



Historic Preservation Services

Community Development & Neighborhood Services

281 North College Avenue

P.O. Box 580

Fort Collins, CO 80522.0580

970.416.4250

preservation@fcgov.com

fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS

ISSUED: February 28, 2020

EXPIRATION: February 28, 2021

Neal Hemberger
Ranch-Way Feeds
546 Willow Street

Dear Neal:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property 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) Move existing conveyor/catwalk from rail elevator leg and place on to existing structure
- 2) Remove rail elevator leg and tower along with pipes
- 3) Remove supporting platform from historic structure (crib house) and fill opening with wood

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 mbzdek@fcgov.com, or 970-221-6206.

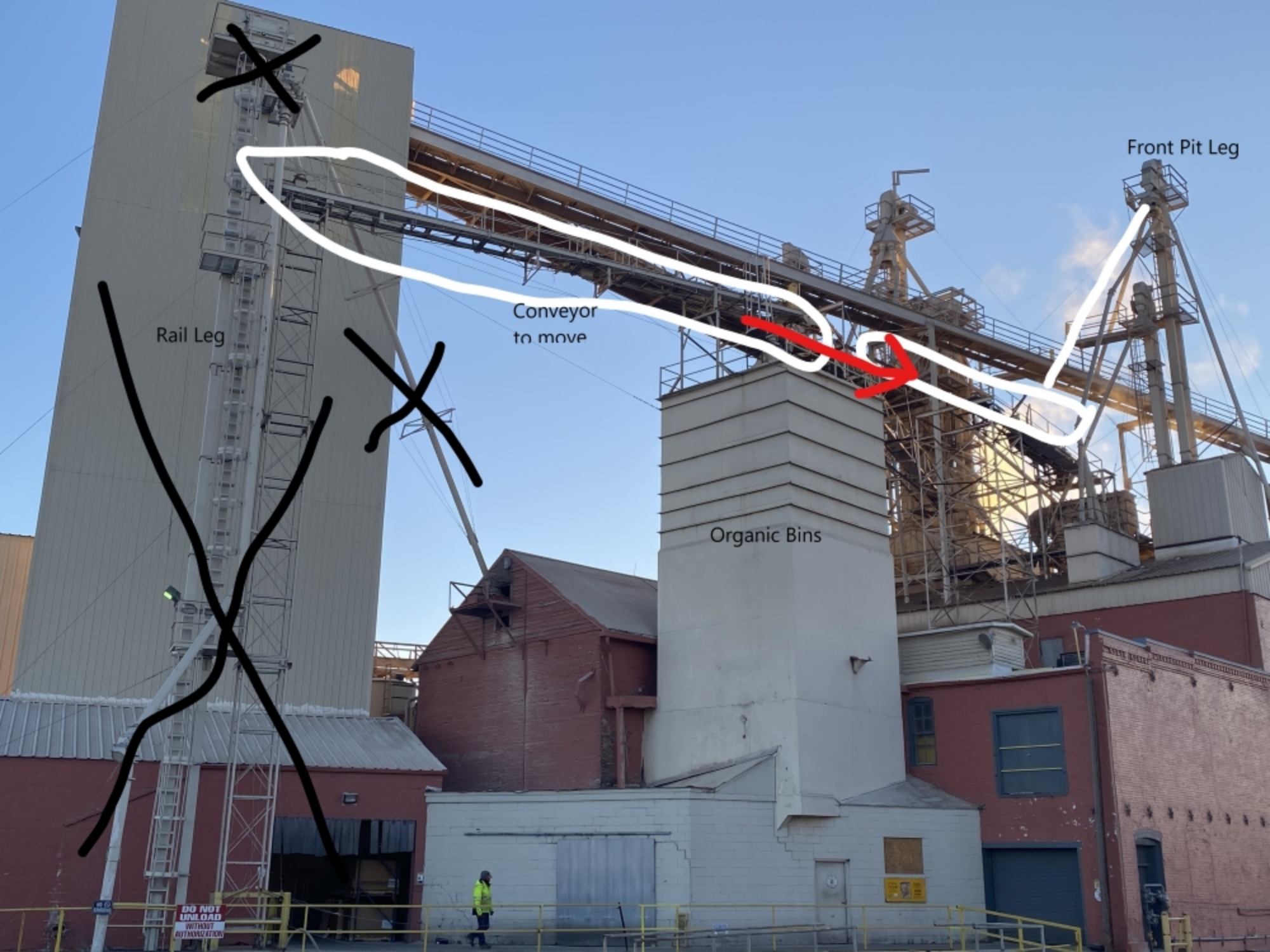
Sincerely,

Maren Bzdek

Senior Historic Preservation Planner

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	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>	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>	Y
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>	Y
SOI #4	<i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i>	N/A
SOI #5	<i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i>	Y
SOI #6	<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>	N/A
SOI #7	<i>Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</i>	N/A
SOI #8	<i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i>	N/A

