

**Staff Report**  
**(with attachments)**  
**Presented to the**  
**Historic Preservation**  
**Commission**  
**July 20, 2022**

# STAFF REPORT

Historic Preservation Commission

July 20, 2022

## PROJECT NAME

1306 W. MOUNTAIN AVE, FINAL DESIGN REVIEW, REHABILITATION & ADDITION

## STAFF

Jim Bertolini, Senior Historic Preservation Planner

## PROJECT INFORMATION

**PROJECT DESCRIPTION:** This item is a final design review of the applicants' project, to assess how well it meets the *Secretary of the Interior's Standards for Rehabilitation*, and to issue, with or without conditions, or to deny, a Certificate of Appropriateness. The applicant is proposing an addition onto the rear elevation of the main building along with related rehabilitation.

A previous version of the application of the project included demolition of a non-historic accessory structure, and construction of a new garage building – that work is still proposed but based on approval from the HPC on February 17, 2022, is not included in this application for approval.

**APPLICANT/OWNER:** Brian and Barbara Berkhausen (property owners)  
Jeff Schneider, Armstead Construction (contractor)

**RECOMMENDATION:** This is a final design review in which the applicant is seeking approval via a Certificate of Appropriateness for the exterior project components based on the City's requirements and standards for designated City Landmarks. Staff recommends conditional approval of the project as presented.

Staff finds the current proposal generally meets the *Standards for Rehabilitation* very well, but the modification to the historic west-facing window in the northwest bedroom does not appear to meet the Standards. Staff is recommending a condition to approval that the plan be altered to retain the existing window opening, not approve the proposed demolition for two new window openings in this area, and approve a casement or other egress-compliant window in the existing historic window opening. Staff has provided an analysis below.

## COMMISSION'S ROLE:

Design review is governed by Municipal Code Chapter 14, Article IV, and is the process by which the Historic Preservation Commission (HPC) reviews proposed exterior alterations to a designated historic property for compliance with the *U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties* (the Standards). The HPC should discuss and consider the presented materials and staff analysis. For City Landmarks and properties in City Landmark Districts, the Commission is a decision-maker and can choose to issue, or not issue, a Certificate of Appropriateness (CoA). Issuing a CoA allows the proposed work to proceed and the City to issue other necessary permits to complete the project.

In this case, the applicant is requesting a final decision on design review of proposed plans to under Municipal Code 14-54(a) at this meeting.

**EXECUTIVE SUMMARY:**

The William and Violet Jackson Property was designated as a City Landmark on December 2, 2014. That designation included the full property, and specified that the main 1922 residence and 1942 garage constructed by the Jacksons are historic features, while the 1968 two-car garage is not. The property was designated under Standard 3 for Design/Construction, specifically as an “excellent example of the west-coast Craftsman architectural style, popular in the early twentieth century.”

The proposed project includes construction of an addition totaling 339 ft<sup>2</sup> (264 new ft<sup>2</sup>, when the existing 75 ft<sup>2</sup> mudroom is subtracted). Although not covered in this final design review, the overall project also includes demolition of the non-historic 1968 garage and construction of a new, 630 ft<sup>2</sup> garage at the rear of the lot. The accessory structure treatment is not part of this review as that work was approved by the HPC at its February 17, 2022 meeting.

**ARCHITECTURAL DESCRIPTION:**

Character-defining features for this property discussed in the nomination form include:

- A low pitched, open, front-gabled roof including exposed rafter tails.
- Simple, rectangular massing under a single, front-gabled roof form, indicative of Craftsman Cottages of this style.
- Outer brick walls set in Flemish bond with shiners and rowlocks facing outward and two distinct bands of darker brick near the foundation.
- Craftsman-style front porch including two, open, low-pitched gables finished with shingles and supported by brick pillars
- Wood, one-over-one sash windows of varying sizes with matching wood storm windows.
- Two distinctive brick chimneys
- A c.1942 single-car garage at the northwest corner of the lot.

[nomination form is Attachment 2 to this packet]

**ALTERATION HISTORY:**

Known alterations of the property to date include:

- 1922 – construction of the original house
- 1942 – construction of the single-car garage
- 1947 – reshingling of the house
- 1968 – addition of two-car garage at northeast corner of the lot
- 2000s – minor restoration of exterior, including removal of aluminum storm windows with current wood
- 2007 – reroof of buildings on the property

**HISTORY OF DESIGN REVIEW:**

Since designation in 2014, this property does not appear to have undergone significant Design Review until the current project. Below is an administrative history of this application:

- January 12, 2021 – demolition permits for both accessory structures (one historic, one not) received.
- January 19, 2021 – building permit requested for main house with addition
- February 4, 2021 – video conference with owner and contractor to discuss City Landmark requirements and where project did not meet Standards.
- February 25, 2021 – video conference with owner and contractor about review process
- March 17, 2021 – project scheduled for conceptual review but rescheduled due to late hour at request of owner
- May 11, 2021 – follow-up meeting with applicant’s contractor to further explain how project did not meet Standards.

- June 28, 2021 – follow-up meeting with applicant and contractor to explain how project did not meet Standards.
- October 27, 2021 – follow-up meeting with applicant and contractor to remind on project review process and Standards.
- November 19, 2021 – Conceptual Review (Round 1) with Historic Preservation Commission (HPC)
- January 22, 2022 – Conceptual Review (Round 2) with HPC
- February 17, 2022 – Final Design Review; addition on main house denied; modifications to basement windows on main house, demolition of 1968 garage and new 630 square foot new garage approved.
- May 18, 2022 – Conceptual Design Review; the HPC reviewed a revised proposal for the addition, generally conforming to the current proposal.

**HISTORY OF FUNDED WORK/USE OF INCENTIVES:**

N/A - Unknown

**DESCRIPTION OF PROPOSED WORK:** The applicant is seeking a final design review decision for the following items:

1. Construction of an addition totaling 339 ft<sup>2</sup> (264 new ft<sup>2</sup>) onto the existing 1,097 ft<sup>2</sup> home (*Note: 1,097 includes the approximately 75 ft<sup>2</sup> rear mud porch slated for demolition*).
2. Modification of windows on west wall of northwest bedroom on historic house.

*Note: The following work has already been approved by the HPC but remains part of the project scope:*

1. Replacement of all historic basement windows with egress-compliant window units.
2. Demolition of non-historic garage, and construction of a new 630-ft<sup>2</sup> garage at the rear of the lot.

**REQUESTS FOR ADDITIONAL INFORMATION:**

Staff has been in consultation with the applicant since January, 2021 with a previous iteration of the project. Consultation has included six meetings with the applicant to explain the design review process, the *Secretary of the Interior's Standards for Rehabilitation*, and the requirements for design review for projects on City Landmarks. Five of those meetings were related to previous designs of the project shown in the attachments that did not meet the Standards. The most recent meeting between staff and the applicant was on April 27, 2022 to go over the current design. Staff indicated the design should meet the Standards, with the main concern to address in conceptual review being the treatment of the northwest bedroom windows. Staff has continued correspondence with the applicant to prepare for this July 20 final review hearing.

To provide some context on project improvements, the February 2022 iteration of the project drawings is included as an attachment. Previous iterations of the project that have since been discarded are on file and available if they are of interest to the HPC.

At a previous meeting, the HPC submitted requests for additional information regarding how projects such as this (additions on residential City Landmarks) had been reviewed in the past, with specific interest in feedback from the State of Colorado (via the State Historic Preservation Office). That information remains a part of the record for the February 17 HPC meeting but has not been included here. However, it can be re-added to the packet for this conceptual review, or a final design review, if that is of interest to the HPC.

**PUBLIC COMMENTS SUMMARY**

No public comments have been received so far on this iteration of the project. Previous public comments that pertain to the iteration of the project denied by the Commission on February 17, 2022 are available but have not been included in this packet. Staff will report information about public comments received and update this staff report as necessary.

**STAFF EVALUATION OF APPLICABLE REVIEW CRITERIA:**

As provided for in City Code Section 14-53, qualified historic preservation staff meeting the professional standards contained in Title 36, Part 61 of the Code of Federal Regulations has reviewed the project for compliance with the *Secretary of the Interior's Standards for Rehabilitation*. Staff finds that the most relevant review criteria under the *Standards for Rehabilitation* are Standards 2, 5, 9, and 10.

The City of Fort Collins adopted the federal *U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties* both as a requirement to maintain a federal certification for the City's historic preservation program, and as a way to establish a consistent and predictable methodology for how exterior projects can be approved on City Landmarks. With adaptive reuse being the most common treatment of historic buildings in Fort Collins, almost all projects, including this one, are reviewed under the *Standards for Rehabilitation*. Those Standards, and their accompanying, recently updated guidelines (2017) from the National Park Service, provide a framework for decision-making that recommends certain types of actions, and recommends against certain types of actions, based on the historic significance of a property, and the needs arising from the modern use of that property. The Standards are intentionally not prescriptive in approach due to the diversity of historical significance, diversity of historic features, and broad range of potential project types that may come forward for review. The Standards instead create consistency and predictability through a standardized decision-making process that preserves the essential historic characteristics and features of a property while accommodating changes both minor and major on an historic property.

Applicable Code Standard	Secretary of the Interior's Standards for Rehabilitation: Summary of Code Requirement and Analysis	Standard Met (Y/N)
SOI #1	<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>  <b>The property will remain in residential use.</b>	Y
SOI #2	<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>  <b>Designated as a significant example of a Craftsman Cottage, the building is characterized by its small size and compact massing compared to larger Victorian and modern homes. Its simple rectangular form under the front-gabled roof, and other Craftsman-style features including exposed rafter tails, the styled brick exterior, wood sash windows, and prominent brick chimneys together characterize the property.</b>  <b>The addition appears to meet this Standard. The overall compact massing of the property remains intact, and the addition retains the overall massing, scale, and spatial relationships of the primary residence.</b>  <b>The treatment of the windows at the northwest bedroom's west wall, which will result in the removal of a visible historic window and the creation of two new window openings, is the only item that staff considers as not meeting this Standard by unnecessarily altering the historic window pattern. While such modifications can be accepted in limited circumstances where no other egress alternative exists, alternatives do appear to exist in this case so staff is recommending a condition that this item not be approved.</b>  <b><u><a href="#">Interpreting the Standards Bulletin 14, <i>New Openings in Secondary Elevations or Introducing New Windows in Blank Walls</i></a></u> may be helpful in making this determination.</b>	Y (w/ Condition)

	With the condition that the existing window opening in the northwest corner of the property is retained and new window openings are not installed, staff finds this Standard met.	
SOI #3	<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>	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> <p>The primary historic feature proposed for removal is the rear porch. While this feature appears to date from the property's historic period and represents a common adaptation to historic residences in Fort Collins, staff does not believe the porch is a character-defining feature based on the significance of the property for Design/Construction as a significant example of a Craftsman Cottage. While staff generally encourages retention of rear porches whenever possible, in this case retaining it is not required in order to meet this Standard.</p>	Y
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 project as proposed in the current version, conditionally meets this Standard. The plan has been modified from previous iterations to avoid demolition of the primary exterior wall of the house at its northeast corner. In this case, with one exception, all distinctive, or character-defining, features are being preserved.</p> <p>The exception is the treatment of the west-facing window in the historic northwest bedroom. The upper floor windows of the property and the existing window pattern is a character-defining feature of the property. While some modification of windows on secondary elevations can be allowed in limited circumstances, alternatives appear to exist here to avoid demolition of historic masonry and the loss of the historic window opening. Staff recommends a condition to retain the existing window opening in the northwest bedroom, to delete the creation of two new window openings in this space from the project plan, and to install an egress-compliant new window unit in the existing historic opening.</p> <p><i>Interpreting the Standards Bulletin 14, <a href="#">New Openings in Secondary Elevations or Introducing New Windows in Blank Walls</a> may be helpful in making this determination.</i></p> <p>With that condition in place, staff would consider this Standard met.</p>	Y (w/ Condition)
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>Staff has discussed with the applicant the requirements for rehabilitation of the existing windows. That is likely, and may include addition of piggy-back or other integrated storm windows that do not require seasonal removal/reinstallation.</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	<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>The proposal includes excavation for the foundation and finished basement under the addition. Based on the construction date of the property, the disturbed nature of the soil, and distance away from natural waterways (beyond 200 ft), it is unlikely that excavation would uncover significant archaeological materials from the pre-contact or Euro-American settlement periods.</b></p>	Y
SOI #9	<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>Generally, this Standard calls for additions to meet three main requirements: to be <i>compatible</i>, <i>distinguishable</i>, and <i>subordinate</i>. Staff's analysis is that the project meets these requirements.</b></p> <p><b>The addition is comparatively small in footprint, adding approximately 264 ft<sup>2</sup> of new space to the building, making it compatible and subordinate in size and scale. The massing of the addition will be retained behind the historic building, being flush on the east elevation, and setback slightly on the west elevation. The addition also incorporates the roof forms of the historic building into it, including the hipped roof of the mudroom addition that will be demolished over the new bathroom, and a gabled-end over the new kitchen. Exposed rafter tails, one-over-one windows, and a thin brick foundation for the addition also allude to the features of the historic building.</b></p> <p><b>The addition will be distinguishable, primarily by being clad in lapboard above the foundation, a common treatment for additions during the historic period as well, and having the foundation clad in, or constituted by, thin brick (less common for additions like this but compatible with the brick cladding of the main building, especially with the contrasting use on the foundation rather than the addition's primary walls).</b></p> <p><b>The addition will be subordinate to the main property. It is flush with the east elevation side wall on the main house, and set in from the west elevation side wall. The roof of the addition will be below that of the historic. The addition is also only adding 264 new ft<sup>2</sup> to the property (total square footage is 339 ft<sup>2</sup>, minus the 75 ft<sup>2</sup> mud porch proposed for demolition). This is within the realm of normal additions added onto historic properties under this Standard.</b></p>	Y
SOI #10	<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>In these revised plans, this Standard appears to be met. The mud room addition is not considered a character-defining feature, and the main brick</b></p>	Y

	wall that was formerly along this wall section has already been removed. The modification of the north-facing window at the northwest corner of the house into a passageway into the new bathroom is a common modification to provide passage in between existing and new additions and meets this Standard.	
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#### INDEPENDENT EVALUATION SUMMARY

