



## Historic Preservation Services

Community Development & Neighborhood Services

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970.416.4250

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### CERTIFICATE OF APPROPRIATENESS

**ISSUED: July 5, 2022**

**EXPIRATION: July 5, 2023**

Linden LLC  
1900 23rd St  
Boulder, CO 803024

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the Tubbs & Cowan Block at 247-249 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) Replacement of garage and person doors on façade
- 2) Repair and repainting of brick
- 3) Cleaning and repair of existing blade sign and removal/salvaging of Joe's Upholstery sign
- 4) Replacement of windows on façade and rear elevation, including replacement of trim to match existing
- 5) Repair and repainting of stucco on rear elevation
- 6) Removal and replacement of rear elevation garage and person doors
- 7) 1<sup>st</sup> story rear garage addition
- 8) Rooftop stair access and skylights

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  
Senior Historic Preservation Planner

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	<p><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></p> <p><b>The property will be returned to its historic mixed use with commercial on the ground floor and office/residential on the upper floor.</b></p>	Y
SOI #2	<p><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></p> <p><b>The 4,431-square foot building at 247-249 Linden Street was constructed in 1882 and is a contributing property to the locally designated Old Town Historic District as well as the National Register Old Town Historic District. The building is a well-preserved example of Italianate-style commercial block construction with modifications to an automobile service station in the late-1920s. It reflects the early and ongoing commercial, business, architectural, and development history in the district since the 1880s. Its character-defining features include its brick, Italianate façade with vertical, one-over-one wood sash windows with transoms and decorative crown molding on the upper floor, paired entrances (one for the main floor and one for the upper floor apartments) along Linden Street, dentilated Classical brick and pressed tin cornices with styled wood corbels next to the brick pilasters. The 1929 modifications to add garage doors to the front and rear of the first floor are also character-defining features associated with the period of automotive-related use, most prominently by a local Hispanic family, the Cienfuegos, who owned the property and operated an auto upholstery business there from the 1950s to 2015. The change of use is reflective of the trend that began in the 1910s, as several downtown businesses shifted to auto garages to support the increasing ownership of automobiles among Fort Collins residents.</b></p> <p><b>Modifications include:</b></p> <ol style="list-style-type: none"> <li>1) Replacement of garage and person doors on façade             <ol style="list-style-type: none"> <li>a. <b>The doors themselves are in poor condition and appear to be replacements since the earliest period of the Cienfuegos operation of the shop in the ground floor.</b></li> </ol> </li> </ol>	Y

The replacements will be in-kind or, in the case of the eastward/upper floor access from Linden, returning to a previous iteration of the doorway based on available photographs. The proposed new upper floor access matches available photographs of the entry from 1986 (it is not clear when/why the current iteration of the doorway was selected, which was in place by the 2000s).

- 2) Repair and repainting of brick
  - a. **The brick will be repaired, retained, and repainted. Painting in this case is advisable due to the age, softness, and condition of the brick. A permeable paint covering and primer is recommended to allow the brick to ventilate appropriately. Please consider Preservation Briefs 1 & 2 regarding the cleaning, painting, and repair of historic masonry.**
    - i. **Brief 1 (Cleaning & Painting):**  
<https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>
    - ii. **Brief 2 (repair/repointing):**  
<https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>
- 3) Cleaning and repair of existing blade sign and removal/salvaging of Joe's Upholstery sign
- 4) Replacement of windows on façade and rear elevation, including replacement of trim to match existing
  - a. **The existing windows in the building are not historic material, and were installed during a 1980s rehabilitation of the building. Their replacement in-kind meets this Standard.**
- 5) Repair and repainting of stucco on rear elevation
  - a. **The stucco in this case appears historic and likely a means to encapsulate damaged brick. Please see Preservation Brief #22 for specific guidance on stucco repair: <https://www.nps.gov/tps/how-to-preserve/briefs/22-stucco.htm>**
- 6) Removal and replacement of rear elevation garage and person doors
  - a. **Openings will remain to indicate historic rear alley access for the service bay. This is on the rear elevation and this treatment meets this Standard.**
- 7) 1<sup>st</sup> story rear garage addition
  - a. **Being placed off the alley, and of a compatible but distinguishable design, the addition also is retaining the door openings as noted in Item #6.**
- 8) Rooftop stair access and skylights
  - a. **This is a small rooftop addition and will have minimal visibility from Linden Street. It will not disrupt the overall historic design of the building. The skylights should be mostly/completely obscured from view on Linden Street by the building's parapet wall.**

SOI #3	<p><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></p> <p><b>Pertaining specifically to the new garage doors (Items 1 and 6), the rear addition (Item 7), and the rooftop addition (Item 8), all are reasonably differentiated to be clearly observed as new construction while remaining compatible.</b></p>	Y
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><b>The garage door openings on the front and alleyside of the building are modifications from the original c.1880s storefront to accommodate the auto service businesses, including the Cienfuegos shop, over the early 1900s. These modifications are being retained and preserved, including rehabilitation, in-kind replacement, or compatible new material when appropriate, such as Item 1, replacing the façade garage door.</b></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><b>There are no specific concerns regarding this under any of the eight (8) exterior work items. In all cases, the historic material and features are being retained and repaired. Replacements or modifications to exterior elevations are generally replacing replacement material from the 1980s that has deteriorated and needs replacement. This project includes some restoration back to earlier (c.1970s) operation of the Cienfuegos garage.</b></p>	Y
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><b>As noted under Standard 5, several treatment items include repair of historic material, or replacement in-kind. This includes repair of the historic masonry, and replacement in-kind or restoration based on photographs of windows and doors on the façade.</b></p>	Y
SOI #7	<p><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></p> <p><b>As noted under Standard 2, the brick is being repaired and must follow Preservation Briefs 1 and 2 regarding repointing and repainting.</b></p>	Y
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>No major excavation is expected for this project and where it is proposed, diagnostic artifacts are not expected due to prior archaeological investigation and the high degree of soil disturbance. If</b></p>	N/A

	archaeological discoveries are made during related excavation, please contact Historic Preservation Services immediately.	
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>The rear and rooftop additions (Items 7 and 8), meet the requirements under this Standard as compatible, distinguishable, and subordinate. The rooftop additions is small in scale, set back from the façade, and will have minimal visibility from Linden Street. The rear addition along the alley is not fully-obscuring the rear, is using differentiated materials (metal, both flat and corrugated), and is only a single-story.</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>The rear addition, while removing the existing garage and person doors from the rear elevation, is retaining the opening, with sensitive attachment to the rear of the building. The rooftop access and skylights are generally reversible and are puncturing a modified roof structure with regularly replaced exterior covering. Both Items 7 and 8 should be fully reversible to current/historic conditions without significant reconstruction of historic materials.</b></p>	N/A

**2018 Photographs for Existing conditions**



**Left: façade & context from Linden Street, looking northwest. Right: main garage door on façade.**



Entries on façade, showing left entry into ground-floor shop on left, and entry to upper floor on the right.



**Upper floor on rear elevation above the garage entry.**



**Lower floor off alley.**