



## 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)

## **CERTIFICATE OF APPROPRIATENESS**

**ISSUED: December 5, 2019**

**EXPIRATION: December 5, 2020**

Two Twenty, LLC  
125 S. Howes St., 2<sup>nd</sup> Floor  
Fort Collins, CO 80524  
&  
Zaandam, LLC  
DBA Pour Brothers  
220 Linden Street  
Fort Collins, CO 80524

Dear Property Owners:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the former Antler's Hotel at 220 Linden Street, have been approved by the City's Historic Preservation Division because the proposed work meets the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

- 1) Installation of patio along the rear Seckner Alley side of the building
  - a. *Condition: New patio railings and other features should not be attached to the rear brick wall of the building and should provide minor spacing between the railing metal and the brick wall to allow for potential removal in the future without damaging the wall.*

Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Please note that all ensuing work must conform to the approved plans. Any non-conforming alterations are subject to stop-work orders, denial of Certificate of Occupancy, and restoration requirements and penalties.

If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

Property owners can appeal staff design review decisions by filing a written notice of appeal to the Director of Community Development & Neighborhood Services within fourteen (14) days of this decision. If you have any questions regarding this approval, or if I may be of any assistance,

please do not hesitate to contact me. I may be reached at [jbertolini@fcgov.com](mailto:jbertolini@fcgov.com) or (970) 416-4250.

Sincerely,

Jim Bertolini  
Historic Preservation Planner

<b>Applicable Code Standard</b>	<b>Summary of Code Requirement and Analysis (Rehabilitation)</b>	<b>Standard Met (Y/N)</b>
<b>SOI #1</b>	<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>Property is not changing use as a result of this project.</b>	<b>Y</b>
<b>SOI #2</b>	<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>Patio is at rear of the property and not disrupting historic views or removing historic material.</b>	<b>Y</b>
<b>SOI #3</b>	<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>  <b>New patio fencing and furnishings are clearly distinguishable as new elements, while retaining compatibility with the remainder of the historic alley environment.</b>	<b>Y</b>
<b>SOI #4</b>	<i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i>	<b>N/A</b>
<b>SOI #5</b>	<i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i>	<b>N/A</b>
<b>SOI #6</b>	<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>	<b>N/A</b>
<b>SOI #7</b>	<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>	<b>N/A</b>

<b>SOI #8</b>	<i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i>	<b>N/A</b>
<b>SOI #9</b>	<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>New patio enclosure and furnishings appear compatible, distinguishable, and subordinate to the existing historic building's rear elevation. An installation condition has been provided to avoid puncturing or damaging the historic brick wall.</b></p>	<b>Y</b>
<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>Per the condition provided above regarding installation, the new patio railing and furnishings appear reversible.</b></p>	<b>N/A</b>

## 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

Kristy Wygmans 970-310-1430  
Applicant's Name Daytime Phone Evening Phone  
817 Peterson St, Fort Collins, CO 80524  
Mailing Address (for receiving application-related correspondence) State Zip Code  
kristy@paurbrothers.com  
Email

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

FR Properties 970-284-3200 970-691-1234  
Owner's Name Daytime Phone Evening Phone  
125 S. Howes St, 2nd Floor, Fort Collins, CO 80521  
Mailing Address (for receiving application-related correspondence) State Zip Code  
devin@fr-corp.com  
Email

### Project Description

Provide an overview of your project. Summarize work elements, schedule of completion, and other information as necessary to explain your project.

utilizing the back parking spaces for a non-permanent Paur Brothers back patio during appropriate weather. Linden street is being renovated and will be under construction for some time. Engaging this back space as a patio will help mitigate lost business during the construction process and moving forward, if successful, it elevates the corner to match

(cont.)

#### 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 will 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).



## Project Description (cont.)

the beautiful, completed DDA renovation project of Seckner Alley, which had the goal to untap opportunity for enhanced pedestrian connections, and the existing adjacent patios of Elliot's Martini Bar and Prost Brewing Co. and Biergarten.

The schedule for completion as it stands would be two weeks after all city required documents and permits are received.

Work elements include any required modifications required through the city documents and permit process.

**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.

**Feature A Name:**

Describe property feature and its condition:

Perimeter  
Enclosure

Describe proposed work on feature:

Simple, metal enclosure with top ledge that is transparent, as to show the building. May include square planter(s) to grow herbs and add greenery. Metal is black.

**Feature B Name:**

Describe property feature and its condition:

Seating

Describe proposed work on feature:

Black metal patio  
furniture

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 house. Photo files or prints shall be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc. If submitted as prints, photos shall be labeled
- ☒ Photos for each feature as described in the section "Detail of Proposed Rehabilitation Work". Photo files or prints shall be named or labeled with applicant name and feature letter. For example, smitha1.jpg, smitha2.jpg, smithb.jpg, smithc.jpg, etc.

Depending on the nature of the project, one or more of the following items shall be submitted. Your contractor should provide these items to you for attachment to this loan 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.