N/A

#### FINDINGS OF FACT:

In evaluating the request for the alterations and addition at 1306 W. Mountain Avenue, staff makes the following findings of fact:

- The property at 1306 W. Mountain Avenue was designated as a City Landmark by City Council ordinance on December 2, 2014 based on its architectural significance under Standard 3 (Design/Construction).
- The project as proposed conditionally meets the *Standards for Rehabilitation*. To meet Standards 2 and 5, staff finds the modification of the west-facing window in the northwest bedroom does not appear to be necessary, with compliant alternatives to this degree of change readily available.

#### RECOMMENDATION:

Staff recommends that the HPC conditionally approve a Certificate of Appropriateness for the project, specifically approving the project as proposed, with the condition that the window treatment of the northwest bedroom in the historic building be modified to retain the existing window opening, delete one or both of the proposed two new window openings, and install an egress-compliant window in the existing opening.

#### SAMPLE MOTIONS

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This is being presented to the Commission as a Final Design Review, so a decision is being requested. The Commission may adopt a motion to approve, approve with conditions, or deny a Certificate of Appropriateness for the Project.

**SAMPLE MOTION FOR APPROVAL:** I move that the Historic Preservation Commission approve the plans and specifications for the alterations and addition to, the Jackson Property at 1306 W. Mountain Avenue as presented, finding that the proposed work meets the *Secretary of the Interior's Standards for Rehabilitation*.

This decision is based upon the agenda materials, the information and materials presented at this hearing and from the preceding conceptual review and work session, and the Commission discussion on this item.

**SAMPLE MOTION FOR APPROVAL OF SPECIFIC ITEMS AND DENIAL OF OTHERS:** I move that the Historic Preservation Commission approve the plans and specifications for proposed items [list items for approval with brief description of proposed work] at the Jackson Property at 1306 W. Mountain Avenue as presented, finding that these items meet the *Secretary of the Interior's Standards for Rehabilitation*, and that the Commission deny approval for items [list items for approval with brief description of proposed work] because they do not meet the following *Secretary of the Interior's Standards for Rehabilitation*:

[Describe the standards(s) not met and why.]

The Commission further finds that other than the stated standard(s) not met, the denied alteration(s) meet all other applicable *Secretary of the Interior's Standards for Rehabilitation*.

This decision is based upon the agenda materials, the information and materials presented at this hearing and from the preceding conceptual review and work session, and the Commission discussion on this item.

**SAMPLE MOTION FOR APPROVAL WITH CONDITIONS:** I move that the Historic Preservation Commission approve the plans and specifications for the alterations and addition to the Jackson Property at 1306 W. Mountain Avenue as presented, finding that the proposed work meets the *Secretary of the Interior's Standards for Rehabilitation*, provided the following conditions are met:

[list condition(s) in detail and how satisfaction of each condition contributes towards meeting particular *Secretary of the Interior's Standards for Rehabilitation*]

This decision is based upon the agenda materials, the information and materials presented at this hearing and from the preceding conceptual review and work session, and the Commission discussion on this item.

**SAMPLE MOTION FOR DENIAL:** I move that the Historic Preservation Commission deny the request for approval for the plans and specifications for the alterations and addition to the Jackson Property at 1306 W. Mountain Avenue as presented, finding that the proposed work does not meet the following *Secretary of the Interior's Standards for Rehabilitation*:

[Describe the standards(s) not met and why for the basement windows, garage, and rear addition.]

The Commission further finds that other than the stated standards not met, the denied alterations meet all other applicable *Secretary of the Interior's Standards for Rehabilitation*.

This decision is based upon the agenda materials, the information and materials presented at this hearing and from the preceding conceptual review and work session, and the Commission discussion on this item.

### ATTACHMENTS:

1. Landmark Nomination form
2. Current drawing set (June 24) plan set for project
3. Overall project set of photos from applicant
4. National Park Service *Interpreting the Standards Bulletin 37: Rear Additions to Historic Houses* (also available online, [HERE](#))
5. *Interpreting the Standards Bulletin 14, New Openings in Secondary Elevations or Introducing New Windows in Blank Walls* (also available online, [HERE](#)).
6. February 2022 Drawing set (Denied by HPC on February 17, 2022 - for reference only)
7. Copy of the *U.S. Secretary of the Interior's Standards for Rehabilitation*, the adopted standards under which this project is being reviewed under Municipal Code Chapter 14, Article IV.
8. Applicant responses to HPC Work Session requests (drawings & photos)
9. Staff Presentation



**Planning, Development & Transportation Services**  
**Community Development & Neighborhood Services**  
 281 North College Avenue  
 P.O. Box 580  
 Fort Collins, CO 80522.0580

## Fort Collins Landmark Designation

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### LOCATION INFORMATION:

**Address:** 1306 West Mountain Avenue, Fort Collins, Colorado

**Legal Description:** Lot 2, Block 2, Swett's Addition, City of Fort Collins

**Property Name (historic and/or common):** William and Violet Jackson / Robert Bailey Property

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### OWNER INFORMATION:

**Name:** Robert Bailey

**Phone:** 970-484-5411

**Email:** [ecoregions@cs.com](mailto:ecoregions@cs.com)

**Address:** 1306 West Mountain Ave., Fort Collins, Colorado 80521 or  
 P.O. Box 512, Fort Collins, Colorado 80522

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### CLASSIFICATION

#### Category Designation

- ☒ Building  
☐ Structure  
☐ Site  
☐ Object  
☐ District

#### Ownership

- ☐ Public  
☒ Private

#### Status

- ☒ Occupied  
☐ Unoccupied

#### Present Use

- ☐ Commercial  
☐ Educational  
☐ Religious  
☒ Residential  
☐ Entertainment  
☐ Government  
☐ Other

#### Existing

- ☐ Nat'l Register  
☐ State Register

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### FORM PREPARED BY:

**Name and Title:** Mitchell Schaefer, Historic Preservation Intern;  
 Karen McWilliams, Historic Preservation Planner

**Address:** City of Fort Collins, Historic Preservation Department, P.O. Box 580,  
 Fort Collins, CO 80522

**Phone:** 970-224-6078

**Email:** [kmcwilliams@fcgov.com](mailto:kmcwilliams@fcgov.com)

**Relationship to Owner:** None

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**DATE:** Prepared 2 September 2014.

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## TYPE OF DESIGNATION and BOUNDARIES

☒ Individual Landmark Property

☐ Landmark District

### Explanation of Boundaries:

The boundaries of the property being designated as a Fort Collins Landmark correspond to the legal description of the property, above. The property includes two contributing resources, the Craftsman bungalow home built in 1922 and the one-car garage located on the northwest corner of the lot, which William G. Jackson constructed in 1942. The two-car garage, constructed in 1968 by Robert Waldron, located southeast of the one-car garage and northeast of the home, does not contribute to the significance of the property due to its age.

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## SIGNIFICANCE and EXTERIOR INTEGRITY

Properties are eligible for designation if they possess both *significance* and *integrity*. *Significance* is the importance of a site, structure, object or district to the history, architecture, archeology, engineering or culture of our community, State or Nation. *Integrity* is the ability of a site, structure, object or district to be able to convey its significance.

### Significance:

☐ Standard A: *Events*. This property is associated with events that have made a recognizable contribution to the broad patterns of the history of the community, State or Nation. It is associated with either (or both) of these two (2) types of events:

1. ☐ A specific event marking an important moment in Fort Collins prehistory or history; and/or
2. ☐ A pattern of events or a historic trend that made a recognizable contribution to the development of the community, State or Nation.

☐ Standard B: *Persons/Groups*. This property is associated with the lives of persons or groups of persons recognizable in the history of the community, State or Nation whose specific contributions to that history can be identified and documented.

☒ Standard C: *Design/Construction*. This property embodies the identifiable characteristics of a type, period or method of construction; represents the work of a craftsman or architect whose work is distinguishable from others by its characteristic style and quality; possesses high artistic values or design concepts; or is part of a recognizable and distinguishable group of properties.

☐ Standard D: *Information potential*. This property has yielded, or may be likely to yield, information important in prehistory or history.

### Integrity:

☒ *Location*. This property is located where it was originally constructed or where an historic event occurred.

☒ *Design*. This property retains a combination of elements that create its historic form, plan space, structure, and style.

☒ *Setting*. This property retains a character and relationship with its surroundings that reflect how and where it was originally situated in relation to its surrounding features and open space.

☒ *Materials*. This property retains much of the historic physical elements that originally formed the property.

☒ *Workmanship*. This property possesses evidence of the crafts of a particular culture or people during any given period in history or prehistory. This consists of evidence of artisans' labor and skill in constructing or altering the building, structure or site.

☒ *Feeling*. This property expresses the aesthetic or historic sense of a particular period or time. This results from the presence of physical features that, taken together, convey the property's historic character.

☒ *Association*. This property retains an association, or serves as a direct link to, an important historic event or person. It retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character.

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## STATEMENT OF SIGNIFICANCE and EXTERIOR INTEGRITY

The property at 1306 West Mountain Avenue is significant under Fort Collins Landmark Designation Standard C for embodying the distinctive characteristics of an architectural type and period. This one-and-a-half story 1922 Craftsman bungalow home is an excellent example of the west-coast Craftsman architectural style, popular in the early twentieth century. Its front-gabled roof, overhanging eaves with exposed roof rafters, false purlins, and iconic 19-by-7-foot porch are only some of the stylistic aspects that make up approximately one-third of all Craftsman homes in America.<sup>1</sup> This home retains an abundance of its exterior and interior integrity. The home stands in the very location where it was originally built in 1922, and has excellent integrity of materials, workmanship and design. Limited alterations to the property and to the surrounding neighborhood have helped to preserve its setting and feeling. The current owner, Robert Bailey, has made great efforts to restore the home to its 1920s character, and in doing so, provide a living snapshot into the past of the Fort Collins community.

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## HISTORICAL INFORMATION

This Craftsman bungalow home was constructed very likely in 1922. In September 1921, William Glenn Jackson, the vice president, advertising manager, and secretary for the *Fort Collins Express-Courier* (now the *Fort Collins Coloradoan*), purchased Lot 2, Block 2, of the Swett's Addition to the city for \$500.00.<sup>2</sup> On June 3, 1922, Jackson obtained a ten-year loan for \$3,000.00 for construction materials.<sup>3</sup> Jackson hired Walter A. Knight, a building contractor living in Fort Collins, to build the house, and on June 21, 1922, Knight obtained a permit from the city to construct a "Five-room brick bungalow" for \$4,000.00.<sup>4</sup> William Glenn Jackson, the only son of William and Della McMillan Jackson, was born on June 5, 1884, in Ohio. By 1888 the family had moved to Colorado Springs. The younger William attended schools in the area, and, on July 18, 1907, at the age of 23, he married Grace Violet Sanders in that city. The 1910 federal census shows that Jackson had begun his newspaper career, working as a reporter in Colorado Springs. By 1918, when William registered for the draft, he and Violet had relocated to Fort Collins, and were living at 1133 Laporte Avenue. The 1920 census found them still at that address, along with their two young sons, William Frank and Glenn V. In 1922, the Jacksons moved into this Mountain Avenue residence, where they lived until at least until 1927. In 1930, the family was living in Eugene, Oregon, where William Jackson worked in newspaper advertising. Soon after, the family relocated to Estes Park. In May 1931, William G. Jackson and Dean Kirby became owners of the *Estes Park Trail*. Jackson bought Kirby out in August 1934. Former secretary of the Estes Park Chamber of Commerce William Dings became editor the same year. Jackson's son, William F. Jackson, took over as the newspaper's editor in 1938. After living in Estes Park for many years, William and Violet Jackson returned to Colorado Springs, where they remained until William's death in 1966 and Violet's in 1973.

