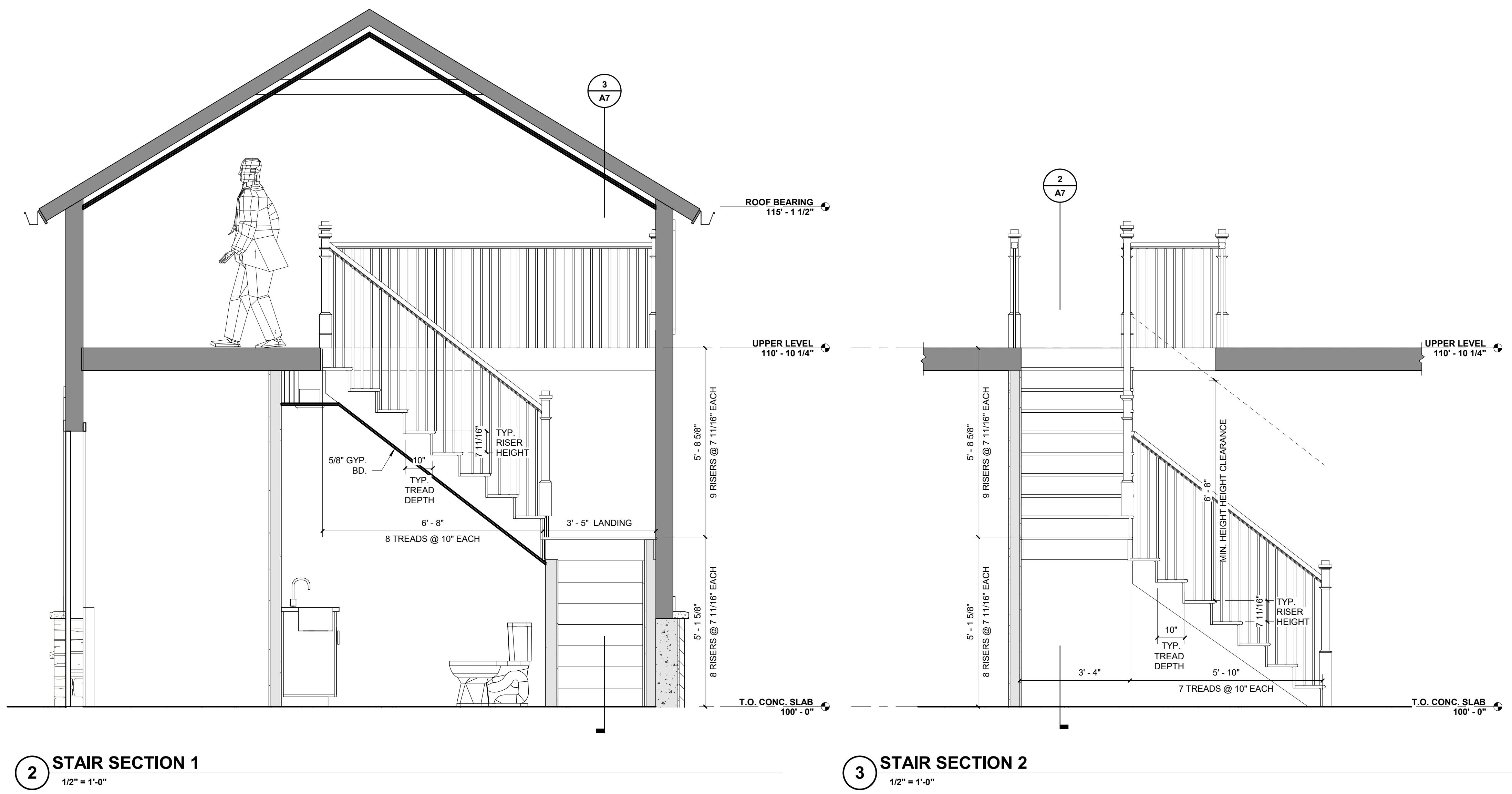
