



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 – Minor Alteration (No Application Required)

ISSUED: August 25, 2020

EXPIRATION: August 25, 2021

Mawson, LLC
PO Box 449
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins property, the Union Pacific Railway Freight Depot/Cottier Construction Company at 350 Linden Street, part of the Old Town Historic District listed in the National Register of Historic Places in 1978, has been approved without an application by the City's Historic Preservation Division (HPD) because the proposed work appears to be routine in nature with minimal effects to the historic resource, and meets the requirements of Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

The alterations reviewed include:

- In-kind roof replacement (EPDM)
 - *Note: The project includes interior insulation not subject to Preservation review under City Code. The roofing permit application indicates spray foam insulation is to be used, but after clarifying with the property owner, rigid foam is the expected material. Spray foam is not advised as it is not reversible and can cause serious damage to wood and masonry structures over time, especially if removed in the future. Rigid foam is a recommended option as it can be replaced in the future without significant damage or alteration to the historic building.*

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. As you complete this project, please consider National Park Service Preservation Brief #4, [Roofing for Historic Buildings](#).

Please note that work beyond that indicated in your permit application/correspondence requires additional approval. Items requiring further approval include, but are not limited to, the following activities:

- Work affecting, or repair of, a chimney;
- Repair or replacement of historic decorative or functional features on or near the roof, such as fascia, purlins, brackets, eaves, gutters, and dormers;
- Replacement of substructure to the roof, such as sheathing/decking, rafters, or trusses;
- Installation of roof insulation above the sheathing that will result in more than a 2-inch increase in the roof height;

- Addition of new rooftop features including skylights, dormers, and new vents.

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.

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 or 970-416-4250.

Sincerely,

Jim Bertolini
Historic Preservation Planner