When the Jacksons left this Mountain Avenue home in the late 1920s, they chose to rent the property out rather than sell. Over the next nearly thirty years, at least seven different tenants lived here. The occupations of those residents ranged from lawyers and editors to gas inspectors and "sheep commissioners." In 1942, Jackson acquired a building permit to construct a 12' X 20'

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<sup>1</sup> Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Knopf, 2013), 567.

<sup>2</sup> Warranty Deed, September 16, 1921, Conveyance No. 41, Abstract of Title to Lot 2, Block 2, Swett's Addition to Fort Collins, in possession of Robert Bailey, Fort Collins, Colorado.

<sup>3</sup> Mortgage Deed, June 3, 1922, Conveyance No. 44, Abstract of Title; *Fort Collins, Loveland and Larimer County Directory, 1922* (Colorado Springs: R. L. Polk Directory Co., 1922), 85.

<sup>4</sup> City of Fort Collins Building Permit No. 1027, June 21, 1922.

“frame one car garage” on the northwest corner of the lot; the estimated cost of labor and materials was \$200.00.<sup>5</sup> In 1947, Jackson re-shingled the home.<sup>6</sup> In October 1949, the Jacksons sold the Craftsman home to Gordon and Evelyn Heumesser. Gordon Heumesser was employed as a steward for the Elks Club, and Evelyn Heumesser worked as a bookkeeper.<sup>7</sup> The Heumessers remained here until 1963.<sup>8</sup> In November of that year, they sold their home to John H. Rust Jr., a machinist, and his wife Dorothy.<sup>9</sup> The Rusts financed their new home through the Fort Collins Federal Savings and Loan Association for \$12,800.00, and remained here for five years until selling it to Robert “Bob” and JoAnne Waldron in 1968.<sup>10</sup> The same year that the Waldrons purchased the home, they also paid \$1,000.00 to construct a 22’ x 26’ two-car detached garage on the property.<sup>11</sup> Bob Waldron, a World War II veteran, met his future wife, Joanne Bancroft in 1947, while both were working in downtown Fort Collins. The couple was married on February 22, 1948, and raised two daughters, Suzanne (Henderson) and Gwen (Feit). Bob worked at Paramount Laundry and then at Colorado State University Food Services, retiring from this position in 1972. JoAnne retired from Steele’s market in 1991, where she worked for 34 years. Bob Waldron passed away on December 6, 1999,<sup>12</sup> and JoAnne on September 11, 2002.

The current owner, Robert Bailey, purchased the home in 2001. Bailey, an ecological geographer and writer, is employed by the U.S. Forest Service.<sup>13</sup> Since purchasing his home, Mr. Bailey has made great pains to restore it to its original 1920s Craftsman style both inside and out. “Fortunately,” he stated in an *American Bungalow* article he published in 2011, “the exterior needed little work.” He did, however, replace old aluminum storm windows with wood frames to fit the period, and in 2007 he paid to tear off the existing roof and replaced it with asphalt shingles.<sup>14</sup> In an effort to “bring back the spirit of the original construction” Bailey has done extensive interior work including re-installing the original bathroom sink and toilet (which he found in the basement), removing the carpet to refinish and improve the pine flooring, and repainting much of the interior. Even much of Robert Bailey’s furniture fits the beautiful 1920s style of this beautiful brick Craftsman home.<sup>15</sup>

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## ARCHITECTURAL INFORMATION

**Construction Date:** 1922  
**Architect/Builder:** Walter A. Knight, Builder  
**Building Materials:** Brick, Wood  
**Architectural Style:** Craftsman Bungalow

### Description:

This one-and-a-half story 1922 Craftsman bungalow home retains much of its original integrity of design, workmanship and materials, and stands as a wonderful example of the west-coast Craftsman style. The low pitched, open and front-gabled roof includes overhanging exposed roof rafters and is topped by asphalt shingles. The outer brick walls are set in Flemish bond with shiners and rowlocks facing outward. Two distinct bands of darker brick are set in a repeating pattern with only rowlocks exposed and pairs of specialty cut smaller bricks edge all corners of the main house. The lower band of rowlock bricks sits flush with the outer layer of brick as it wraps around the house, including the front porch, and forms the lintels for the basement windows. The

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<sup>5</sup> City of Fort Collins Building Permit No. 6968, May 6, 1942.

<sup>6</sup> City of Fort Collins Building Permit No. 9851, May 12, 1947.

<sup>7</sup> Warranty Deed, October 31, 1949, Entry No. 65, Abstract of Title; *Fort Collins City Directory 1952* (Colorado Springs: Rocky Mountain Directory Co., 1952), 131.

<sup>8</sup> See Fort Collins city directories, 1952, 1954, 1956, 1957, 1959, 1960, 1962, 1963.

<sup>9</sup> Deed, November 4, 1963, Entry No. 70, Abstract of Title.

<sup>10</sup> See Fort Collins city directories, 1964–1968.

<sup>11</sup> City of Fort Collins Building Permit No. 12395, June 10, 1968.

<sup>12</sup> Obituary of Robert Waldron, *Coloradoan*, December 8, 1999.

<sup>13</sup> Julie Estlick, “Back to Life,” *Lydia’s Style Magazine*, September 2008, 34.

<sup>14</sup> City of Fort Collins Building Permit No. B0703533, June 5, 2007.

<sup>15</sup> Robert Bailey, “The Sustainable Bungalow: Ecological Design in Historical Perspective,” *American Bungalow* 71 (2011): 72–83.

higher-placed and corbelled band runs around the house forming the bottom sill of the first-story windows and connects with the cement cap of the porch's wall structure. An undated addition to the kitchen on the rear (north) elevation sits on the northeast corner of the home and opens to a rear porch. The foundation is unexposed, but the base of the front and rear porches are constructed of cement.

The front (south) elevation includes two open, low-pitched gables finished with shingles, one as part of the larger roof and the other covering the porch. The open and covered porch runs only a partial length of the front elevation. Its brick walls are set in Flemish bond capped by cement and lead to the front entryway. The porch's gabled roof is supported by two brick pillars set in stretcher bond that rise from the porch's brick walls. These pillars may have been repaired or installed sometime after the original construction, but building permits reveal no information concerning their addition. The porch's gable has a slightly lower pitch than, and is symmetrical with, the front gable of the home and includes the exposed and overhanging rafters typical to Craftsman homes. Two decorative purlins are found below the soffits on either side of the porch's gable. The steps leading up to the porch, along with the main entryway, is slightly asymmetrical and located just to the east of the center of the south elevation. The front entryway is protected by a glass door with wood rails and opens inward while an accompanying screen door opens outward. On either side of the front entryway are double-hung sash windows in cream wood frames that the current owner replaced after purchasing the property in 2001. The steps leading up to the porch are made of poured cement and adorned with decorative metal hand rails.

Both of the east and west elevations are simple with little elaboration and continue the Flemish brick bond with the two distinctive dark-brick bands. On the west elevation four single pane windows that are nearly flush with the ground are surrounded by cream wood frames and provide light to the basement. Three double-hung sash windows and one single-pane window for the bathroom make up the first-story windows on the west elevation. Each of these windows is surrounded by cream wood frames. The three larger double-hung windows use the upper band of rowlock-patterned bricks as their sills. The east elevation bears a brick chimney set in corbelled Flemish bond before it pierces the roof, but set in standard, or running, bond there above without any corbelling or decorative patters above the roof line. This elevation bears four separate windows, one located just to the south of the chimney and three to the north. The only window located to the south of the chimney is a double-hung sash window surrounded by cream wooden frames. Like almost all other first-story windows it uses the higher-set band of rowlock bricks as its sill. The first, and smaller, of the three windows located north of the chimney is a double-hung sash window. The second window is comprised of three double-hung windows surrounded by cream wood frames and divided by two cream wooden mullions. The third and northern-most window has its own row of dark bricks for a sill that also bear only rowlocks in a uniform pattern, but is separate from the band that extends around the entire house. This window has four lights arranged in two double-hung windows separated by a single cream wooden mullion. Two, double-pane windows are flush with the ground and, like those on the east elevation, provide light for the basement rooms.

The rear (north) elevation includes the same low-pitched gable as the front also finished with shingles, but also includes a wood-frame addition to the brick structure on the northeast corner of the home. The only window on the north elevation that is set in the brick structure is located west of the addition and is a double-hung sash window set in a cream wooden frame and it also uses the higher-set rowlock band of dark bricks as its sill. The partial hipped-roof addition protrudes from the northeast corner of the home and provides additional space within the kitchen. This addition very well may have been a later addition as the current owner informed Historic Preservation department staff that when he restored the wood flooring in the kitchen he found a portion of the wall that is now covered by the restored wood floor. Its outer walls are finished with vertical wood siding without a rake and the roof rafters are open and exposed on the west and east elevations of the addition itself. The northern exposed rafters are hidden by the rain gutter than runs the entire length of the addition's northern roof. It also bears a door with light pane and a screen door on the outside that lead out to the back porch and backyard. West of the rear entryway on the addition are two double-hung windows surrounded by cream wood frames and separated by a cream wood mullion. The back porch is entirely composed of cement and is

surrounded by a simple metal pipe railing. The steps to the porch are found on both the west and east sides and have since cracked away from the rest of the porch structure due to ground settling.

The one-car garage included within this landmark designation is located on the northwest corner of the property and was built by William G. Jackson, then the owner of the property, in 1942. The car door faces north and opens into the alley. It is a front-gable structure with overhanging, exposed roof rafters and asphalt shingles. The four elevations are covered with light brown drop siding and all edges are protected with cream wood corner boards. The car door is symmetrical with the gable and made up of eight green wood panels and surrounded by a cream wood framework. The entryway is located on the east elevation in the southeast corner and is painted to match the car door. It has two wood panels within rails and is surrounded by cream wood framework. The east elevation includes one four-pane window with cream wood frames and a wooden sill to match. A similar four-pane window is found on the south elevation and is slightly offset to the west from the center of the gable.

The two-car garage on the property built in 1968 by Robert Waldron is located to the northeast of the home and to the southeast of the one-car garage described above. This structure is not considered to be a historically significant element of this property, and is not included in this landmark designation.

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## REFERENCE LIST or SOURCES of INFORMATION

*Abstract of Title of Lot two (2) in Block two (2), of Swett's Addition to the City of Fort Collins, Colorado; in Larimer County, Colorado, compiled by The Fort Collins Abstract Company.*  
In the possession of Robert Bailey, Fort Collins, Colorado.

Bailey, Robert. "The Sustainable Bungalow: Ecological Design in Historical Perspective."  
*American Bungalow* 71 (2011): 72-83.

Ching, Francis D. K. *A Visual Dictionary of Architecture*. New York: John Wiley & Sons, Inc. 1995.

City of Fort Collins building permits, City of Fort Collins, Historic Preservation Department, Fort Collins, Colorado and Fort Collins Local History Archive, Fort Collins, Colorado.

City Directories of Fort Collins, City of Fort Collins, Historic Preservation Department, Fort Collins, Colorado and Fort Collins Local History Archive, Fort Collins, Colorado.

Estlick, Julie. "Back to Life." *Lydia's Style Magazine* (September 2008): 32–34.

Family Search: William Glenn Jackson. <https://familysearch.org>

Federal Census of the United States: 1880, 1900, 1910, 1920, 1940. Accessed through  
[www.heritagequestonline.com](http://www.heritagequestonline.com).

"JoAnne Waldron." (Obituary). Fort Collins *Coloradoan*, September 13, 2002.

McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2013.

"Robert Waldron." (Obituary). Fort Collins *Coloradoan*, December 8, 1999.