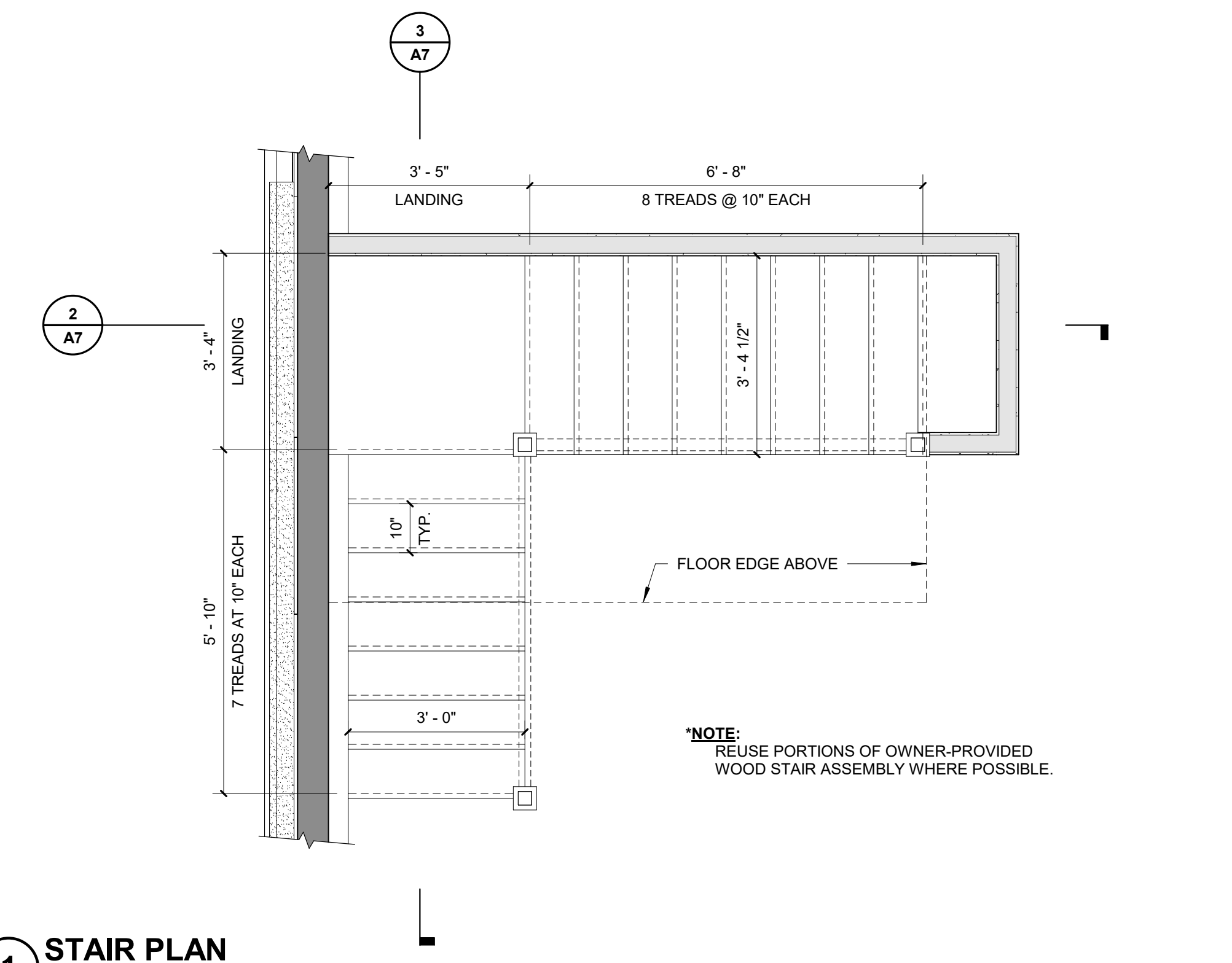
# A7