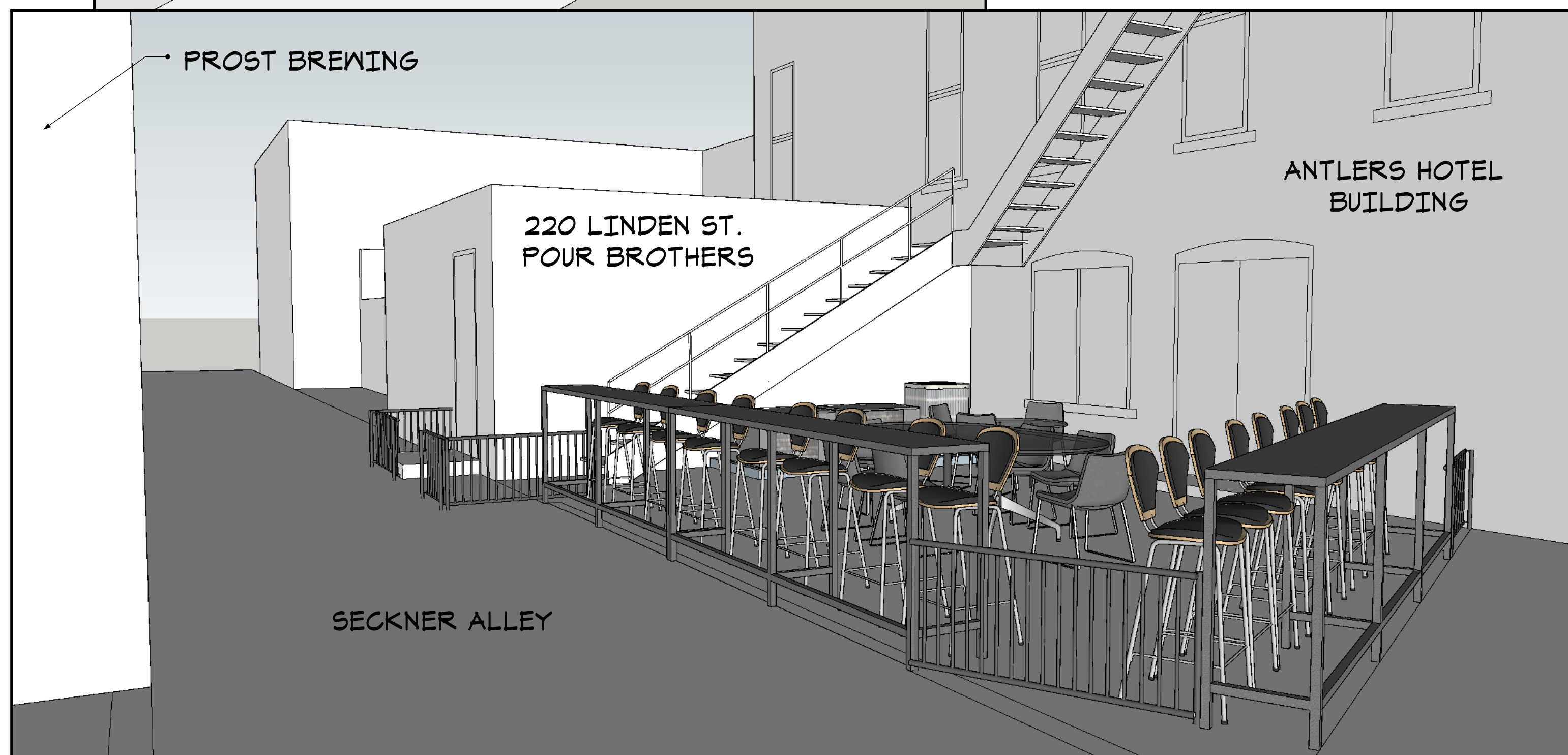
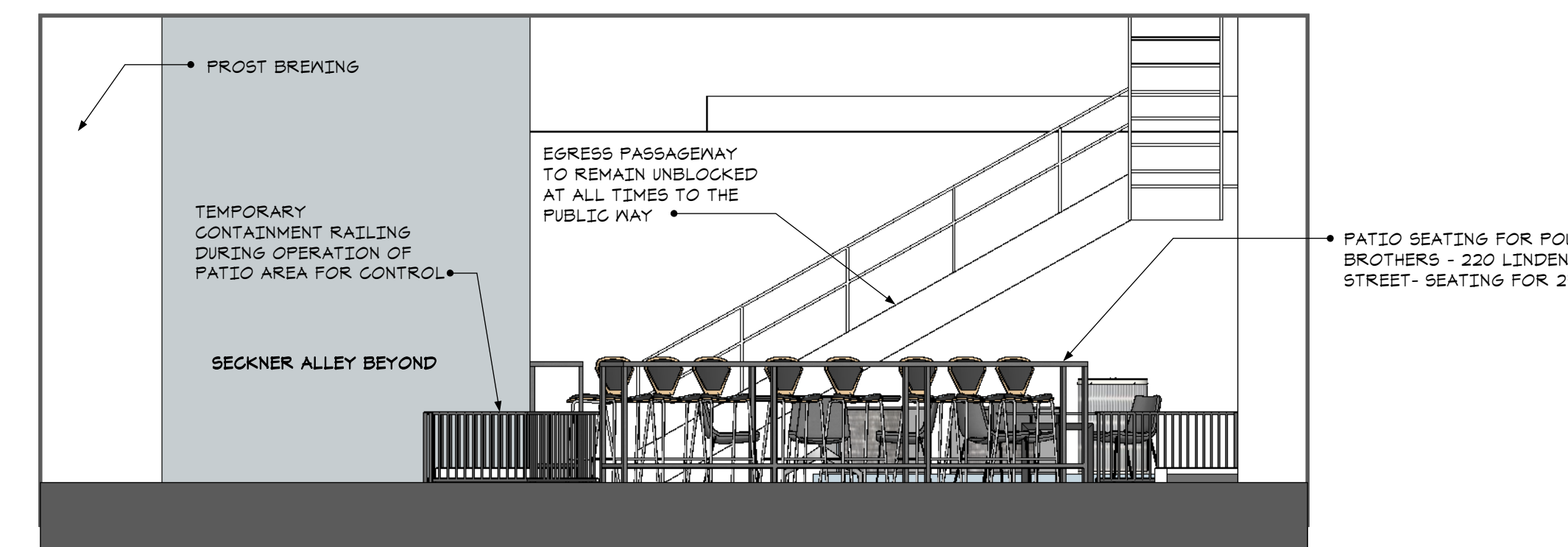
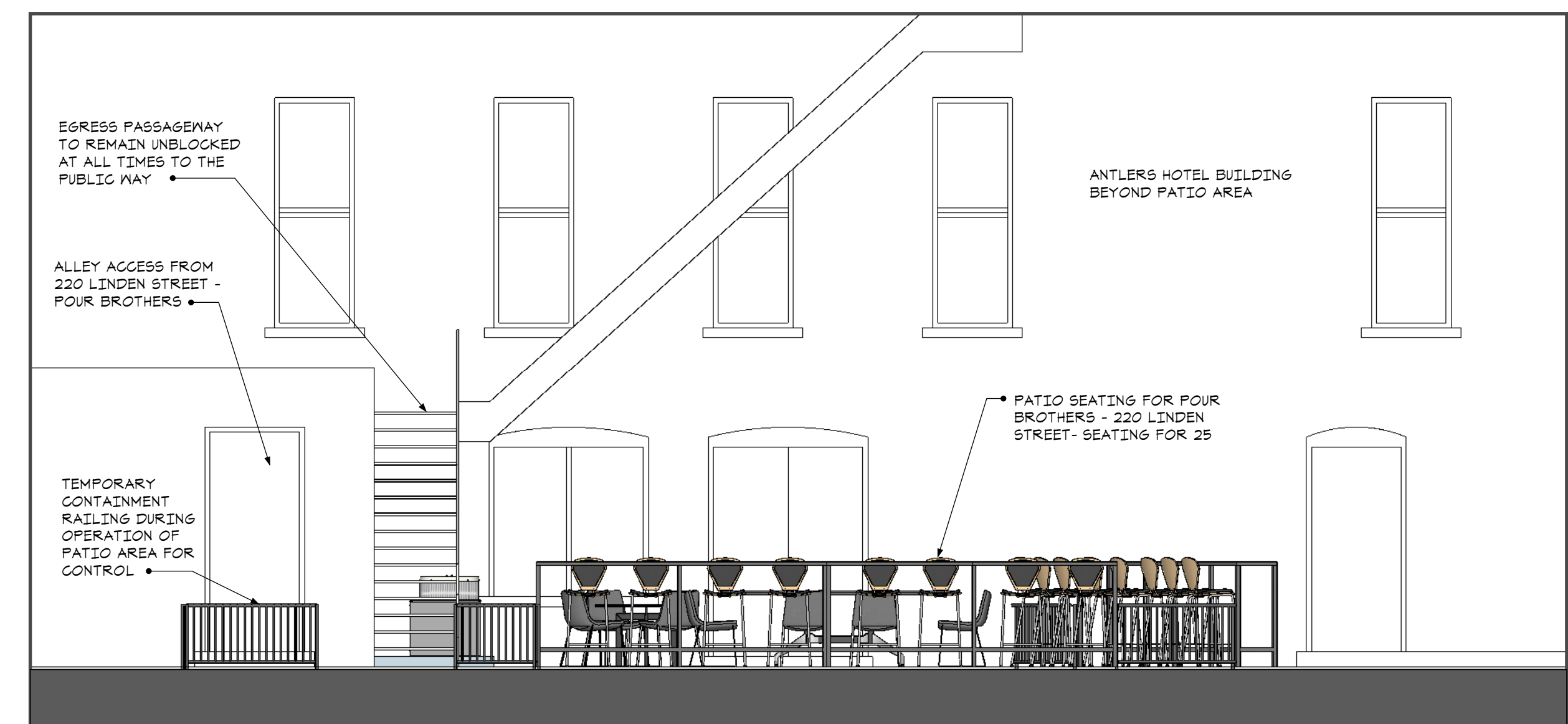
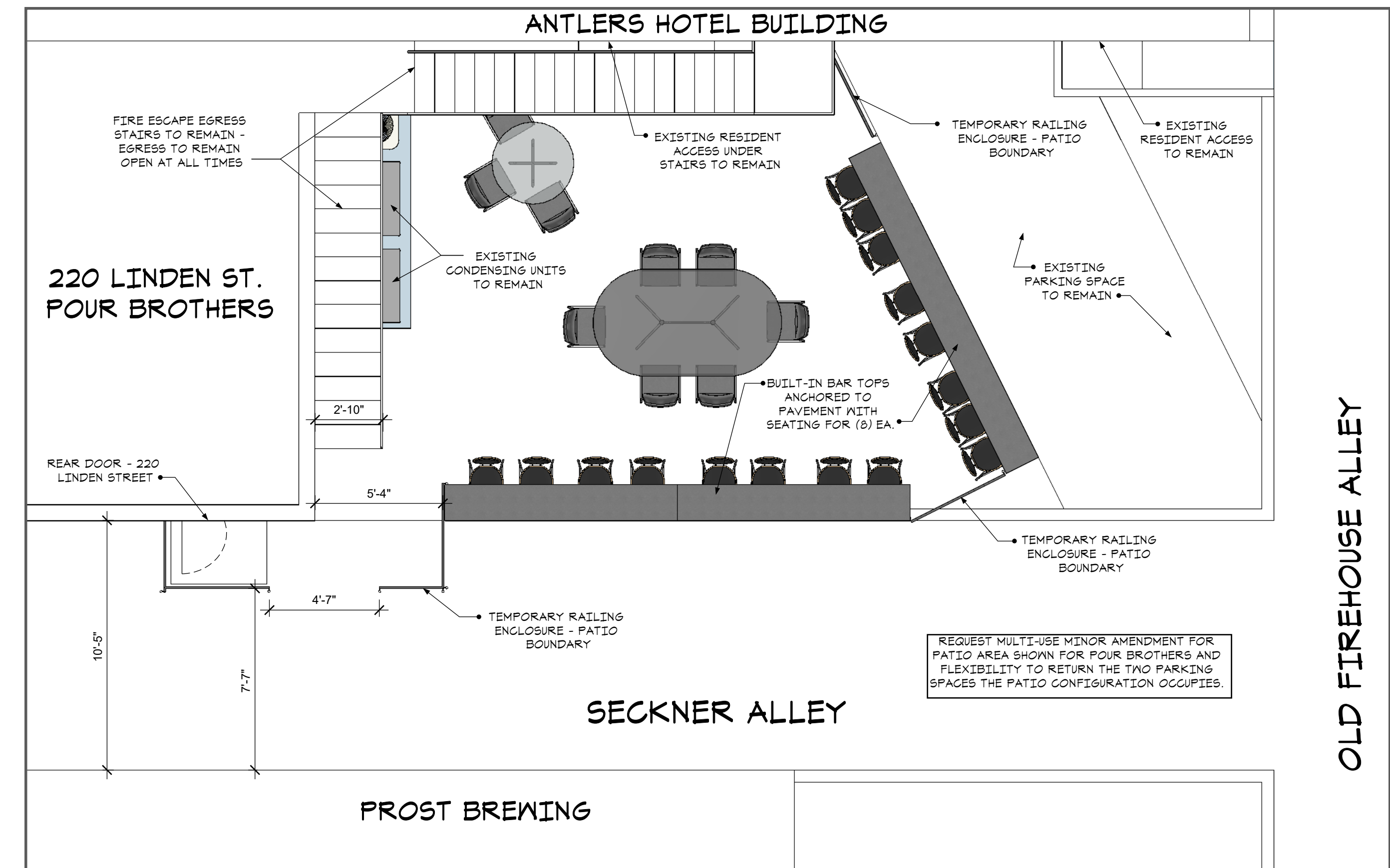