**AGREEMENT**

The undersigned owner(s) hereby agrees that the property described herein be considered for local historic landmark designation, pursuant to the Fort Collins Landmark Preservation Ordinance, Chapter 14 of the Code of the City of Fort Collins.

I understand that upon designation, I or my successors will be requested to notify the Secretary of the Landmark Preservation Commission at the City of Fort Collins prior to the occurrence of any of the following:

1. Preparation of plans for reconstruction or alteration of the exterior of the improvements on the property, or;
2. Preparation of plans for construction of, addition to, or demolition of improvements on the property

DATED this 9 day of Sept., 2014.

ROBERT BAILEY  
Owner Name (please print)

Robert Bailey  
Owner Signature

State of Colorado)  
)ss.

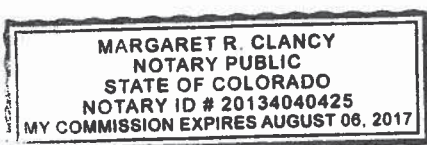
County of Larimer)

Subscribed and sworn before me this 9<sup>th</sup> day of September, 2014.

by Robert Gale Bailey

Witness my hand and official seal. My commission expires August 6, 2017.

Margaret Clancy  
Notary





ATTACHMENT 4  
**Planning, Development & Transportation**

Community Development & Neighborhood Services  
281 North College Avenue  
P.O. Box 580  
Fort Collins, CO 80522.0580  
**970.416.2740**  
970.224.6134- fax  
[fcgov.com](http://fcgov.com)

**LANDMARK PRESERVATION COMMISSION**  
**September 10, 2014**  
**STAFF REPORT**

**PROJECT:** 1306 West Mountain Avenue

**CONTACT:** Karen McWilliams, Historic Preservation Planner

**APPLICANT:** Robert Bailey, Owner

**REQUEST:** Fort Collins Landmark Designation of the William and Violet Jackson/Robert Bailey Property at 1306 West Mountain Avenue, Fort Collins, Colorado

**BACKGROUND:** The William and Violet Jackson/Robert Bailey Property, located at 1306 West Mountain Avenue, is being nominated for Landmark recognition for its significance to Fort Collins under Landmark Preservation Standard C, for its embodiment of the distinctive characteristics of a type, period, or method of construction. The Jackson/Bailey house is a classic example of the Craftsman style, popular in Fort Collins during the early-twentieth century, with many noteworthy architectural details. Constructed in 1922, the building's distinctive features include varying colors of brick set in a beautiful Flemish bond, exposed roof elements, a prominent front entry, and a substantial front porch. The first of two automobile garages was constructed in 1942; as a simply designed single-car garage, it illustrates a time when many Americans were purchasing personal vehicles for the first time, and contributes to the significance of the property. The second garage, constructed in 1968, is not considered to be a historically significant element of this property, and is not included in this landmark designation. The current owner, Robert Bailey, has made extensive efforts since his purchase of the property in 2001 to restore the exterior and interior of the home, and is pursuing this Landmark designation. The property's context is that of an early twentieth century residential neighborhood. Limited alterations to the property and to the surrounding neighborhood have helped to preserve its setting and feeling, and the Jackson/Bailey property relates to and contributes to the neighborhood's context.

**COMMISSION ACTION:**

The Landmark Preservation Commission shall make a recommendation to Council regarding the request for Landmark designation of the William and Violet Jackson/Robert Bailey Property, 1306 West Mountain Avenue.

**REVIEW CRITERIA:**

Municipal Code Section 14-5, Standards for determining the eligibility of sites, structures, objects and districts for designation as Fort Collins Landmarks or Landmark Districts, provides the criteria for determining the eligibility of a property for Landmark designation. It states, "Properties eligible for designation must possess both significance and exterior integrity. In making a determination of eligibility, the context of the area surrounding the property shall be considered."

**Standards for determining significance:**

A. *Events*. Properties may be determined to be significant if they are associated with events that have made a recognizable contribution to the broad patterns of the history of the community, State or Nation. A property can be associated with either (or both) of two (2) types of events:

1. A specific event marking an important moment in Fort Collins prehistory or history; and/or
2. A pattern of events or a historic trend that made a recognizable contribution to the development of the community, State or Nation.

B. *Persons/Groups*. Properties may be determined to be significant if they are associated with the lives of persons or groups of persons recognizable in the history of the community, State or Nation whose specific contributions to that history can be identified and documented.

C. *Design/Construction*. Properties may be determined to be significant if they embody the identifiable characteristics of a type, period or method of construction; represent the work of a craftsman or architect whose work is distinguishable from others by its characteristic style and quality; possess high artistic values or design concepts; or are part of a recognizable and distinguishable group of properties. This standard applies to such disciplines as formal and vernacular architecture, landscape architecture, engineering and artwork, by either an individual or a group. A property can be significant not only for the way it was originally constructed or crafted, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and/or uses over a period of time. Examples are residential buildings which represent the socioeconomic classes within a community, but which frequently are vernacular in nature and do not have high artistic values.

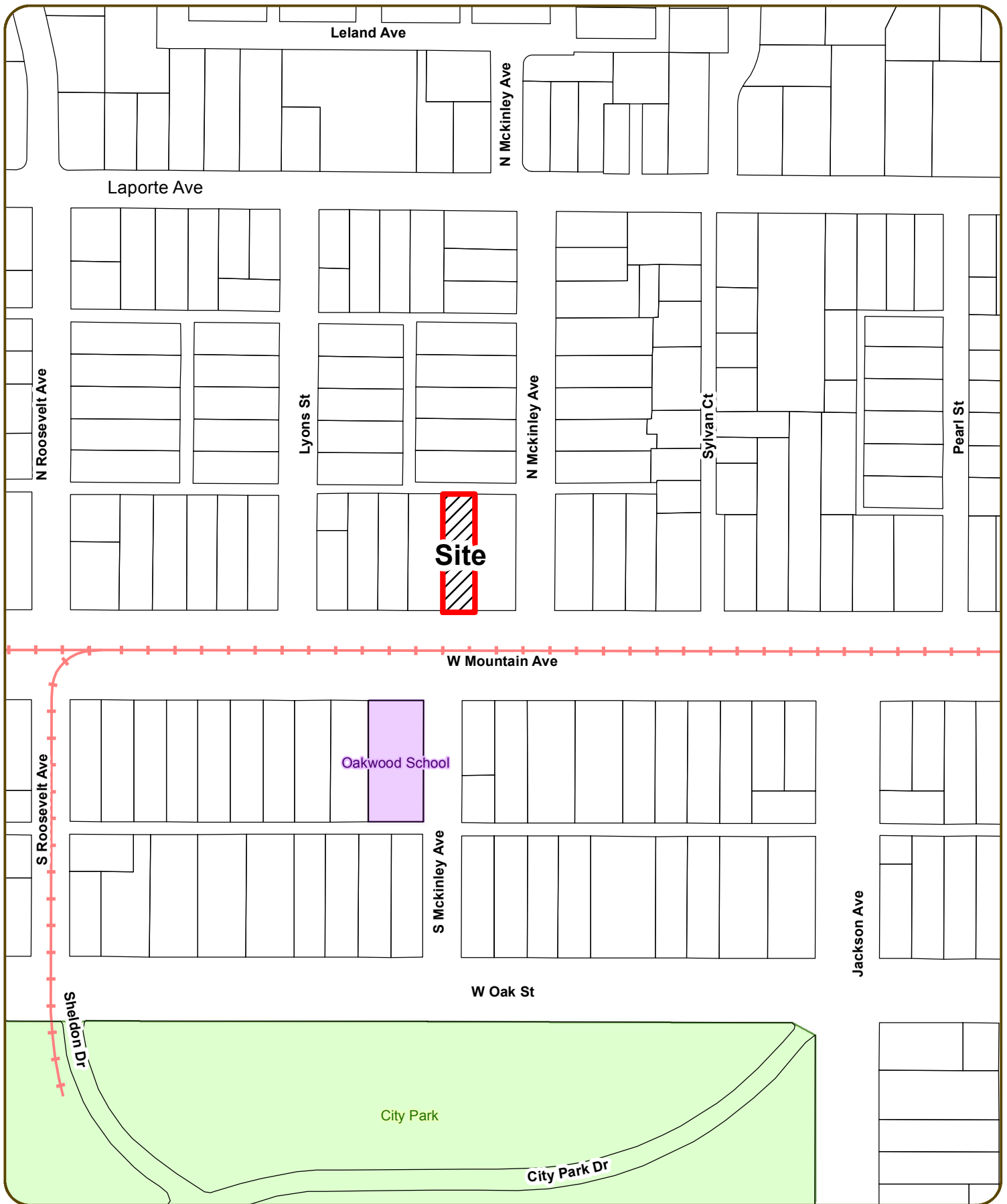
D. *Information potential*. Properties may be determined to be significant if they have yielded, or may be likely to yield, information important in prehistory or history.

**Standards for determining exterior integrity:**

- a. Location is the place where the historic property was constructed or the place where the historic event occurred.
- b. Design is the combination of elements that create the form, plan space, structure and style of a property.
- c. Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place. It involves how, not just where, the property is situated and its relationship to the surrounding features and open space.
- d. Materials are the physical elements that form a historic property.
- e. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure or site.
- f. Feeling is a property's expression of the aesthetic or historic sense of a particular period or time. It results from the presence of physical features that, taken together, convey the property's historic character.
- g. Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character.

**Context:** The area required for evaluating a resource's context is dependent on the type and location of the resource. A house located in the middle of a residential block could be evaluated in the

context of the buildings on both sides of the block, while a house located on a corner may require a different contextual area...



1 inch = 200 feet

**1306 W Mountain Ave**



**THE ROBERT BAILEY PROPERTY, 1306 WEST MOUNTAIN AVENUE**



Front (South) and Side (West) Elevations, July 2014



Side (East) and Rear (North) Elevations, July 2014



Rear (North) Elevation, July 2014



Garages facing North, July 2014



North and East Elevations, One-car Garage built 1942, July 2014



South and West Elevations, Two-car Garage built 1968, July 2014



**Planning, Development & Transportation**

**Community Development & Neighborhood Services**

281 North College Avenue

P.O. Box 580

Fort Collins, CO 80522.0580

**970.416.2740**

970.224.6134- fax

*fcgov.com*

**RESOLUTION 6, 2014  
OF THE CITY OF FORT COLLINS  
LANDMARK PRESERVATION COMMISSION  
RECOMMENDING LANDMARK DESIGNATION OF  
THE WILLIAM AND VIOLET JACKSON/ROBERT BAILEY PROPERTY  
1306 WEST MOUNTAIN AVENUE, FORT COLLINS, COLORADO  
AS A FORT COLLINS LANDMARK PURSUANT TO CHAPTER 14 OF THE CODE OF  
THE CITY OF FORT COLLINS**

WHEREAS, it is a matter of public policy that the protection, enhancement and perpetuation of sites, structures, objects, and districts of historical, architectural, or geographic significance, located within the city, are a public necessity and are required in the interest of the prosperity, civic pride and general welfare of the people; and

WHEREAS, it is the opinion of the City Council that the economic, cultural and aesthetic standing of this city cannot be maintained or enhanced by disregarding the historical, architectural and geographical heritage of the city and by ignoring the destruction or defacement of such cultural assets; and

WHEREAS, the William and Violet Jackson/Robert Bailey Property, 1306 West Mountain Avenue in Fort Collins (the "Property") is eligible for landmark designation for its high degree of exterior integrity and for its significance to Fort Collins under Landmark Standard C, Design/Construction, for its distinctive Craftsman architecture; and

WHEREAS, the Landmark Preservation Commission has determined that the Property meets the criteria of a landmark as set forth in Section 14-5 of the code and is eligible for designation as a Fort Collins Landmark; and

WHEREAS, the owner of the property has consented to such landmark designation.

NOW, THEREFORE, be it resolved by the Landmark Preservation Commission of the City of Fort Collins as follows:

Section 1. That the foregoing recitals are incorporated herein by the Landmark Preservation Commission as findings of fact.

Section 2. That the Property located in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

Landmark Preservation Commission

Resolution No. 6, 2014

The William and Violet Jackson/Robert Bailey Property, 1306 West Mountain Avenue

Page 2

Lot 2, Block 2 of Swett's Addition, City of Fort Collins  
County of Larimer, State of Colorado

be designated as a Fort Collins Landmark in accordance with Chapter 14 of the Code of the City of Fort Collins.