STEEL BALUSTERS (THREE PER TREAD)  
WITH DECORATE "S" (CENTERED, ONE PER TREAD)  
MAXIMUM 4" SPACING

PAINTED RISER

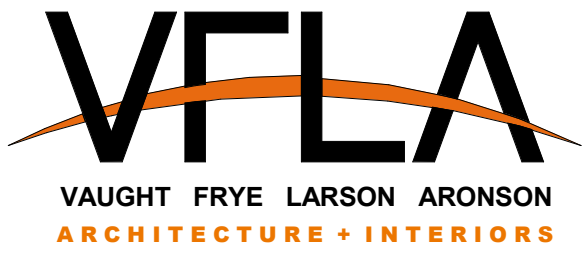
WOOD TREAD, STAIN  
(SPECIES AND STAIN COLOR PER INTERIOR DESIGNER)

**OWNER-PROVIDED INSPIRATION IMAGE FOR STAIR AND RAILING DESIGN**



# BUFFINGTON BARN & GARAGE

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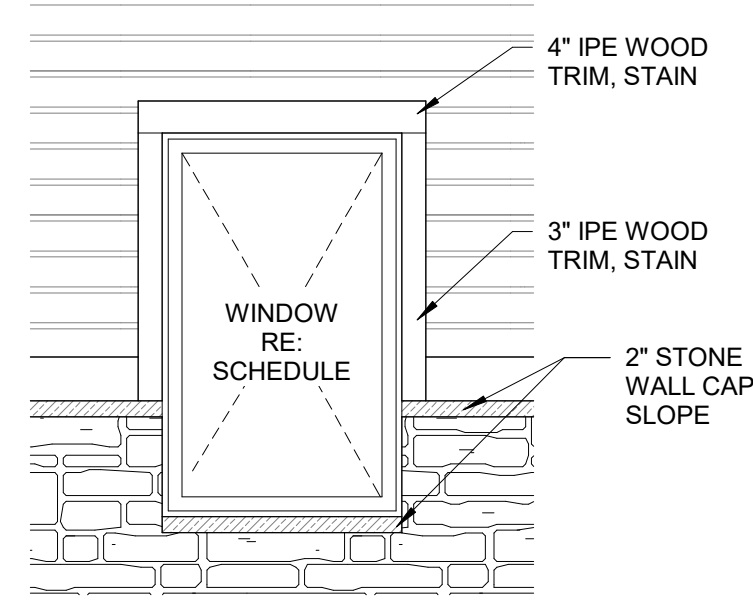


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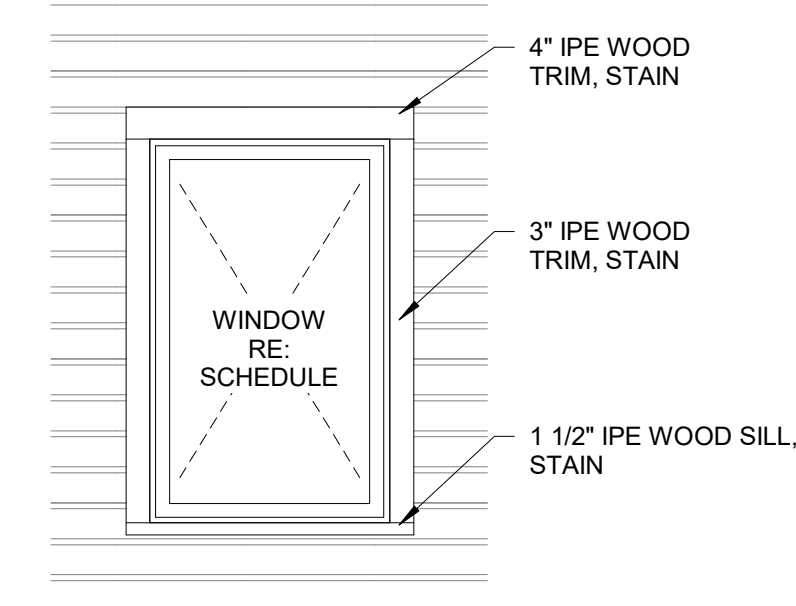
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## DOOR & WINDOW SCHEDULES & DETAILS