SOI #9	<i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i>	N/A
SOI #10	<i>New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	N/A



Front Pit Leg

Conveyor
to move

Rail Leg

Organic Bins

DO NOT
UNLOAD
WITHOUT
AUTOMATICALLY

From: Neal Hemberger
To: [Maren Bzdek](mailto:Maren.Bzdek)
Subject: RE: Design Review application
Date: Wednesday, February 26, 2020 5:32:35 PM
Attachments: [image001.png](#)

Yes, rail leg would go away along with the pipe as the support would be gone for the pipe. Yes, we'd remove the supporting platform structure and put wood up on the inside to cover hole and reduce dust coming out that end, we'd try to match paint color on the piece of wood that we would use to cover hole. There would be no new attachments, the conveyor would "hook" up to the same spot that it is currently at, and a new pipe just ran down to the end of the conveyor on the east. We would continue to unload ingredients through the pipe on the east end of the crib like we are currently doing and using the crib bins as such, so no change on that part. Thanks.

From: Maren Bzdek <mbzdek@fcgov.com>
Sent: Wednesday, February 26, 2020 5:25 PM
To: Neal Hemberger <nhemberger@ranch-way.com>
Subject: RE: Design Review application

Hi Neal,

Thanks for sending this over so quickly. It looks clear enough to me and I'll bring it to the weekly staff discussion of applications, which is tomorrow afternoon. A couple of quick questions that will help with tomorrow:

1. So the rail leg will go away, as will that pipe going into the historic stacked plank structure? That connecting point is what we'd look at most closely. That supporting platform looks like it is part of the apparatus for the pipe. Would that also be removed?
2. Will there be any new attachments for the conveyor and pipe into any of the existing mill buildings?

Thanks again!
Maren

From: Neal Hemberger <nhemberger@ranch-way.com>
Sent: Wednesday, February 26, 2020 4:38 PM
To: Maren Bzdek <mbzdek@fcgov.com>
Cc: Thad Olson <Thad.Olson@hubbardfeeds.com>
Subject: RE: Design Review application

Hi Maren...thanks for sending both, I attached the application, picture of proposed work, and the project bid that we received. We don't use our ingredients by rail anymore, making this system obsolete, but we want to move the top conveyor that the rail leg is currently connected, to the east to place onto an existing structure and add pipe coming from our front pit elevator to this conveyor which will enable us to unload organic ingredients in our front pit and run into the organic ingredient bins. Let me know if you need more info, thanks.

From: Maren Bzdek <mbzdek@fcgov.com>
Sent: Wednesday, February 26, 2020 3:42 PM
To: Neal Hemberger <nhemberger@ranch-way.com>
Subject: Design Review application

Hi Neil,

Thanks for your call today, and thanks also for the tour of the mill yesterday and the follow up conversation with your team. I've attached the fillable design review application that you can use for any proposed changes at Ranch Way. Feel free to add multiple items combined into a single application. Each item is listed as a separate "feature" on the application. We can review anything we can at the staff level and for bigger review items we would take those on to the Landmark Preservation Commission. This application will start the general process and then I'll follow up once I see what's on it. Note the different required attachments that will give us the information we need to process it quickly for you!

Thanks again,
Maren

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MAREN BZDEK
Pronouns: she/her/hers
Senior Historic Preservation Planner
[Historic Preservation Services](#)
281 North College Avenue
970-221-6206 office
mbzdek@fcgov.com



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[Access Fort Collins - easy, quick responses to your questions/comments](#)

Wild Horse Machine Shop, Inc

314 S. Logan Ave.
P.O. Box 593
Haxtun, CO 80731
(970)774-6319

Proposal

Date	Proposal #
4/25/2019	1678

Name / Address
Ranchway Feeds 416 Linden St. Ft. Collins, CO. 80524

			Project
Description	Qty	Rate	Total
Remove Rail Unload System, move overhead conveyor to new location			
Labor to Remove Leg and Conveyor, install Catwalk and Conveyor at new location (Man Hrs)	480	85.00	40,800.00
Crane for above work	120	185.00	22,200.00
		Subtotal	\$63,000.00
		Sales Tax (2.9%)	\$0.00
		Total	\$63,000.00