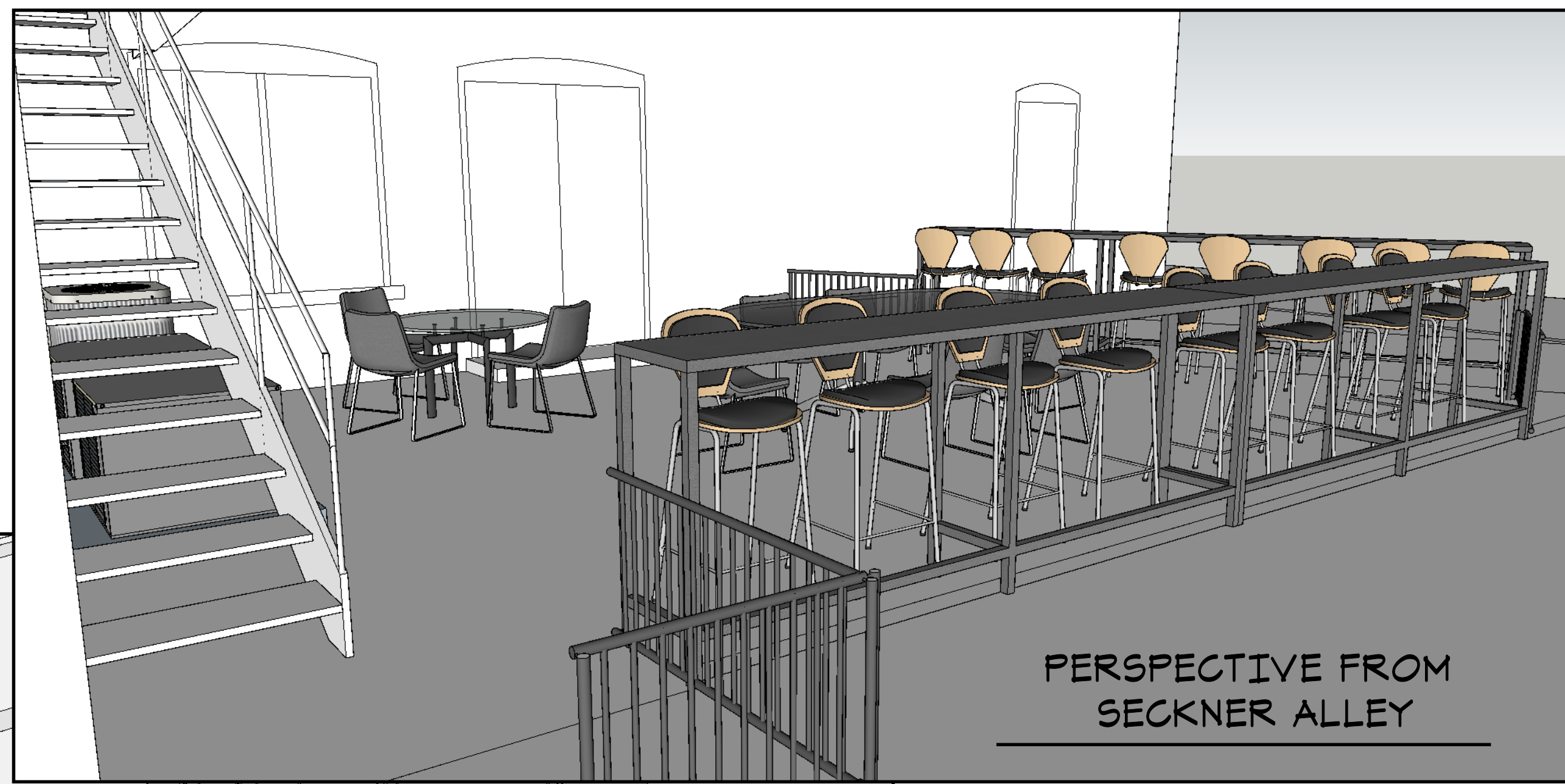
Partial demolition could include scopes such as taking off existing rear porches to create space for a new addition or removing an existing wall or demolishing a roof. If you are taking away pieces of the existing residence, you are likely undergoing some partial demolition.