Section 3. That the criteria contained in Section 14-48 of the City Code will serve as the standards by which alterations, additions and other changes to buildings and structures located upon the above described property will be reviewed for compliance with Chapter 14, Article III, of the Code of the City of Fort Collins.

Passed and adopted at a regular meeting of the Landmark Preservation Commission of the City of Fort Collins held this 10th day of September, A.D. 2014.



Ron Sladek, Chair

ATTEST:



Secretary/Staff

ORDINANCE NO. 168, 2014  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
DESIGNATING THE WILLIAM AND VIOLET JACKSON/ROBERT BAILEY PROPERTY,  
1306 WEST MOUNTAIN AVENUE, FORT COLLINS, COLORADO,  
AS A FORT COLLINS LANDMARK PURSUANT TO CHAPTER 14 OF THE CODE OF  
THE CITY OF FORT COLLINS

WHEREAS, pursuant to Section 14-2 of the City Code, the City Council has established a public policy encouraging the protection, enhancement and perpetuation of historic landmarks within the City; and

WHEREAS, by Resolution dated September 10, 2014, the Landmark Preservation Commission (the "Commission") has determined that the William and Violet Jackson/Robert Bailey Property located at 1306 West Mountain Avenue in Fort Collins as more specifically described below (the "Property") is eligible for Landmark designation for its high degree of exterior integrity, and for its significance to Fort Collins under Landmark Standard C, Design/Construction, for its distinctive Craftsman architecture; and

WHEREAS, the Commission has further determined that the Property meets the criteria of a landmark as set forth in City Code Section 14-5 and is eligible for designation as a landmark, and has recommended to the City Council that the Property be designated by the City Council as a landmark; and

WHEREAS, the owners of the Property have consented to such landmark designation; and

WHEREAS, such landmark designation will preserve the Property's significance to the community; and

WHEREAS, the City Council has reviewed the recommendation of the Commission and desires to approve such recommendation and designate the Property as a landmark.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the foregoing recitals are incorporated herein by the City Council as findings of fact.

Section 2. That the Property located in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:


Lot 2, Block 2 of Swett's Addition, City of Fort Collins  
County of Larimer, State of Colorado

be designated as a Fort Collins Landmark in accordance with Chapter 14 of the City Code.


Section 3. That the criteria in City Code Section 14-48 will serve as the standards by which alterations, additions and other changes to the buildings and structures located upon the Property will be reviewed for compliance with City Code Chapter 14, Article III.

Introduced, considered favorably on first reading, and ordered published this 18th day of November, A.D. 2014, and to be presented for final passage on the 2nd day of December, A.D. 2014.

ATTEST:


  
City Clerk

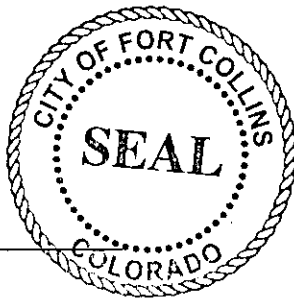


  
Mayor

Passed and adopted on final reading on the 2nd day of December, A.D. 2014.

ATTEST:

  
City Clerk



  
Mayor

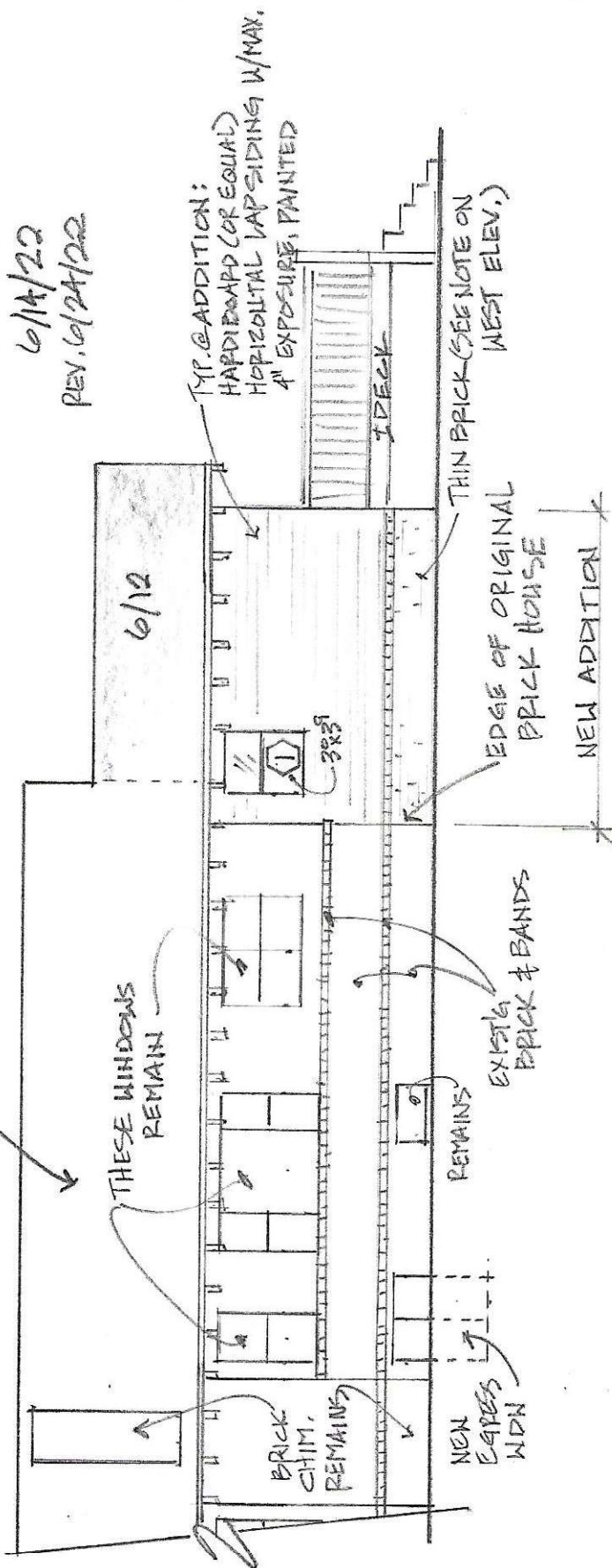
KITCH. ADDITION IS  $10/0 \times 15/0 = 150$ sf  
ADDED TO THE ORIGINAL HOUSE SIZE -  
THE EXISTING "ENCLOSED PORCH" THAT  
IS PART OF KITCHEN WILL COUNT AS PART  
OF THE "EXISTING" HOUSE S.F. -  
DISCUSS W/JEFF.

EAST ELEV.

6/14/22

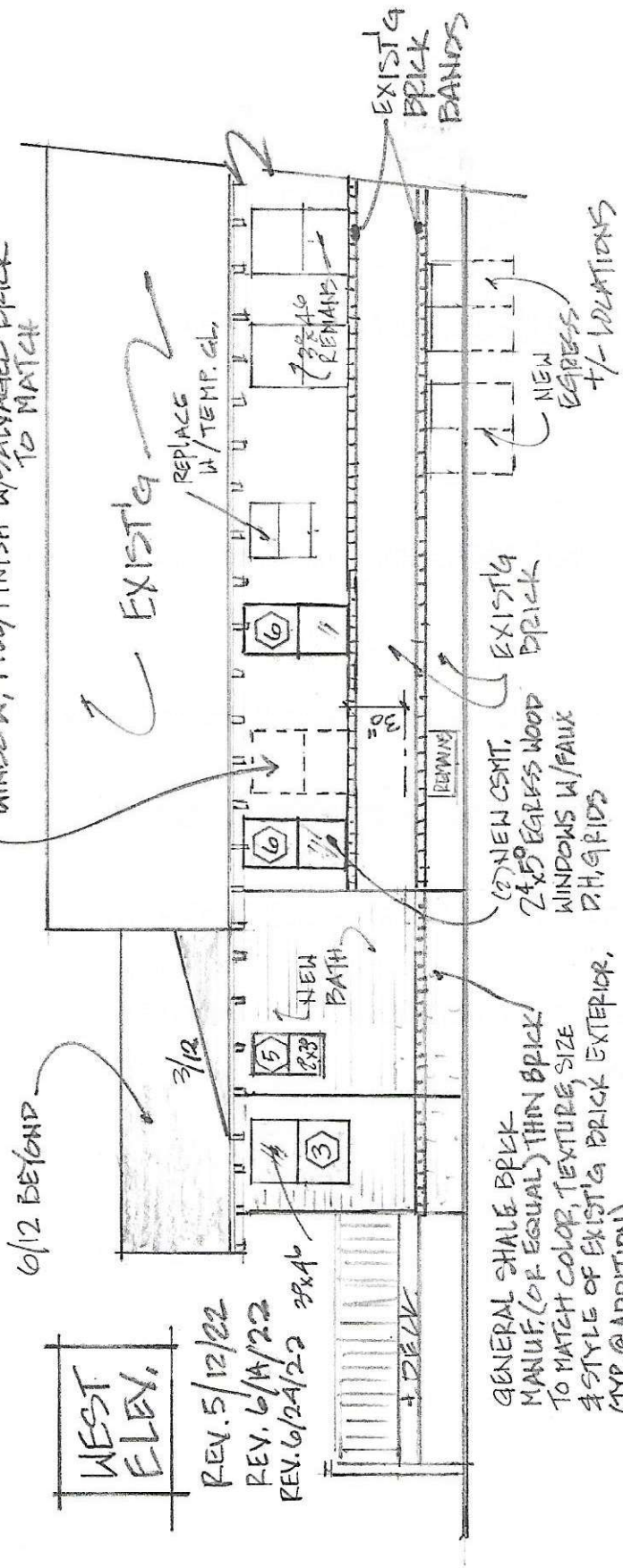
REV. 6/24/22

EXIST'G ROOF

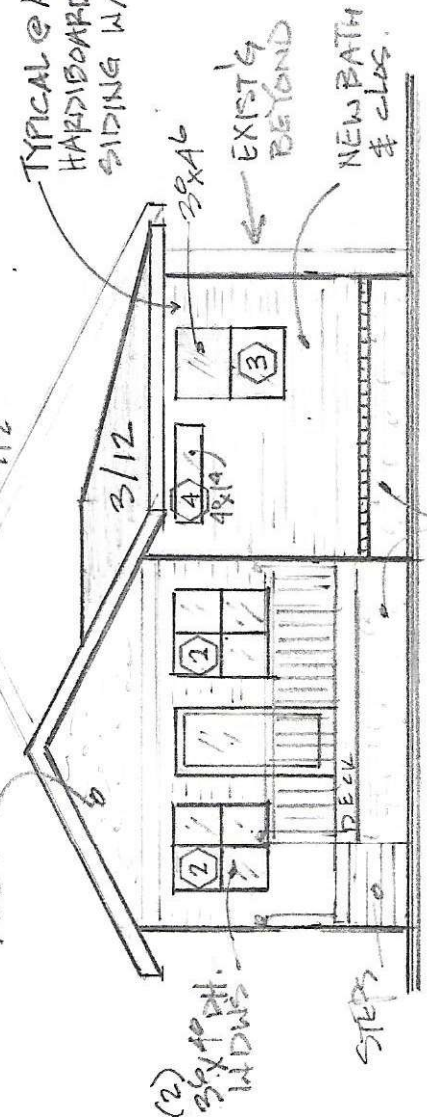


WEST  
ELEV.

REV. 5/12/22  
REV. 6/14/22  
REV. 6/24/22 3/12



TYPICAL @ ADDITION:  
HARDBOARD (OR EQUAL) HORIZONTAL LAP  
SIDING W/ MAXIMUM 4" EXPOSURE, PAINTED.



NORTH  
ELEV.

4-29-22 REV. 6/14/22 REV. 6/24/22  
REVIEW POTENTIAL ROOF 1/11" @ 1'-0"



















ITS  
NUMBER 37

## Interpreting The Secretary of the Interior's Standards for Rehabilitation

### Subject: Rear Additions to Historic Houses

Applicable Standards: 9. Compatible New Additions / Alterations  
10. Reversibility of New Additions / Alterations

**Issue:** Whenever possible, new additions should be constructed on rear elevations where they will have less of an impact on the building's historic integrity. Rear additions—like all new additions—should be subordinate to the original building in size, scale, and massing, as well as design. Additions that feature a higher roofline, that extend beyond the side of the building, or that have a significantly greater footprint than the original building are usually not compatible. The expansion of modest scale houses or those in prominent locations (such as a corner lot) can be particularly challenging. Standard 1 states that “A property should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.” In cases where an overly large addition is required in order to accommodate the owner's programmatic needs, a more suitable building should be identified.