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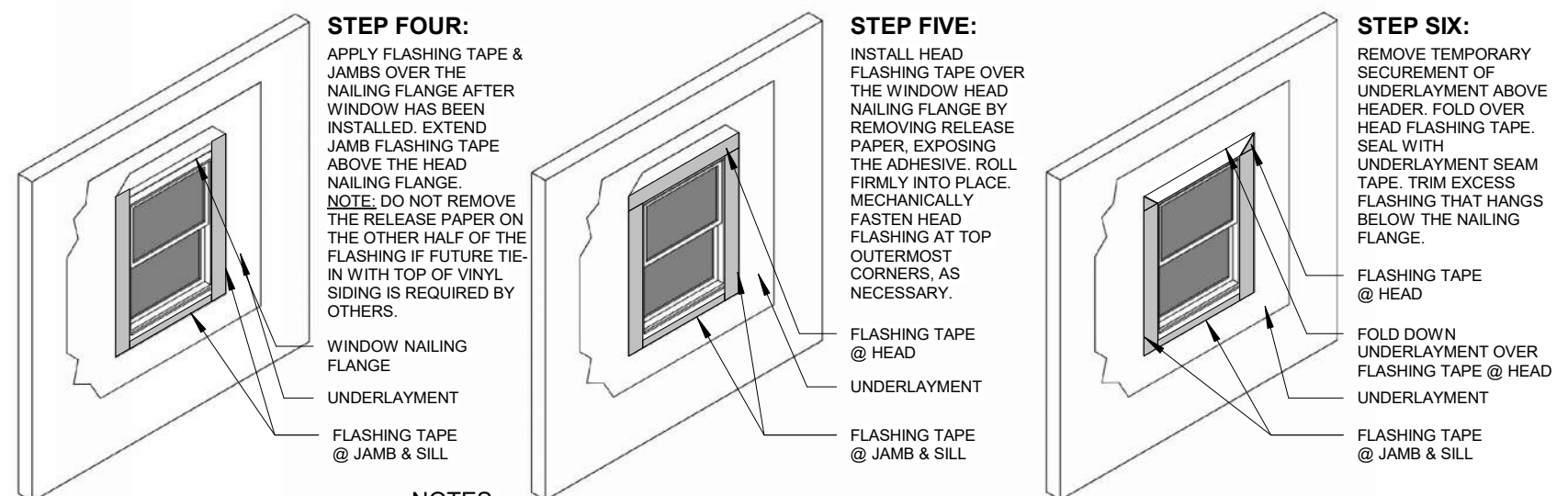
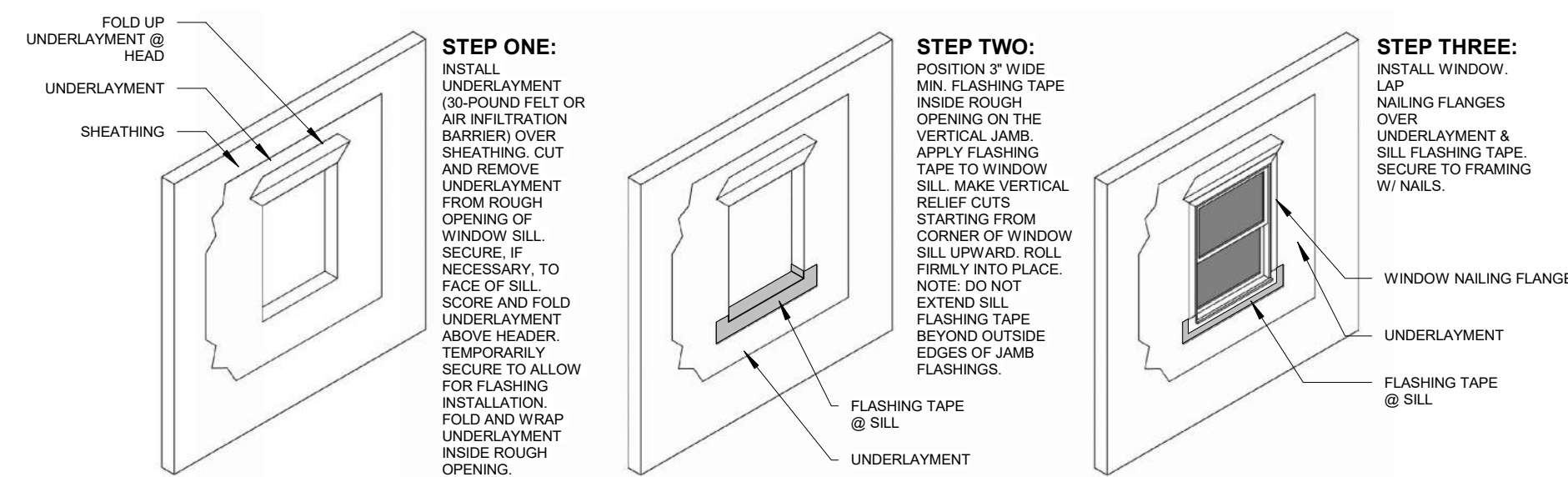
TYPICAL EXTERIOR TRIM FOR WINDOWS IN DROPBOARD SIDING AND STONE VENEER WALLS