Kathleen Wilson  
Signature of Applicant

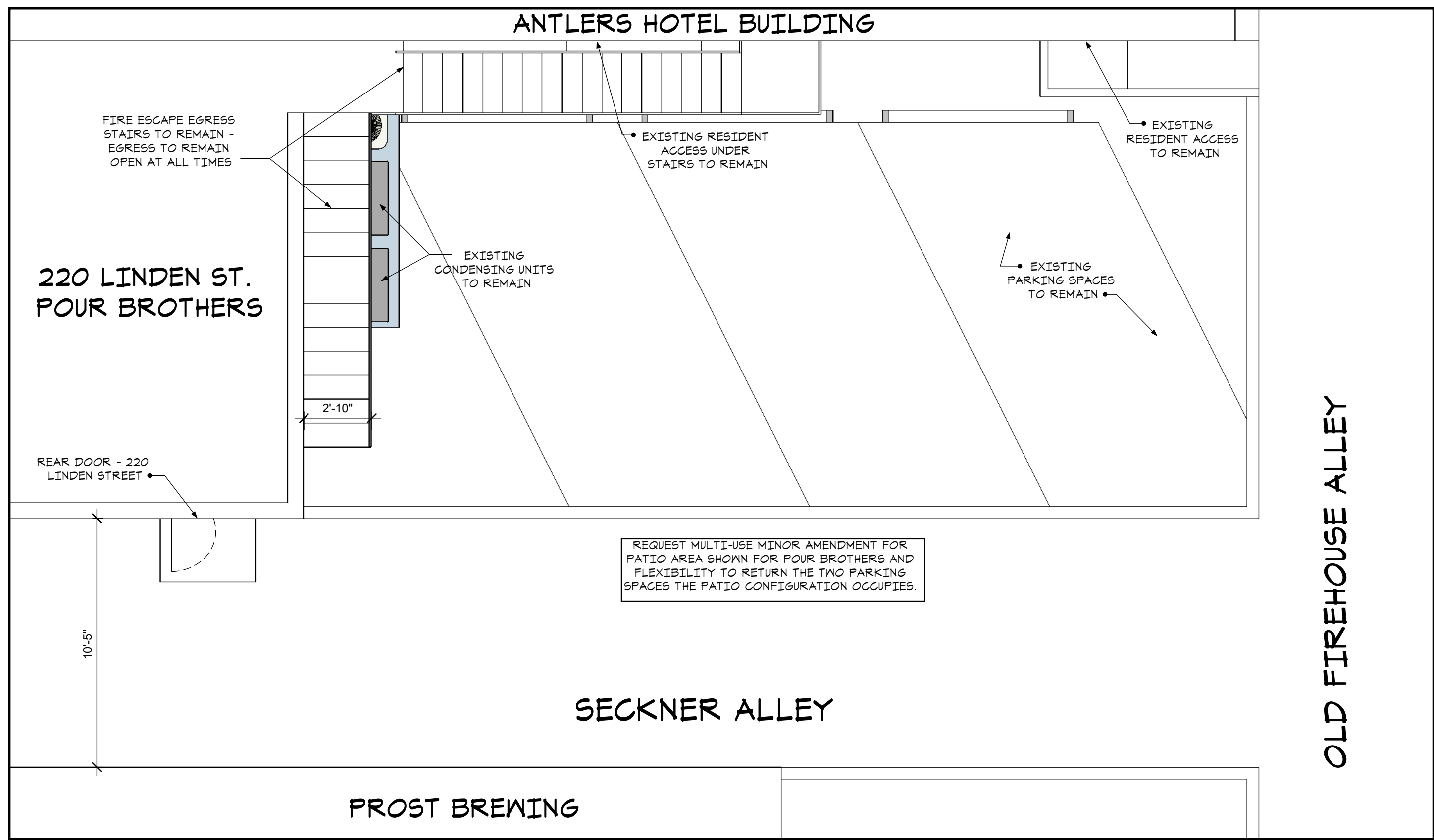