Rear additions that meet the Standards are compatible in design, yet differentiated from the old building, often through a process of simplification. For example, if the original house features narrow clapboard siding, multi-light double-hung sash windows and an elaborate decorative cornice, the new addition could be sided with different clapboards, one-over-one double-hung sash, and a less detailed cornice. New materials need not match exactly the historic materials but should be appropriate to the building type, compatible with existing materials, and unobtrusive in appearance.

Rear additions that do not require significant removal of existing materials may help retain the house's historic appearance and character. Connecting the new addition to the historic building with a modest hyphen can limit removal of historic materials, drastic structural changes, and irreversible changes to the original building. A hyphen can also more clearly differentiate new from old construction. Rear additions can also provide the opportunity to make a building accessible, rather than constructing ramps on a more prominent elevation.

**Application 1** (*Incompatible treatment*): This modest residence began as a two-story log house. Later, the main portion of the house was converted into a distinctive Bungalow-style residence. Over time, multiple additions were also made along the natural grade at the rear of the house. Prior to rehabilitation, these later additions were quite deteriorated.



*Top and Above: This historic house had been altered numerous times in the past—including multiple additions to the rear of the building.*

When the project began, the existing rear additions were determined to be beyond repair and were demolished. A replacement addition of a similar size to those removed would likely have met the Standards. However, the new addition constructed on the rear doubled the size of the structure as it existed before the rehabilitation. As built, the cladding, openings, and rooflines of the new addition were appropriate to the building's historic character. Yet this was not sufficient to overcome the effect of an addition substantially more massive than the additions that were demolished. With two full floors, a footprint that was much deeper than the previous additions, a new deck extending from the rear and side elevations, and significant grade changes at the rear, this work competes for attention with the historic structure to which it is attached and has seriously impacted the property's historic character.



*The size of this new rear addition—incorporating two floors and an extended depth—combined with substantial changes to the site overwhelm the modest historic house.*

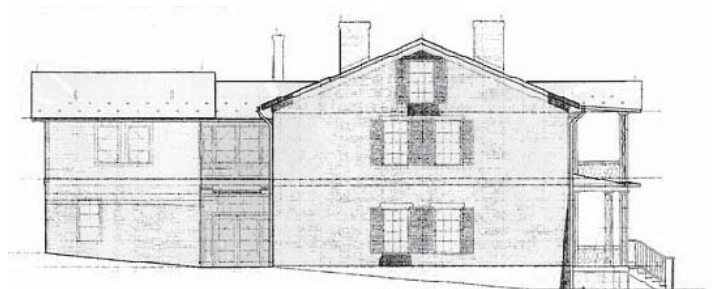
**Application 2 (Compatible treatment):** This large brick house was converted for use as offices. As part of the rehabilitation a new addition was constructed at the rear of the house. With a brick ground floor and a clapboard upper level set beneath a roofline that was lower in height than the original structure, the rear addition's design was both distinct from, and compatible with, the size, scale, massing and architectural features of the historic house. The use of varied materials on the addition (brick below, clapboard above) was handled with restraint in a manner that did not compete visually with the main house. The addition provided space to locate new systems for the entire structure as well as accessibility to the historic house at grade, making exterior ramps unnecessary.

A hyphen (with a lower roofline and narrower footprint) separated the new addition from the old, further distinguishing the various periods of construction and reducing the addition's massing. The hyphen required only a minimal amount of disturbance to the rear wall of the historic house and left the plan of the main house intact. If the addition were ever removed, the house's historic integrity would remain undiminished.

*Right: The house prior to rehabilitation.*

*Below right: Drawing of proposed rear addition and hyphen, showing how the new construction was subordinate in size to the historic house.*

*Below left: New addition and connecting hyphen. The new materials and fenestration complement, yet are distinct from, the historic house.*



Chad Randl, Technical Preservation Services, National Park Service

These bulletins are issued to explain preservation project decisions made by the U.S. Department of the Interior. The resulting determinations, based on the [Secretary of the Interior's Standards for Rehabilitation](#), are not necessarily applicable beyond the unique facts and circumstances of each particular case.

June 2006, ITS Number 37



ITS  
NUMBER 14

Interpreting  
**The Secretary of the Interior's Standards for Rehabilitation**

**Subject:** New Openings in Secondary Elevations or Introducing New Windows in Blank Walls

**Applicable Standards:** 2. Retention of Historic Character  
9. Compatible New Additions/Alterations

**Issue:** Rehabilitating historic buildings for new uses occasionally requires cutting in new window openings in secondary elevations to increase light and ventilation. Secondary building elevations, while usually not as important as the façade, are often articulated and quite visible, even though they may have few, if any, openings. Since secondary elevations can contribute to the historic character of a building, the integration of new openings requires careful consideration to meet the Secretary of the Interior's Standards for Rehabilitation. This can be accomplished through attention to the number, location, and design of proposed new openings during the design process.

**Application I** (*Incompatible new openings*): This freestanding brick warehouse was constructed in 1859 to store grain and dry goods. Although the largely solid end wall elevations were secondary, they were highly visible and contributed to the historic character of this building. During a conversion to offices, a series of new openings were inserted in the end walls to admit more light and take advantage of desirable views. The number and design of the new windows, which mimic the historic windows in size, proportion, detail and light configuration, fundamentally altered this building's historic character giving the building a significantly different look. The treatment did not meet the Standards.



New windows could have been installed while maintaining the historic massiveness of the end wall. This would have required the introduction of only a few smaller windows.



*Top: The historically important 1859 brick warehouse with largely solid end wall.*

*Bottom: The number and design of the windows added to the end wall make this an inappropriate treatment.*



*Left: 1882 corner commercial building.*

*Right: The number and location of the new openings do not alter the historic character nor cause this elevation to compete with the facade.*

**Application 2** (*Compatible new openings*): This 1882 structure exemplifies the transition in commercial architecture after the Civil War from simple, domestically scaled buildings to structures distinguished as symbols of commercial prestige by their size and height, decoration, quality of architecture and prominence. When rehabilitating this building into bank offices, the owner proposed inserting new openings on the third floors of the secondary side elevation for added light and ventilation. The number and location of these new openings did not impact the character-defining features nor direct too much focus to the secondary elevation.



**Application 3** (*Incompatible treatment modified to meet the Standards*): A nineteenth century commercial building with an exposed party wall, where the adjacent buildings have been razed, presents a greater opportunity for compatible new openings. Nonetheless, the design must not make such a strong architectural statement as to radically change the appearance of the building or overwhelm the composition of the historic façade.

*Left: 19th century commercial building with exposed party wall. Above: Inappropriate treatment. Below: Appropriate solution.*

This 1897 commercial building with exposed party wall on the west was constructed to house a significant early twentieth century retail establishment. Four entry doorways were cut into the party wall when the building was altered in 1937 and 1992. When rehabilitating this building for mixed-use in 1999, with a restaurant and specialty shops on the first floor and residential apartments on the upper three stories, twenty-five new openings were proposed on the west elevation. These new openings with varying header heights included four different window sizes and pane configurations, and two projecting balconies. The number, placement, rhythm created by the variations in header heights and window sizes and proposed balconies make a strong architectural statement that is incompatible with the historic character of this large solid masonry wall.



The revised elevation design eliminated the balconies and some of the new window openings, standardized the header heights, sash size and pane configuration. This compatible treatment meets the standards.

Kaaren R. Staveteig, Technical Preservation Services, National Park Service

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12-23-21

***RE: Design Changes for 1306 W. Mountain  
Revised Plan set dated 12-8-2021 and consisting of 7 pages***

**Demolition of existing brick wall:**

- Revised plans show there will not be any existing historic brick being removed and all brick walls can be reversable.

**Exterior Windows:**

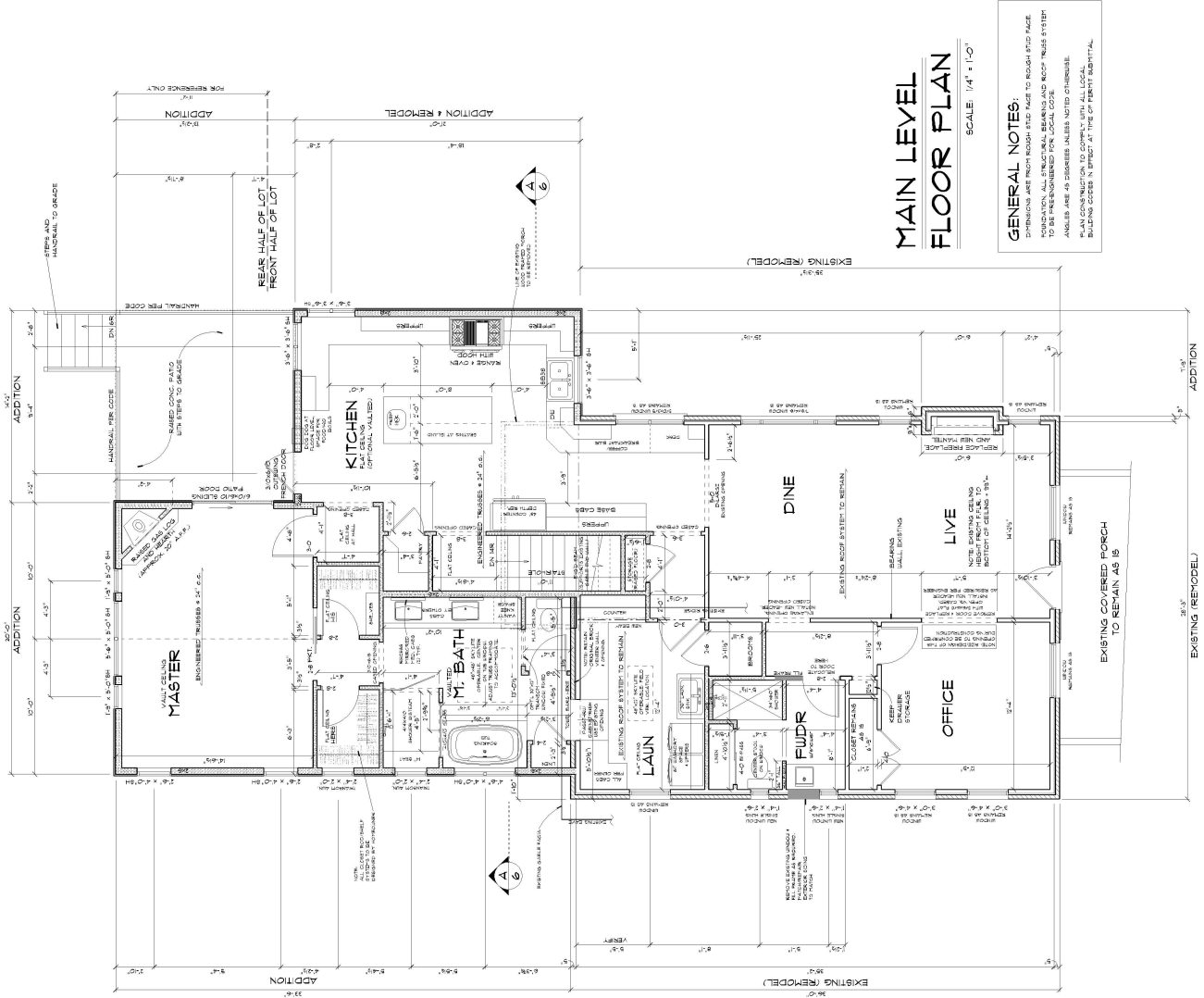
- Revised Plans show retaining the existing windows in the home except for the removal of and fill-in in the existing bathroom.

**Floor plan square footage:**

- Revised plans show adding onto the existing home of 1097 square feet a new addition of 887 square feet reflecting a reduction of 24% from previous plans.

**Roof Details:**

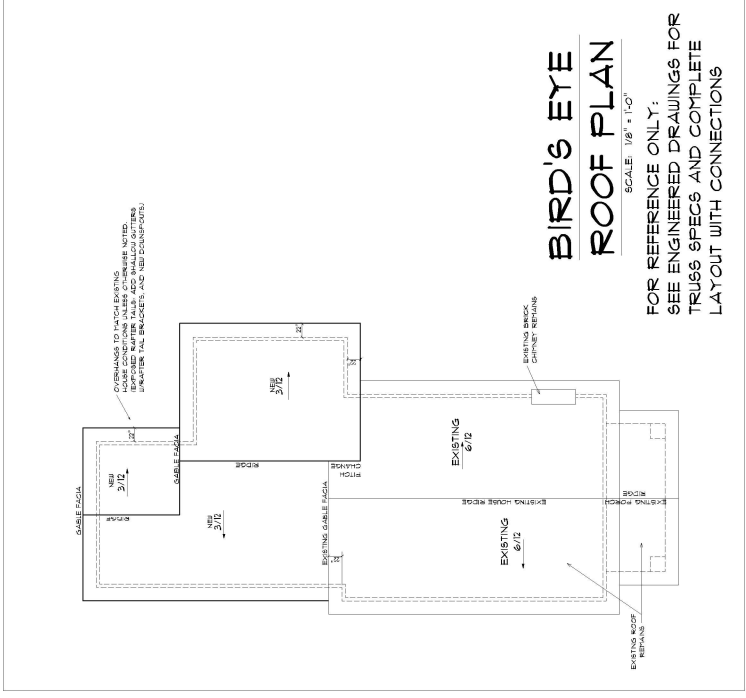
- Removal of dormer on the east roof elevation based on the commission's recommendations.