TYPICAL EXTERIOR TRIM FOR WINDOWS IN DROPBOARD SIDING WALLS

### 7 EXTERIOR WINDOW TRIM

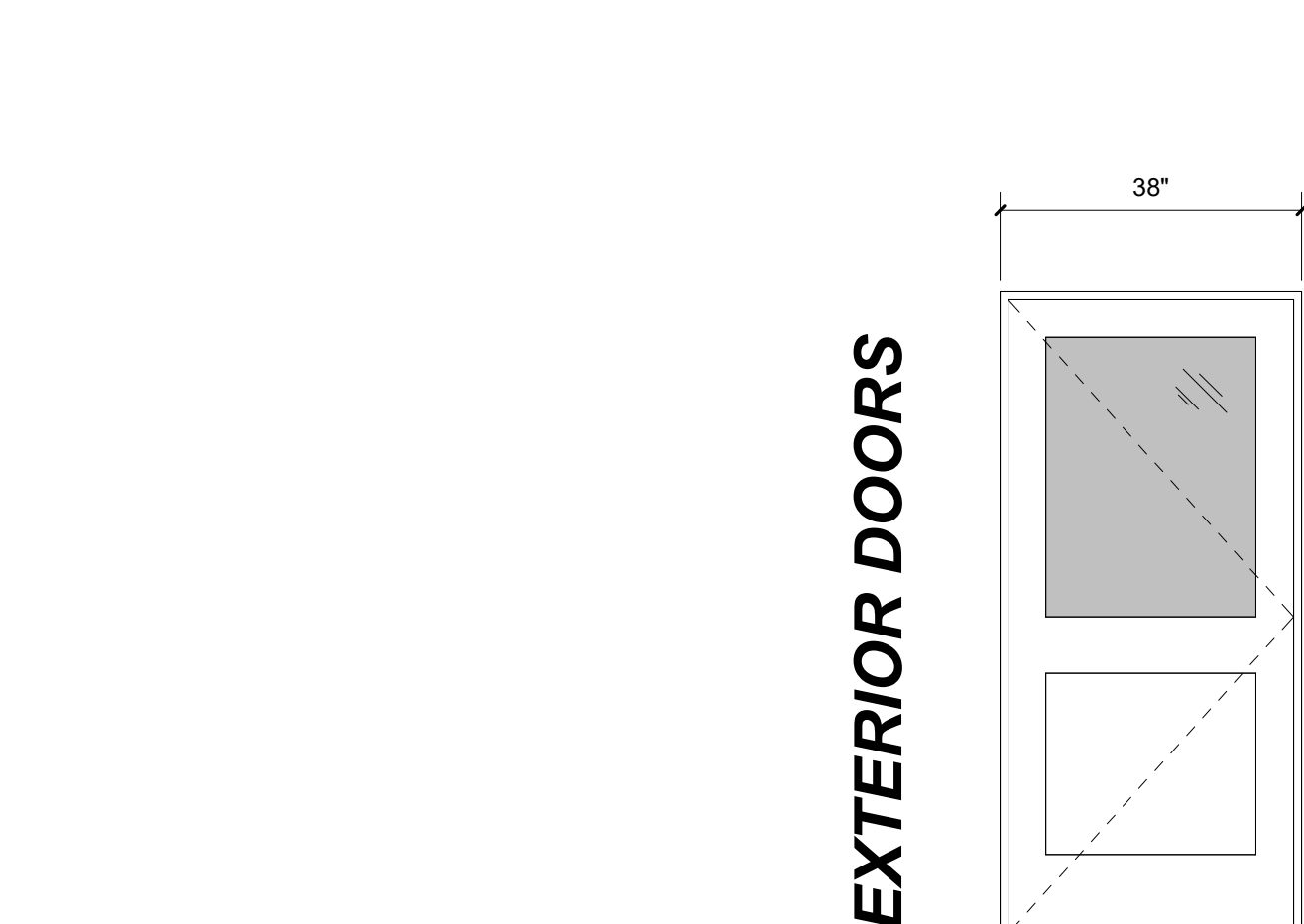
1/2" = 1'-0"