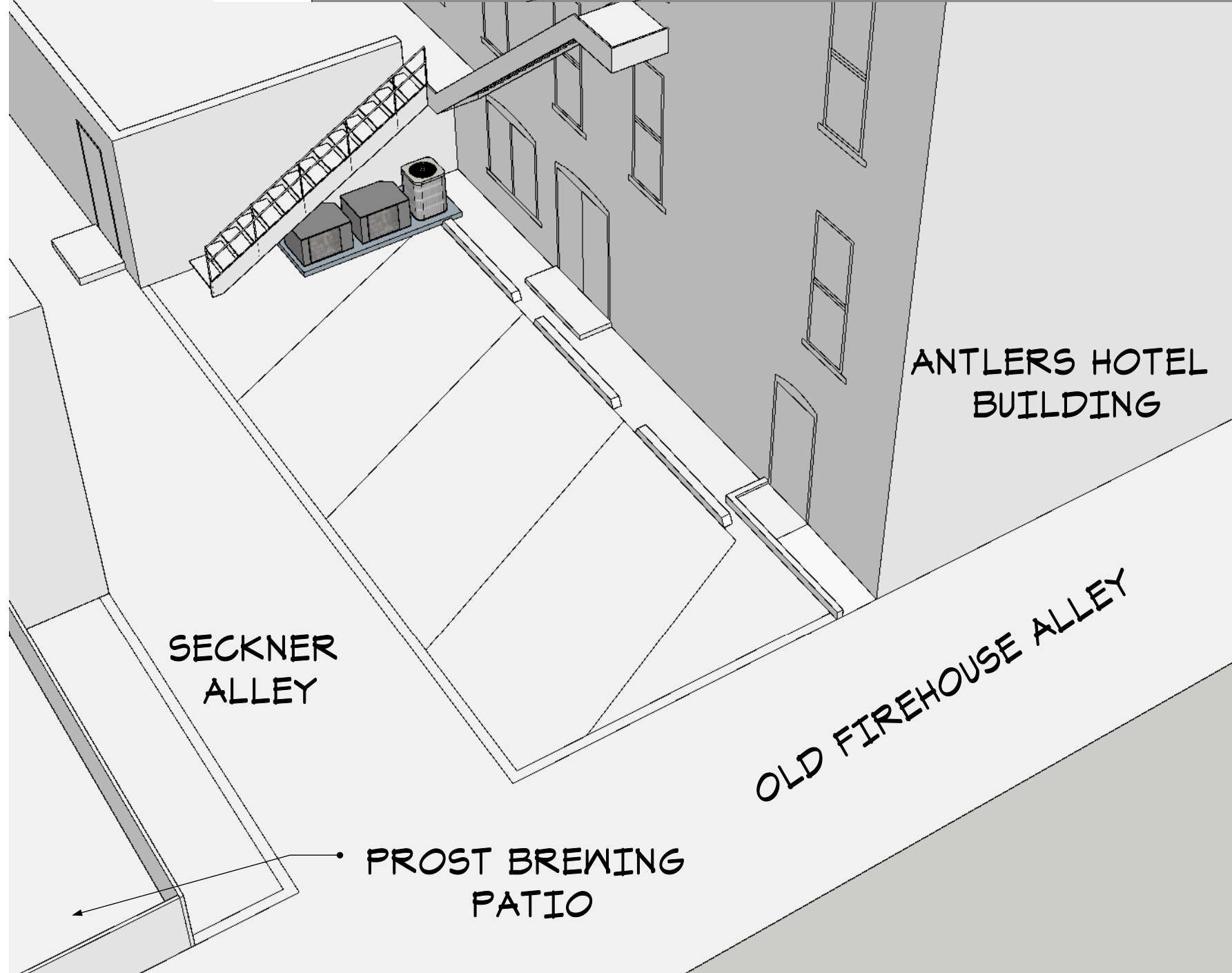
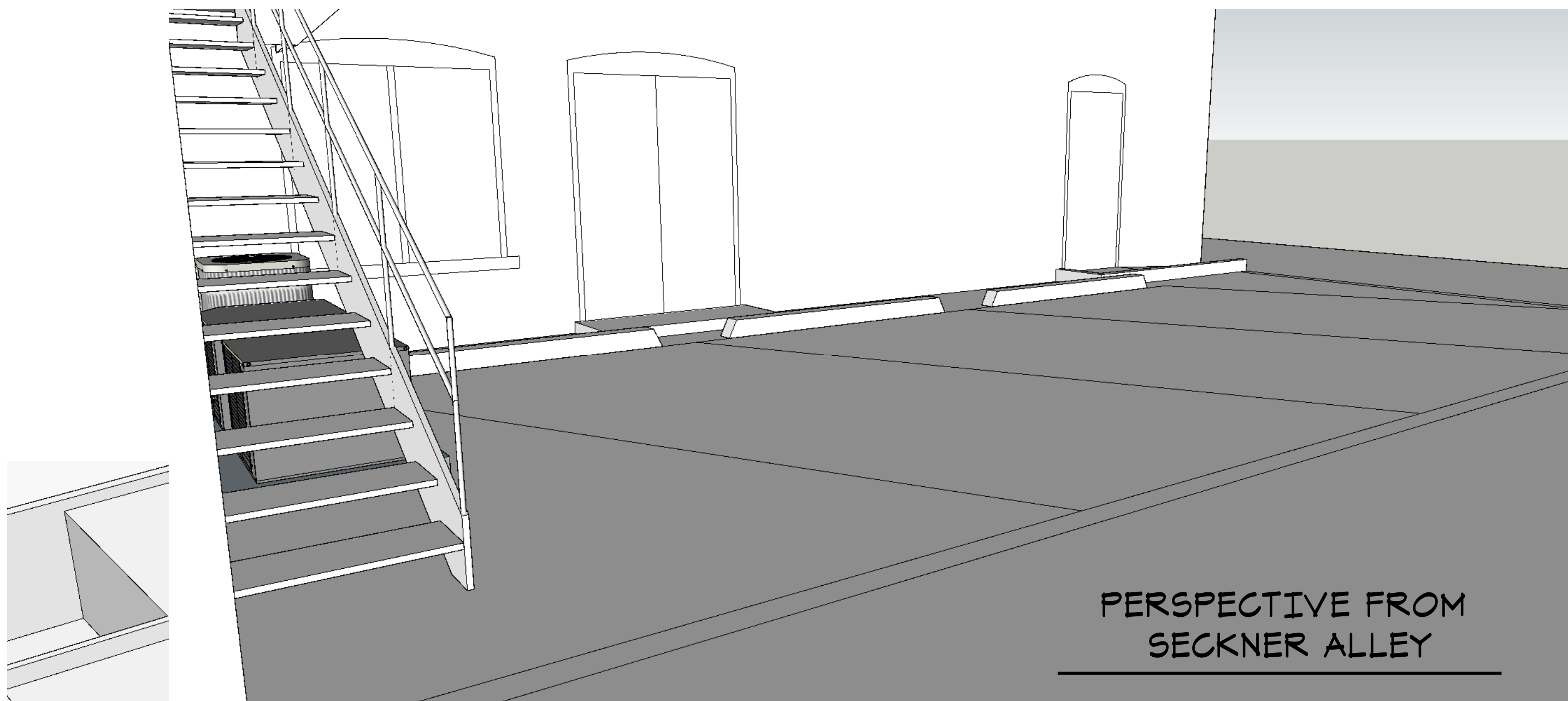
12/2/13  
Date











