



Historic Preservation Services

Community Development & Neighborhood Services

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Fort Collins, CO 80522.0580

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CERTIFICATE OF APPROPRIATENESS

ISSUED: May 4, 2021

EXPIRATION: May 4, 2022

Condor Wild LLC/Natures Own (Aaron Schneider)
201 Linden Street
Fort Collins, CO 80521

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the [name of property] at [address] 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) Repair non-historic base stone on southwest corner of alley, damaged by contractor during site work for Linden Street improvement project (City of Fort Collins project manager: Kyle Lambrecht). Work will include cutting stone base back by about 1-inch with a diamond blade to smooth the edge, and finishing with a cup grinding stone and sand pads. Stone material was installed to replace the original, degraded limestone on a previous project.

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 [email], or [phone].

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>	Y
SOI #8	<i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i>	Y
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>	Y

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
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Design Review Application

Historic Preservation Division

Fill this form out for all applications regarding designated historic buildings within the city limits of the City of Fort Collins. Review is required for these properties under Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

Applicant Information

Applicant's Name	Daytime Phone	Evening Phone
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Mailing Address (for receiving application-related correspondence)	State	Zip Code
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Email

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

Owner's Name	Daytime Phone	Evening Phone
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Mailing Address (for receiving application-related correspondence)	State	Zip Code
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Email

Project Description

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

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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).

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:	Describe proposed work on feature:

Feature B Name:	
Describe property feature and its condition:	Describe proposed work on feature:

Use Additional Worksheets as needed.

Required Additional information

The following items must be submitted with this completed application. Digital submittals preferred for photographs, and for other items where possible.

- ☐ At least one current photo for each side of the 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.

Signature of Applicant

Date



QUALITY CARE MASONRY

Scott Gillespie

970-689-6865

4139 Ebony Ct

Loveland, CO 80538

Estimate To : Ken W/ KCI

Bill to :

Project : Natures own fort collins Co . cut base stone back 1"

Date: /5/2021

Description

Cut base stone back 1" on south west corner west side of stone . Cut and refinish

Procedure for refinish

Cut stone with diamond blade, sand to finish with cup grinding stone and sanding pads

Total 750.00

Thank you !

Plan of Protection

Linden Street Renovations Project

Prepared by:



Date: November, 2019

1.0 Introduction

Project location: Linden Street Renovation (See attached map)

General description of work to be performed: The Linden Street renovation work will be conducted within City of Fort Collins right-of-way from Walnut Street to Jefferson Avenue. The renovation will generally consist of the following:

- Demolition of existing pavement structure, pedestrian light poles and related infrastructure
- Construction of new pavement systems (interlocking pavers), pedestrian and event lighting, landscaping, seat walls and planters, site amenities, art and a central structure providing a destination element to the urban design.
- Installation of supporting underground utilities such as storm drainage, electrical and irrigation to support the new streetscape design.

2.0 Scope of Work

There is no work being proposed that affects historic buildings. All work is planned within the right of way, immediately adjacent to buildings. Certain elements of the project plan affect historic elements of interest. These items are:

- Removal and resetting of sandstone adjacent to the Linden Hotel (201 Linden)
- Removal and resetting of the historic district sign near 255 Linden
- Removal and resetting of the mailbox near 201 Linden

201 Linden Sandstone Pavement. The sandstone pavement along Linden and Walnut Streets adjacent to 201 Linden will be removed, marked, preserved and reset to new project grades to accommodate the proposed project. The sandstone pavers may be set with a more stable subbase to ensure less settling and movement. It is likely that a layer of concrete grout will be placed as a building block beneath the aggregate base course and sand setting bed to ensure a stable base to set the sandstone slabs.

Mailbox near 201 Linden. As one of the last remaining, active mailboxes in the historic downtown area, the mailbox will be removed and reset near its current location.

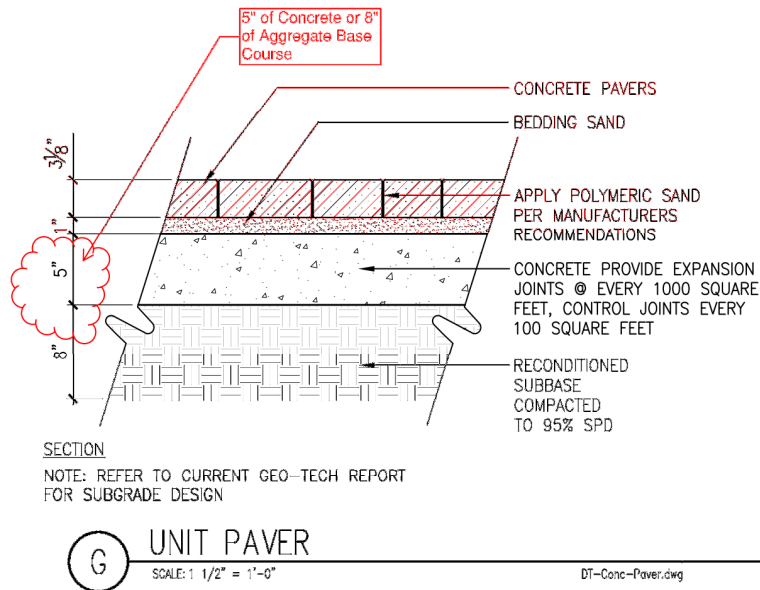


Historic District Sign. The historic district sign (shown above) will be removed and reset as close to the existing location as possible to identify the district boundary as pedestrians travel southwest on Linden.