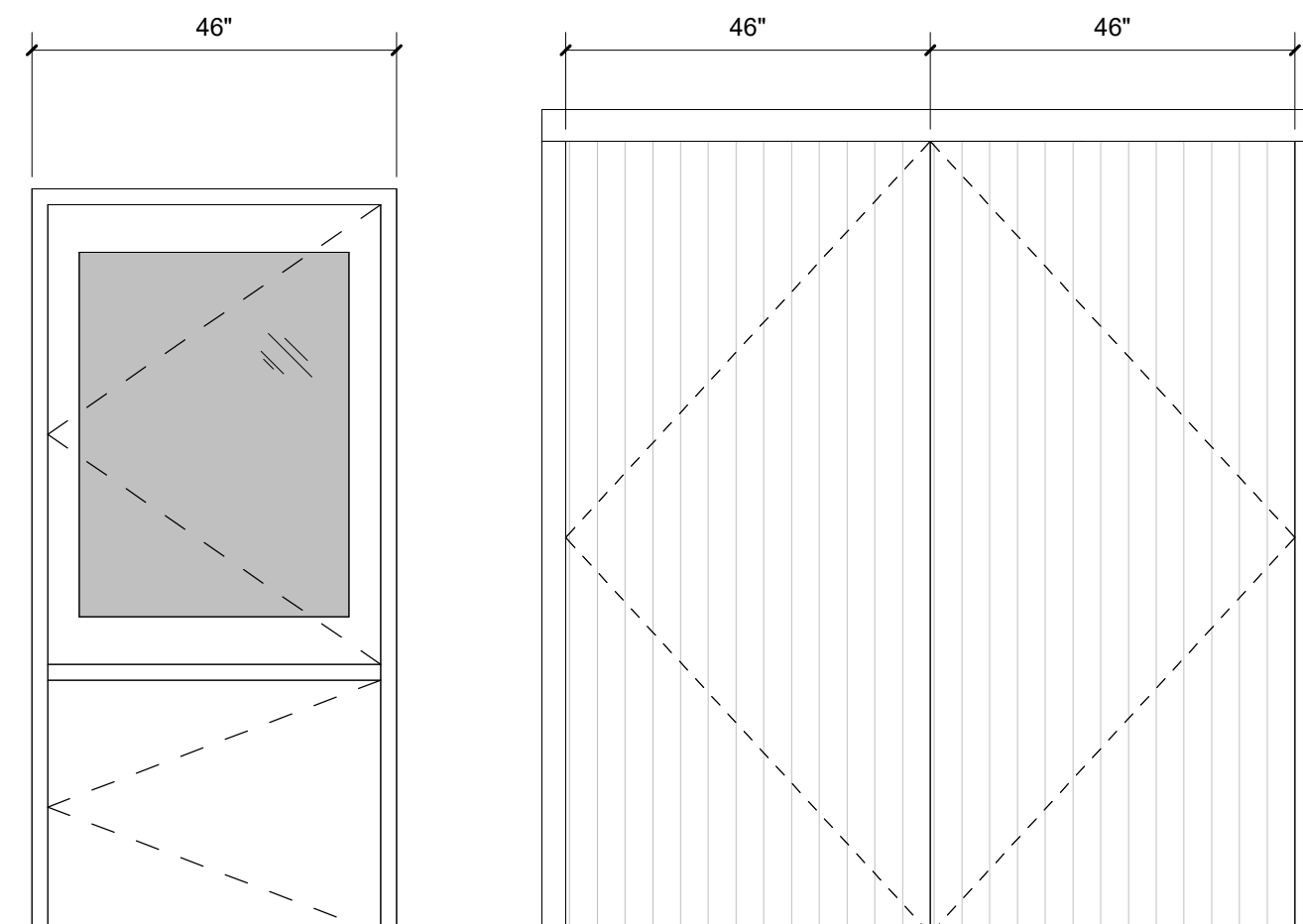
- NOTES:**
- UNDERLAYMENTS VARIES DEPENDING ON WALL TYPE: STUCCO & NATURAL STONE VENEER HAVE A 2-LAYER UNDERLAYMENT - 30# FELT OVER TYVEK COMMERCIAL WRAP.
  - METAL WALL PANELS & BRICK VENEER HAVE A SINGLE LAYER UNDERLAYMENT - TYVEK COMMERCIAL WRAP ONLY.
  - ON THE INTERNET, SEE pg.9 OF "CONTRACTOR'S GUIDE - WINDOWS, DOORS AND DETAIL AREAS" @ (http://www.na.graceconstruction.com/prodline.cfm?id=26) FOR A STEP-BY-STEP PHOTOGRAPHIC DESCRIPTION OF THE FLASHING PROCEDURE.

### 6 WINDOW FLASHING DETAIL

3/4" = 1'-0"