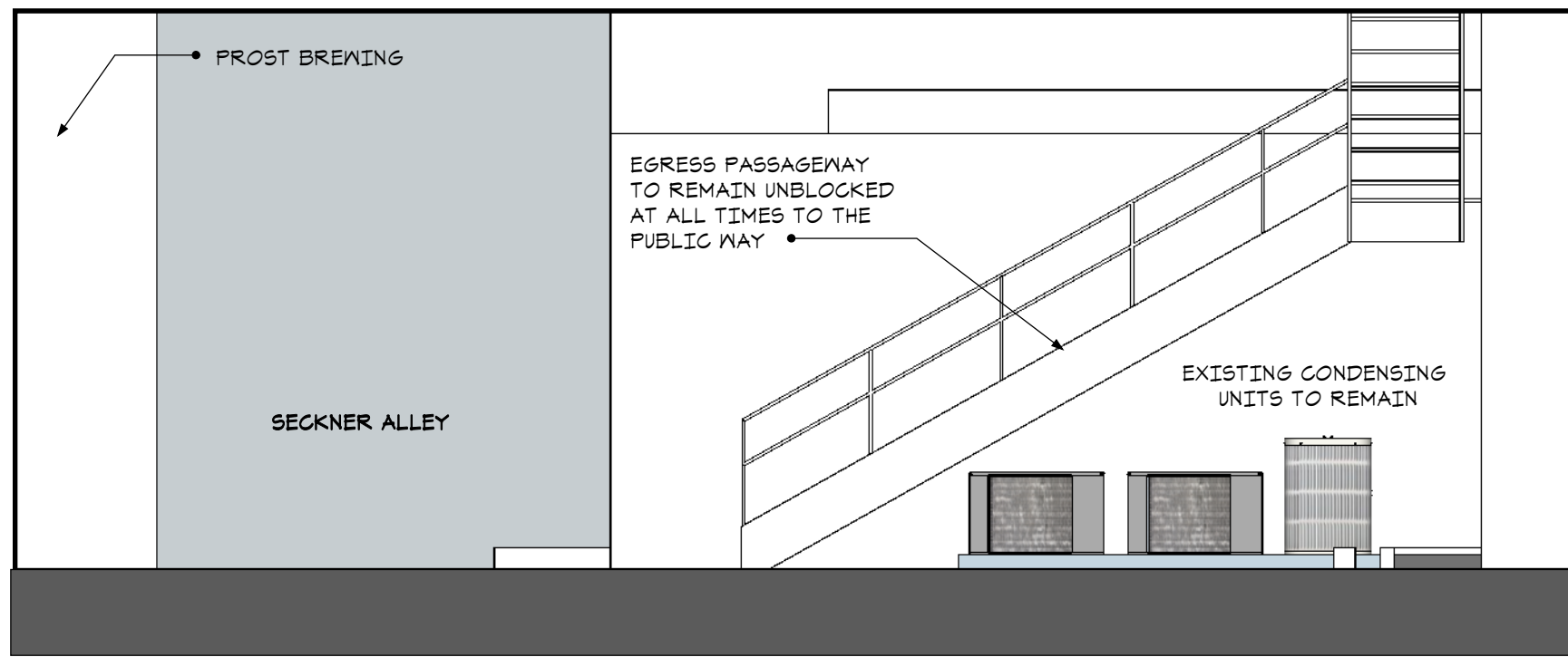
### EXISTING PARKING PLAN VIEW

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



### EAST ELEVATION

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



### NORTH ELEVATION

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

**PROJECT**  
POUR BROTHERS  
PATIO - MINOR  
AMENDMENT

**Arete**  
INSPIRED

**ARETE INSPIRED**  
ARETEINSPIRED.COM  
matt@areteinspired.com  
303-710-1818

**CLIENT**  
POUR BROTHERS  
220 LINDEN STREET  
FORT COLLINS, CO 80521

**ISSUE**  
10/16/2019

**RE-ISSUE**  
MM.DD.YY

**PROJECT NO.**  
2019-009

**PROJECT**  
POUR BROTHERS PATIO  
- MINOR AMENDMENT

**DRAWN BY**  
MB

**DESCRIPTION**  
MINOR AMENDMENT