Replacement of the new paver system will require work up to the concrete banding that abuts some historic buildings. The project would work to preserve as much banding as possible but may remove banding that is in poor condition. Demolition work performed near historic buildings would be done with selective demolition hand tools. The building facades will be protected with plywood sheeting as needed that is temporarily secured by the contractor. Demolition work in these areas will be done during off-business hours to avoid disruption to business and property owner operations.

For the new paver system, the paver will be underlain by both aggregate base course, sand and concrete substrates. The depth of this installation will vary depending on the application in pedestrian or vehicular loading zones of the project. In any case, the maximum depth of excavation to accommodate either location is 14-inches.

The plan detail from the construction drawings has been below.



Historic buildings adjacent to the Linden Street renovation are identified by address in the table below.

- A. 200 Linden – Wright Life Building
- B. 201 Linden – Linden Hotel
- C. 216 Linden – Seckner Brothers
- D. 218 Linden – Philippi Harness Shop
- E. 223 Linden – Reed-Dauth Block
- F. 242 Linden
- G. 255 Linden – Stover Building/Old Grout Site
- H. 261 Linden – Stover Building/Old Grout Site (north building)
- I. 206-210 Linden – Mercer Building
- J. 212-214 Linden – Bernheim Block
- K. 213-217 Linden – Loomis Block
- L. 220-224 Linden – Antler's Hotel
- M. 233-235 Linden – Poudre Valley Bank Building
- N. 234-238 Linden – Bernard Block
- O. 237-241 Linden
- P. 247-249 Linden – Roberson/Haynes Block (south)
- Q. 251-253 Linden – Robertson/Haynes Block (north)
- R. 252-256 Linden

3.0 Responsible Parties

The selected contractor for the project will be the primary person responsible for protection of historic properties during construction of the Linden Street Renovations. This Plan of Protection will be part of their contract documents and specifications.

In addition to the prime construction contractor, the City of Fort Collins Engineering Department and Ditesco will have on-site representative responsible for daily quality control and business/property owner coordination.

4.0 Deconstruction, Salvaging & Recycling Materials

As part of the Linden Street Renovations, no historic properties will be deconstructed. However, existing pavers, concrete and asphalt will either be repurposed or recycled to the maximum extent possible. The intent is to minimize as much waste from entering the waste stream as is feasible for a project such as this.

5.0 Protection of Existing Historic Property

- 5.1 Site Conservation. Steel construction fencing is being proposed as a barrier between active business access and the construction zone. Orange construction fencing will be used at a minimum. This approach mimics what was accomplished with the Old Town Square construction in an effort to create a more visually appealing and pedestrian friendly environment. The fencing will be placed between any building face and any construction with a minimum offset of 5-feet. If equipment is planned to be working closer than 5-feet, plywood sheeting or equivalent will be used to protect the buildings.

Demolition work being performed near historic buildings would involve removal and replacement of concrete banding that abuts each building. Replacement of this banding is expected and will be done with selective demolition hand tools. Again, building facades will be protected with plywood sheeting temporarily supported during the construction operations.

- 5.2 Demolition of Building. There is no historic building demolition on this project.
- 5.3 Foundation Stability. Small equipment will be used during excavating and demolition of hardscapes near buildings. Shoring is not anticipated in any installations along Linden as part of this project.
- 5.4 Structural. There is no structural construction to historic buildings on this project.
- 5.5 New Construction. The Linden Street contractor will use plywood temporarily supported vertically against existing brick walls and storefronts when performing

any demolition. When placing concrete, they will use 8-12 mil construction grade plastic sheeting to protect each building from concrete spatter and overspray from curing compounds.

- 5.6 Historic Openings & Materials. All historic materials will be protected as noted above and as included in this plan of protection (this includes all adjacent buildings and the sandstone reset at 201 Linden).
- 5.7 New Openings. New openings to historic structures are not planned as part of this project.
- 5.8 Floor Framing. There is no floor framing of historic structures planned for this project.
- 5.9 Roof Structure and Roof Framing. There is no roof framing of historic structures planned for this project.
- 5.10 Structural Loads. There are no structural load changes to historic structures planned for this project.
- 5.11 Supporting and Bracing of Existing Structure; Under-Pinning. There is no special support or underpinning of historic structures planned for this project.
- 5.12 Excavation and Shoring of Existing Structure. Excavation will occur adjacent to historic structures for installation of Linden Street infrastructure. This excavation is expected to be no deeper than 2-3-feet. If shoring is need for utility installation, traditional trench boxes will be used. Underpinning of the buildings is not needed nor anticipated.

6.0 Documentation for Record

Ditesco personnel will provide photographic documentation of pre and post construction conditions of all interior and exterior of buildings adjacent to the Linden Street construction. This will be done for all buildings whether designated historic or not.

7.0 Archeology

The project does not anticipate any archeological investigations or finds associated with the project. The site was completely disturbed and renovated during the Linden Street construction in 1995. At this time, the Fort Collins Trolley tracks were removed from beneath the pavement.

Attachments

Project Location Map



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