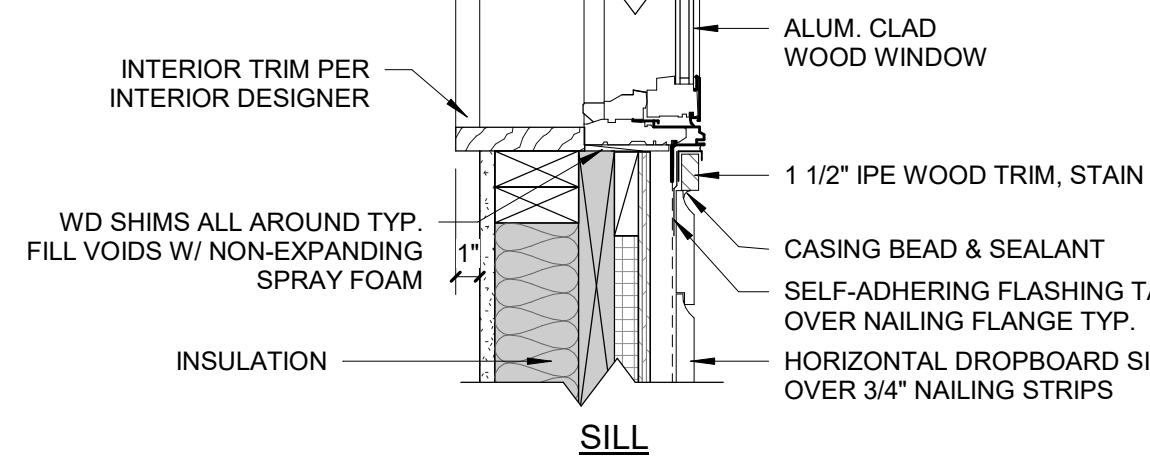
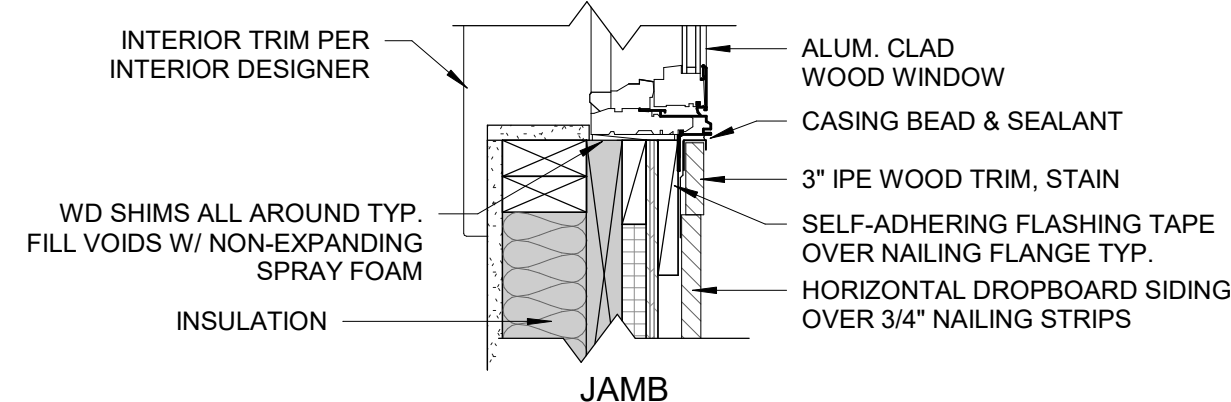
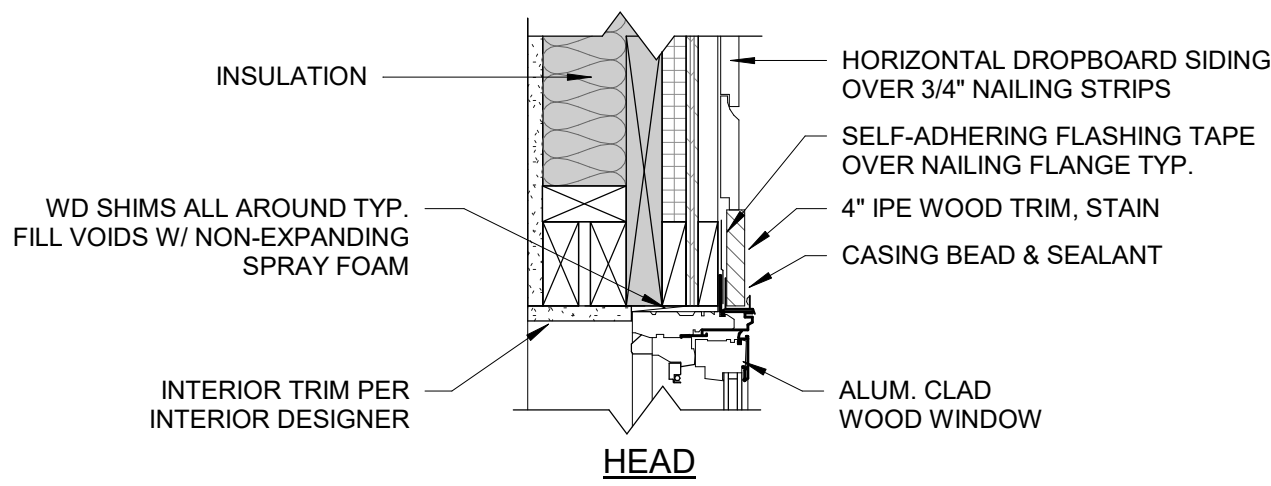
### EXTERIOR DOORS