MAIN LEVEL  
FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES:  
1. ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE.  
2. FOUNDATION, ALL STRUCTURAL BEAMS AND ROOF RAFTERS SHOWN TO BE PREDESIGNED FOR LOCAL CODE.  
3. ANGLES ARE IN DEGREES UNLESS NOTED OTHERWISE.  
4. PLAN CONSTRUCTION TO COMPLY WITH ALL LOCAL BUILDING CODES & SPEC AT THE DISCRETION OF THE ARCHITECT.

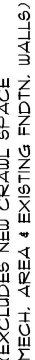
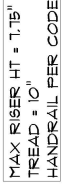


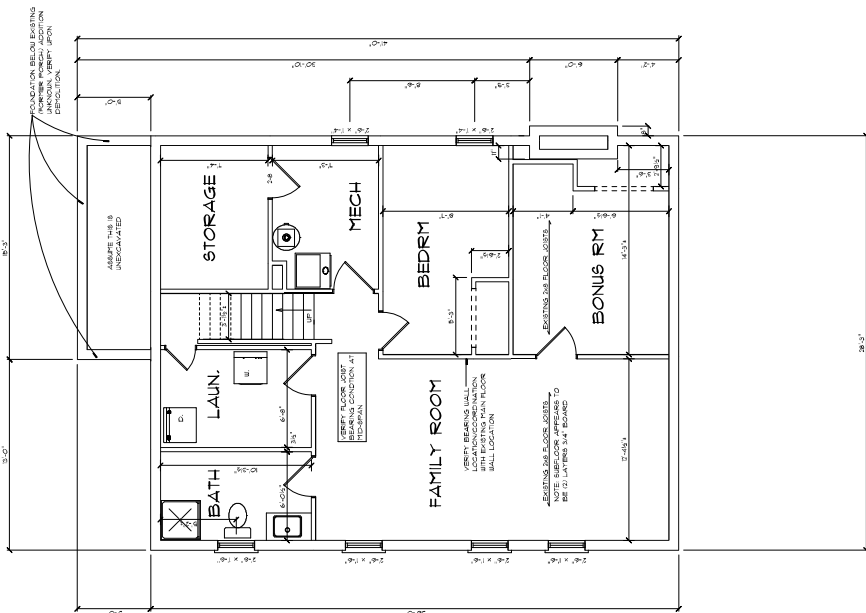
BIRD'S EYE  
ROOF PLAN

SCALE: 1/8" = 1'-0"  
FOR REFERENCE ONLY:  
SEE ENGINEER DRAWINGS FOR  
TRUSS SPECS AND COMPLETE  
LAYOUT WITH CONNECTIONS

ALLOWABLE FLOOR AREA CALCS

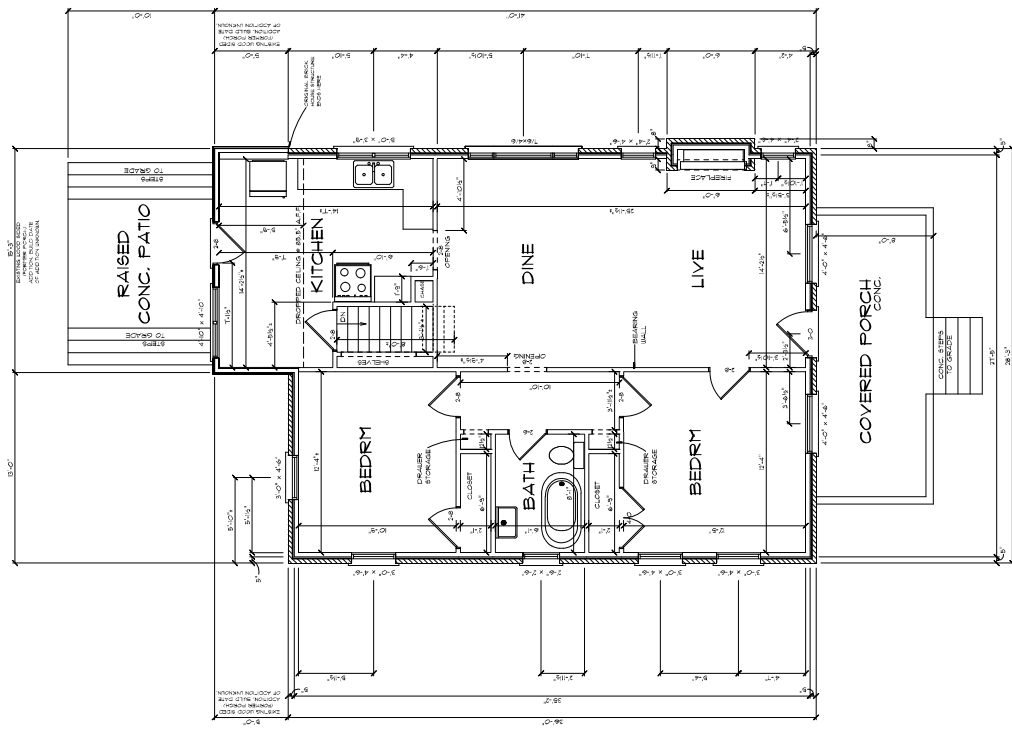
ALLOWABLE SQ. FT. CALCS	
MAXIMUM ALLOWED ON TOTAL LOT = 30000 sq ft x 20% = 18000 + 10000 = 28000 sq ft	
MAXIMUM ALLOWED ON REAR HALF = 4500 sq ft x 25% = 1125 sq ft	
CALCULATIONS FOR ALLOWABLE SQ. FOOTAGE:	
~ TOTAL OF MAIN LEVEL WITH NEW ADDITION = 1984 sq ft	
(ORIGINAL BRICK HOUSE + EXISTING WOOD FRAMED PORCH & REAR + 1031 sq ft PLUS 891 sq ft OF PROPOSED ADDITION)	
~ EXISTING 1-CAR GARAGE TO REMAIN = 250 sq ft	
~ REMOVE EXISTING 2-CAR GARAGE & REBUILD NEW = 630 sq ft (MAY EXCLUDE 250 sq ft FROM NEW GARAGE)	
TOTAL ALLOWABLE FLOOR AREA = 1264 sq ft	
REAR HALF OF LOT:	
~ EXISTING & NEW GARAGES = 880 sq ft	
~ PORTION OF MASTER IN REAR HALF = 223 sq ft	
TOTAL REAR HALF FLOOR AREA = 1103 sq ft	
NOTE ON PLASTERING:	
FINISHED PLASTER SQUARE FOOTAGE TYPED EXTERIOR EXPOSED FOUNDATION WALL IS LESS THAN 36" FROM ADJACENT GRADE. SQUARE FOOTAGE NOT COUNTED IN TOTAL ALLOWABLE.	

$$\frac{3}{8}'' = 1'-0''$$




EXISTING  
BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

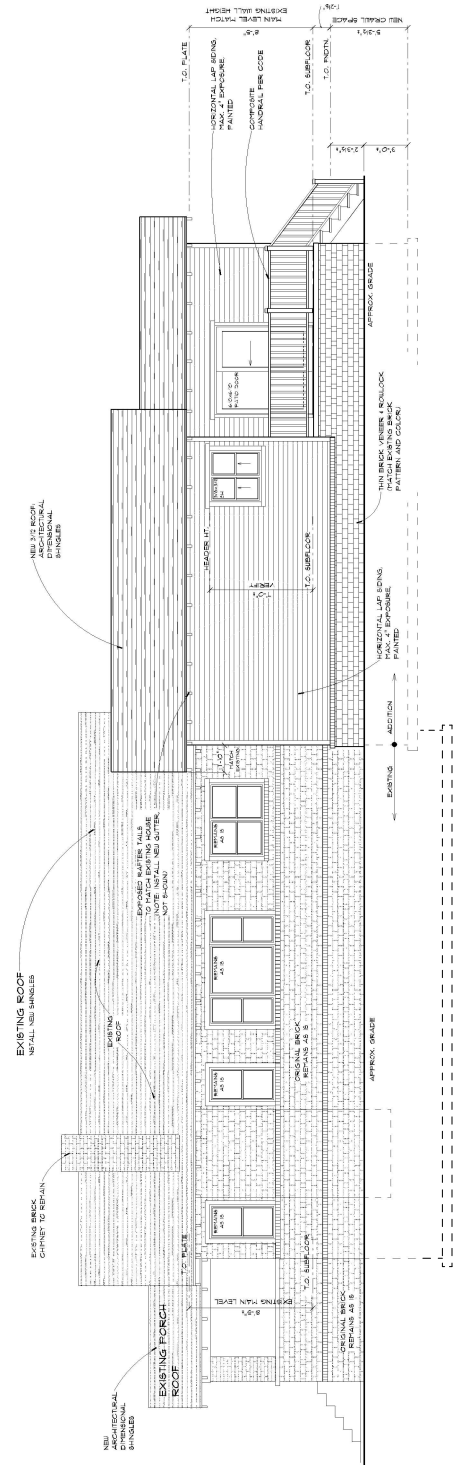


EXISTING (ONE-STORY,  
BRICK AND FRAME  
WITH BASEMENT)  
MAIN LEVEL: 11,000 S.F. | AN

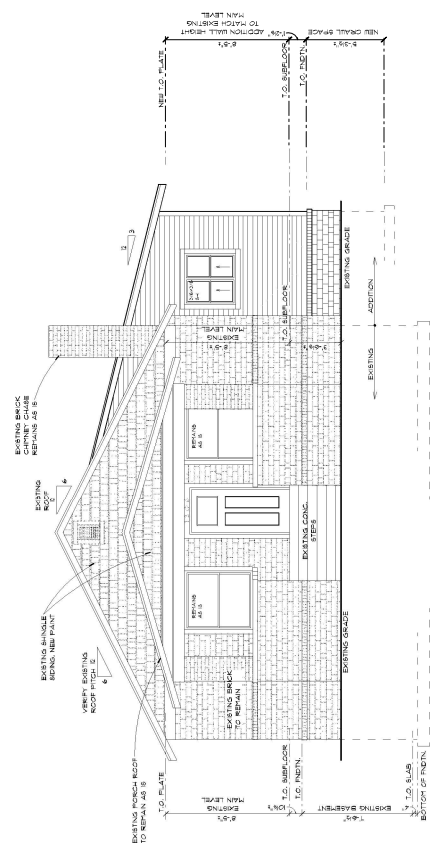
SCALE: 1/4" = 1'-0"