**a**

**02**





Google

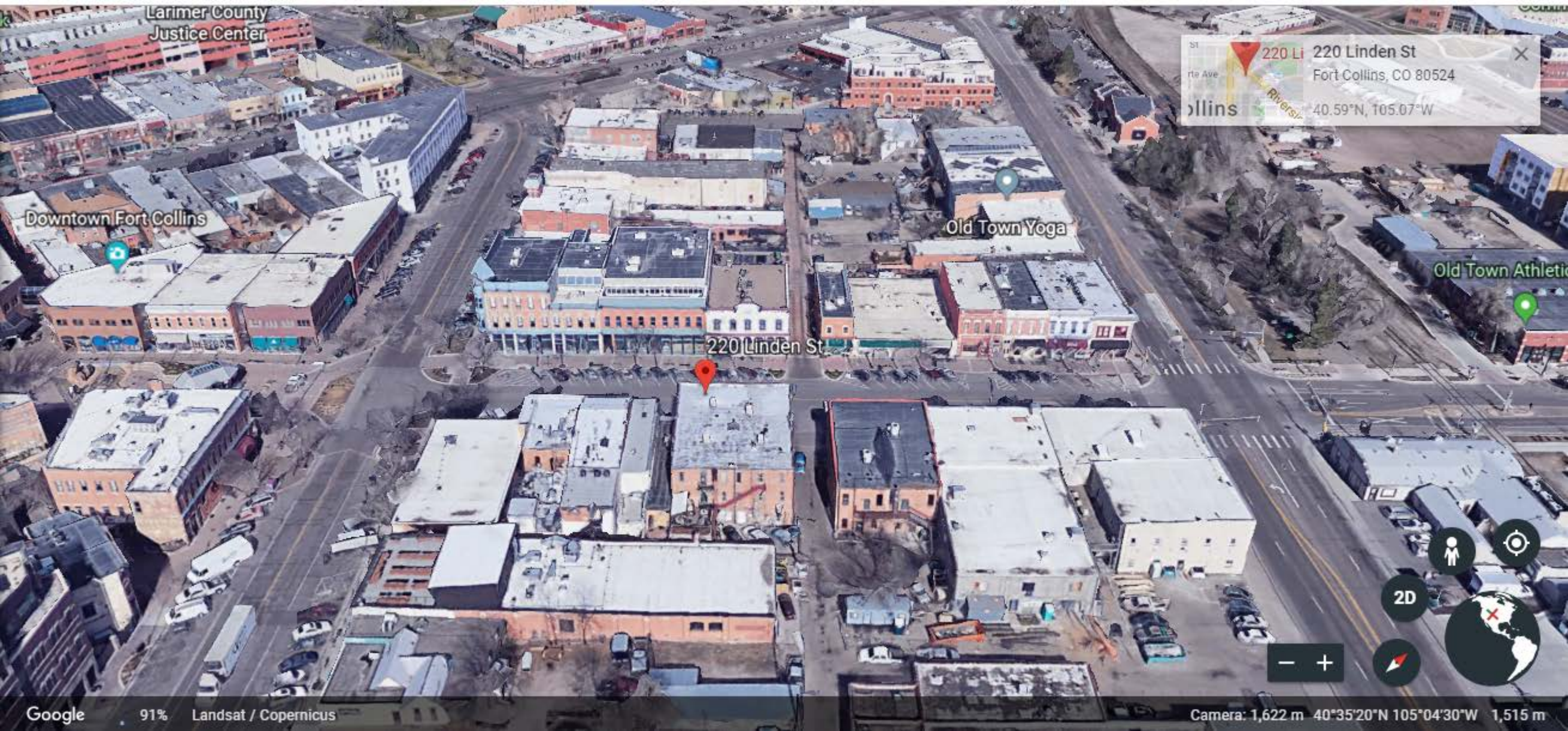
40°35'17"N 105°04'26"W 5,057 ft





220 Linden St  
Fort Collins, CO 80524  
40.59°N, 105.07°W





Larimer County  
Justice Center

Downtown Fort Collins

220 Linden St

Old Town Yoga

Old Town Athletic

St

220 Li

220 Linden St

Fort Collins, CO 80524

40.59°N, 105.07°W

St

220 Li

220 Linden St

Fort Collins, CO 80524

40.59°N, 105.07°W

Google

91%

Landsat / Copernicus

Camera: 1,622 m 40°35'20"N 105°04'30"W 1,515 m









PRIVATE

222

TENANT  
UNAUTHORIZED  
VEHICLES WILL BE  
AT VEHICLE  
OWNERS EXPENSE

POUR  
RESERVED FOR  
Employee of  
the Month

PRIUS





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PRIUS