### 1 DOOR LEGEND

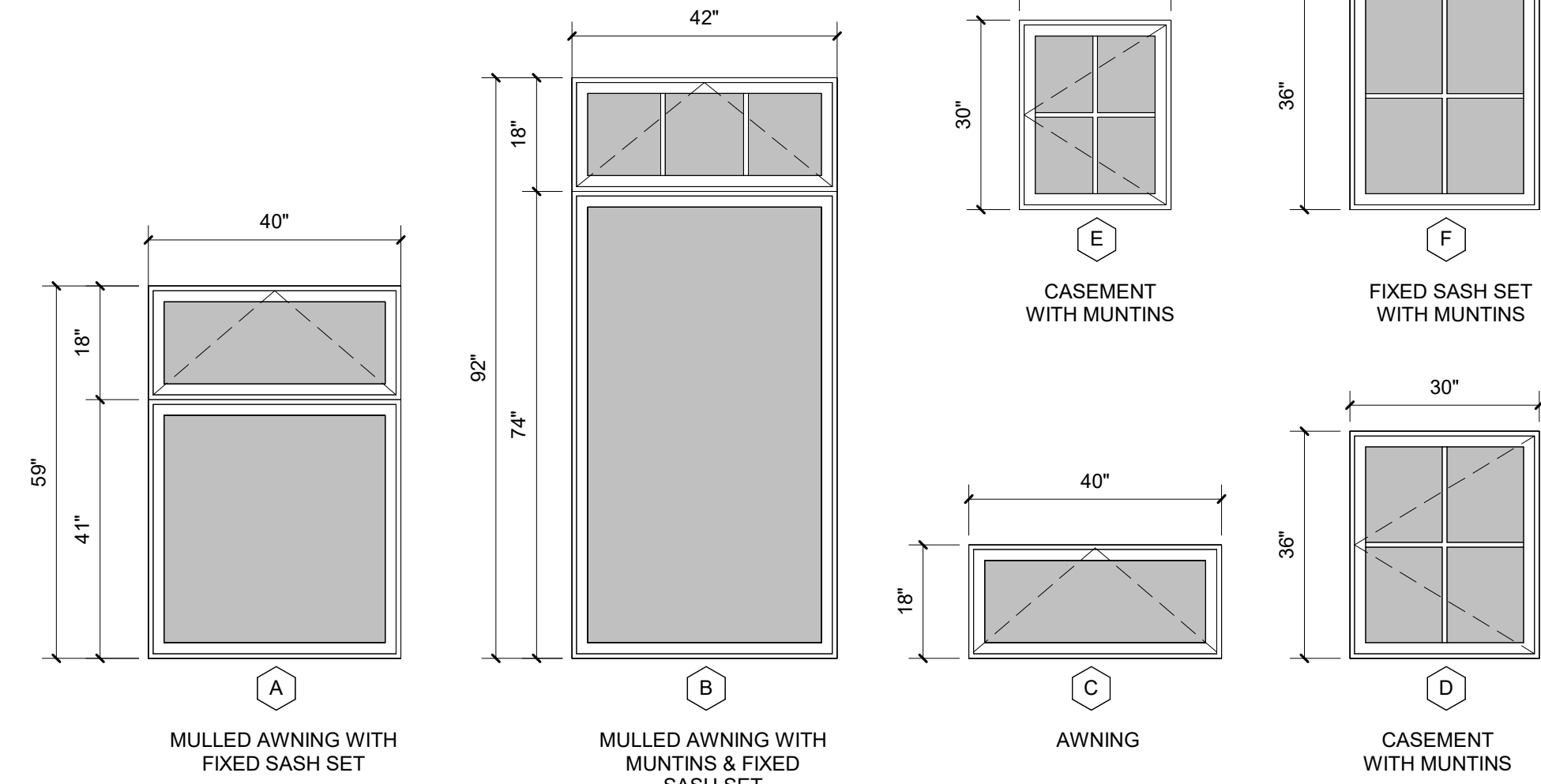
1/2" = 1'-0"

NOTE: REFER TO FLOOR PLANS & EXTERIOR ELEVATIONS FOR DOOR SWING OR SLIDE DIRECTION



### 5 WINDOW DETAIL, TRADITIONAL

1 1/2" = 1'-0"



### 4 WINDOW LEGEND

1/2" = 1'-0"

VERIFY IN FIELD ALL EXISTING OPENING DIMENSIONS

DOOR SCHEDULE

Door No.	DOOR PANEL Type	DOOR SIZE			FIRE RATING	Comments
		PANELS	W	x H		
100	E	2	46"	100"		
101	D	1	42"	92"		
102	G	1	120"	108"		
103	C	1	36"	80"		
104	F	1	120"	106"		
105	A	1	42"	96"	20 MIN.	PROVIDE SELF-CLOSING DOOR HINGE
106	B	1	28"	80"		

CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL DOORS  
VERIFY IN FIELD ALL EXISTING OPENING DIMENSIONS

### INTERIOR DOORS