NOTES:  
CEILING HEIGHT FROM FLS TO

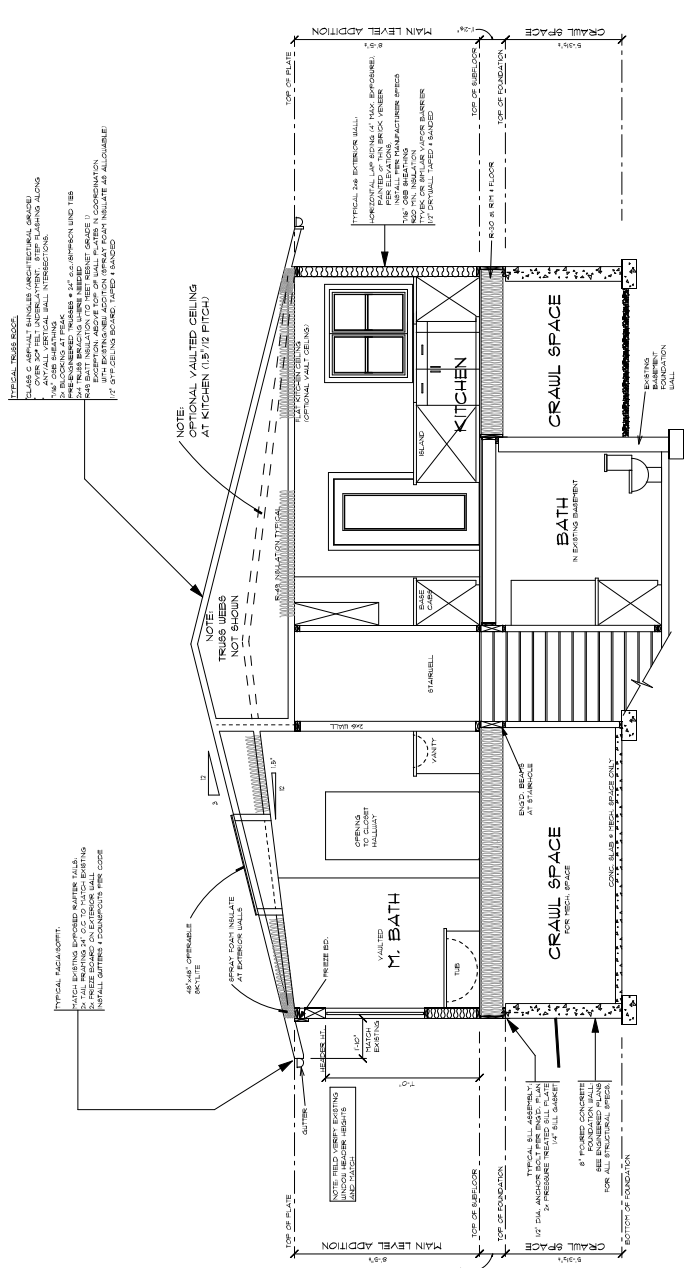
RIGHT SIDE ELEVATION  
EAST  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SOUTH  
SCALE: 1/4" = 1'-0"







BUILDING SECTION A-A





[Home](#) > [The Standards](#) > Rehabilitation Standards and Guidelines

## Rehabilitation Standards and Guidelines

The Secretary of the Interior's Standards for Rehabilitation, codified as 36 CFR 67, are regulatory for the [Historic Preservation Tax Incentives program](#). The Guidelines for Rehabilitating Historic Buildings and the Guidelines on Sustainability for Rehabilitating Historic Buildings, which assist in applying the Standards, are advisory.

### [Applying the Standards for Rehabilitation](#)

#### [Guidelines for Rehabilitating Historic Buildings](#)

#### [Guidelines on Sustainability](#)

#### [Guidelines on Flood Adaptation for Rehabilitating Historic Buildings](#)

### Other Standards and Guidelines:

#### [Four Treatment Standards: Preservation, Rehabilitation, Restoration, and Reconstruction](#)

#### [Guidelines for the Treatment of Historic Properties](#)

#### [History of the Standards](#)

## Secretary's Standards for Rehabilitation

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

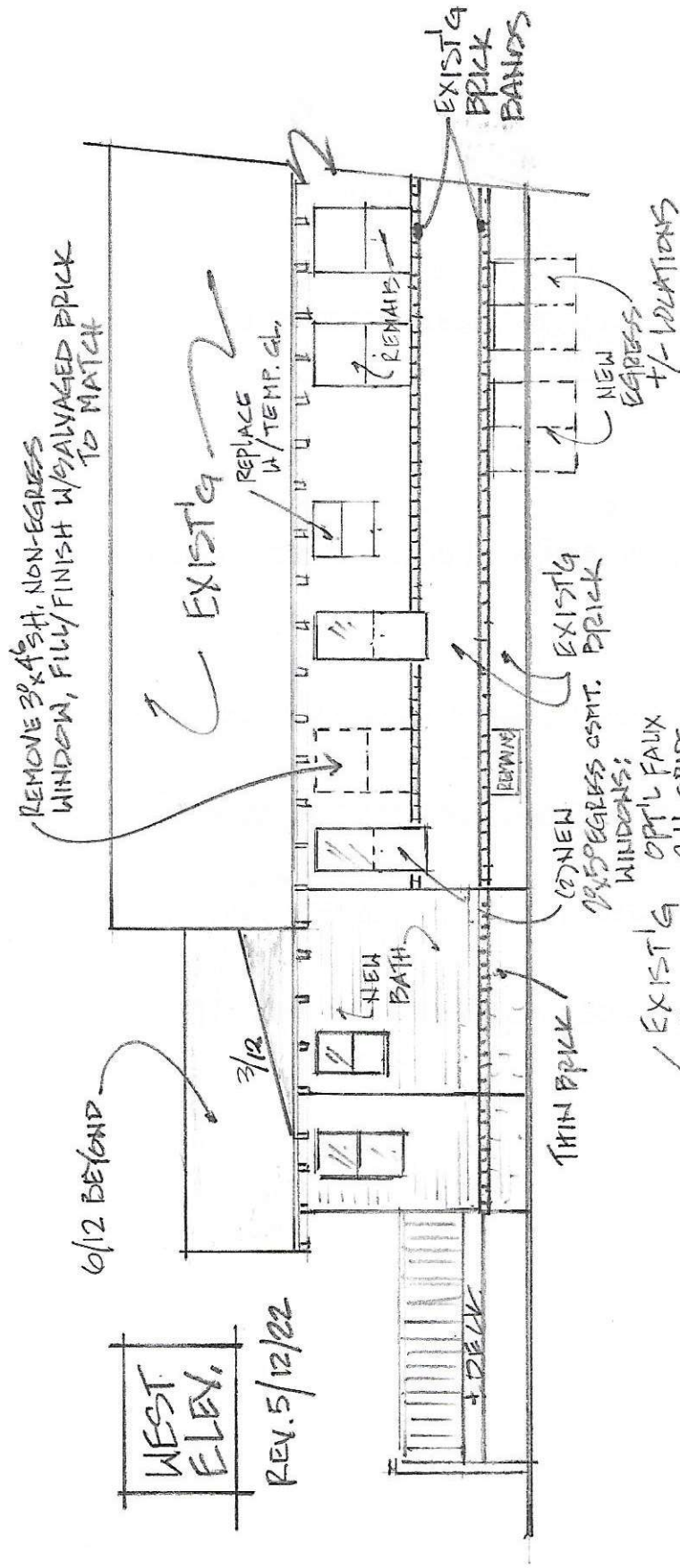
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
10. New additions and adjacent or related new construction shall 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.

## Guidelines for Rehabilitating Historic Buildings

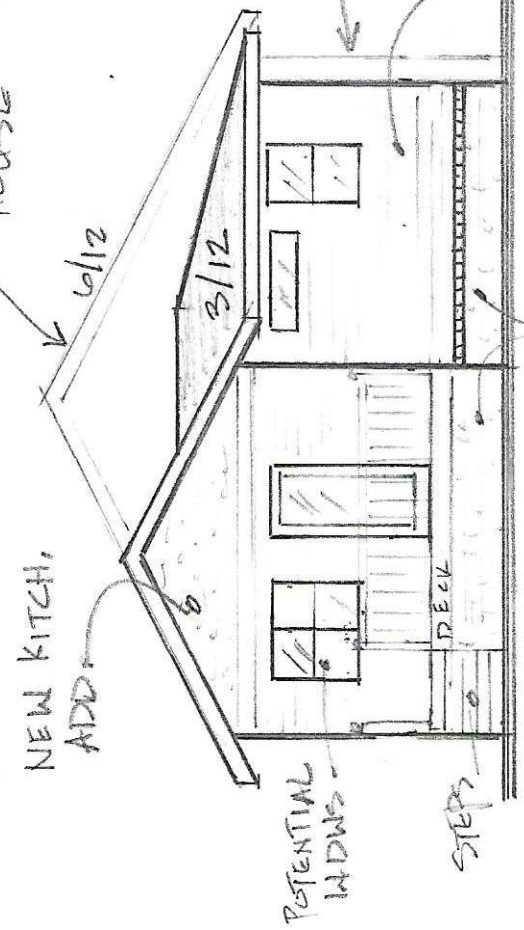
The [Guidelines](#) assist in applying the Standards to rehabilitation projects in general; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell a building owner which features of an historic building are important in defining the historic character and must be preserved or which features could be altered, if necessary, for the new use. Careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties. These Guidelines are also available in [PDF format](#).

The [Guidelines on Sustainability for Rehabilitating Historic Buildings](#) stress the inherent sustainability of historic buildings and offer specific guidance on “recommended” rehabilitation treatments and “not recommended” treatments, which could negatively impact a building’s historic character. These Guidelines are also available as an [interactive web feature](#).



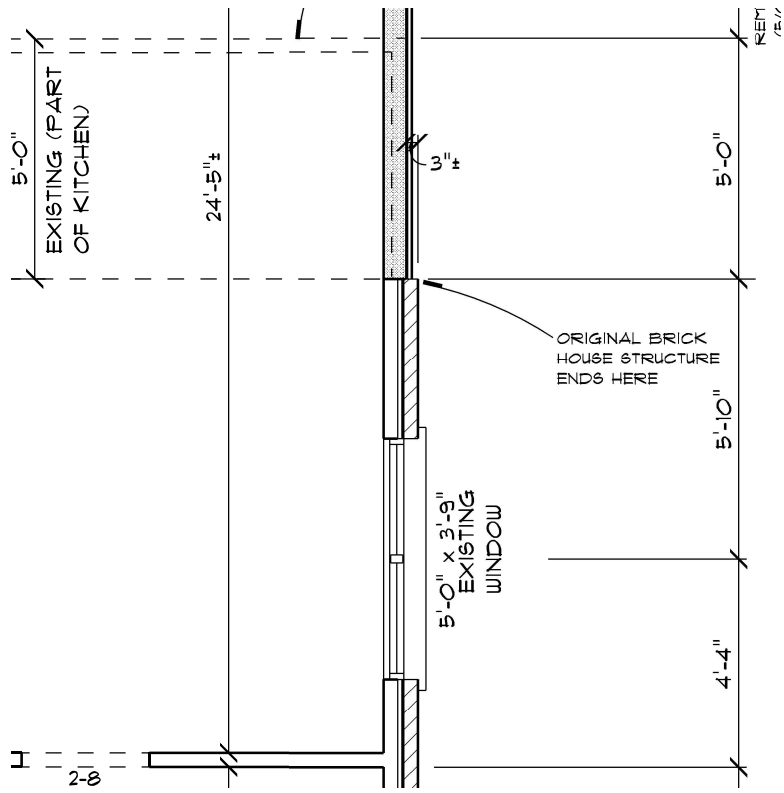
WEST  
ELEV.

REV. 5/12/22



NORTH  
ELEV.

4-29-22  
REVIEW POTENTIAL ROOF 1/8" = 1'-0"

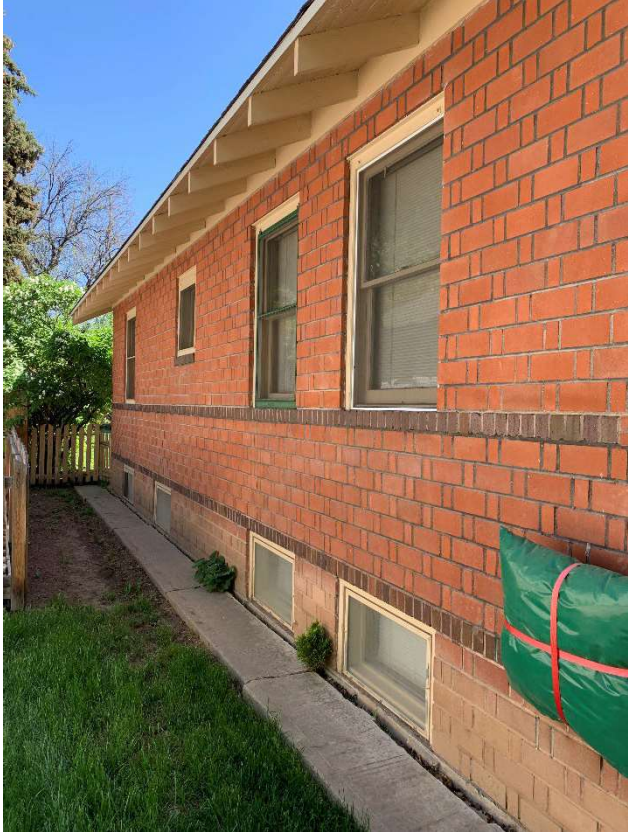




Northeast corner of historic house, looking northeast



Northeast corner of historic house, looking north toward rear of house



Left: photo of west elevation w details, looking north; Right: Photo of rear/northwest window



Rear bathroom & NW window on west elevation