



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: November 7, 2022

EXPIRATION: November 7, 2023

Colorado Gamma Chapter of Phi Delta Theta Corp
c/o Nathan Patrick Flynn
17416 E Weaver Dr
Aurora, CO 80016

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the Phi Delta Theta Fraternity House at 200 E. Plum St. 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 new powder-coated steel guardrails around existing second-story rooftop deck as described in attached application, using existing masonry attachment points whenever possible, to replace former railing.
- 2) Existing fire-escape ladder refinished to match.

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 can be reached at yjones@fcgov.com or at 970-658-0263.

Sincerely,

Yani Jones
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>The use of the property is not changing as part of this project.</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>Although the railing will be replaced, it is not a character-defining feature of this building.</p>	Y
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>	N/A
SOI #4	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p>	N/A
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>The railing replacement project will have limited impact to the distinctive brick columns and wall faces of the building because existing masonry attachment points will be re-used where possible. The new railing has thin pickets to minimize visual impact to the building as well.</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>The deteriorated former railing did not meet code; although it will be necessarily taller to meet code, the new railing matches the old railing in its simple design.</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>	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



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
--	-------	----------

Email

Project Description

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

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.

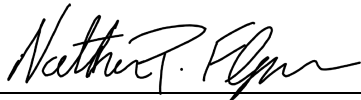
- ☐ At least one current photo for each side of the house. Photo files or prints shall be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc. If submitted as prints, photos shall be labeled
- ☐ Photos for each feature as described in the section "Detail of 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 Owner

Date





Shield IronWorks sent you an estimate

We look forward to working with you.

Customer

Keith Lopez

Phi Delta Theta

lopez.keith@gmail.com

Show full details

Commercial Hand Rail

\$3,750.00

Per specification of job
Approximately 62 feet of two rail hand rail,
Rail is 1 1/4 " Square tubing,
1 1/4" Topcap
11 gauged posts and horizontal rails.
1/2 solid pickets on 4 inch centers.
Post pads are 4x4, 2x4 11 gauge
Tabs are 1 1/2 " 11 gauge
Pickets have alternating style, square and full twist
42 inch tall, on main sections,
approximately 10-14 inches above masonry pillars.
4 inches above deck for first lower rail
Attached with 4x4" plates and 2x4",
3 inch Hilti masonry/concrete anchors
Rail is attached additionally to 2/3rds up from the bottom into masonry pillars

Labor

\$3,750.00

fabricating steel (grinding, sanding, cutting & welding)
Furnish materials, fabricate, installation

Custom powder coat paint-UV

\$2,500.00

Sand blast and powder coat paint
Black

Top Cap for hand rail

\$0.00

Decorative molded steel cover rail, enhances the grip and look
Additional 1 1/4" decorative Topcap,
attached to top rail

Field-shop supplies

\$265.00

Concrete bolts, self drilling Screws,washers,touch up paint, Cleaning acetone, rags, grinding disks, welding gas
and wire

Additional comments, please read.....

\$0.00

The design of the exterior rail was matched to interior rail of the house.

Additional comments, please read.....

\$0.00

Tax has been added, if a tax certificate can be provided no tax will be charged

Subtotal

\$10,265.00

RTD

\$25.00

state of colorado

\$72.50

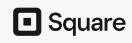
Total

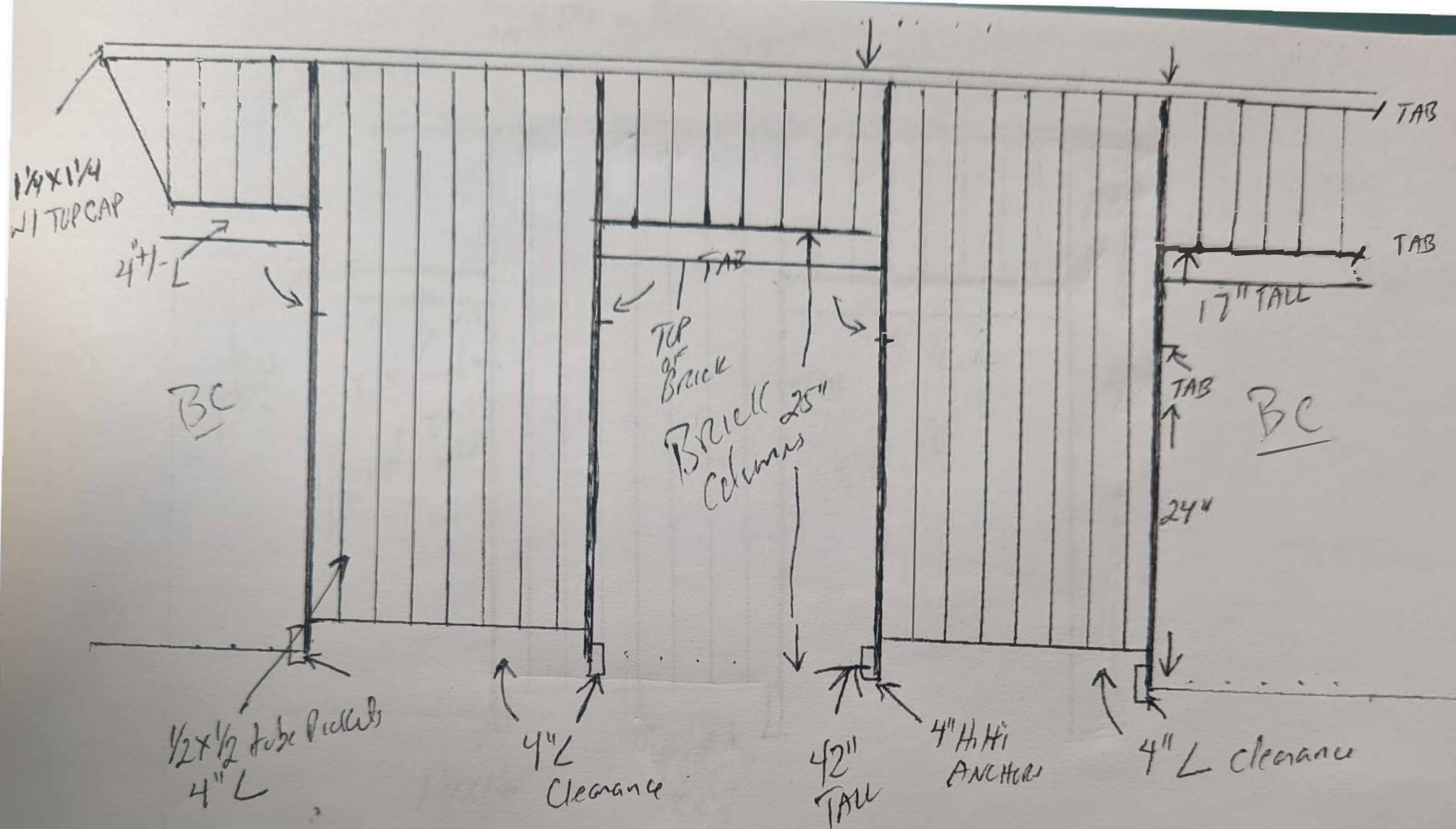
\$10,362.50

Shield IronWorks
16212 E Prentice Ln
Centennial, CO 80015
brad@shieldiron.com
+1 (303) 898-5277

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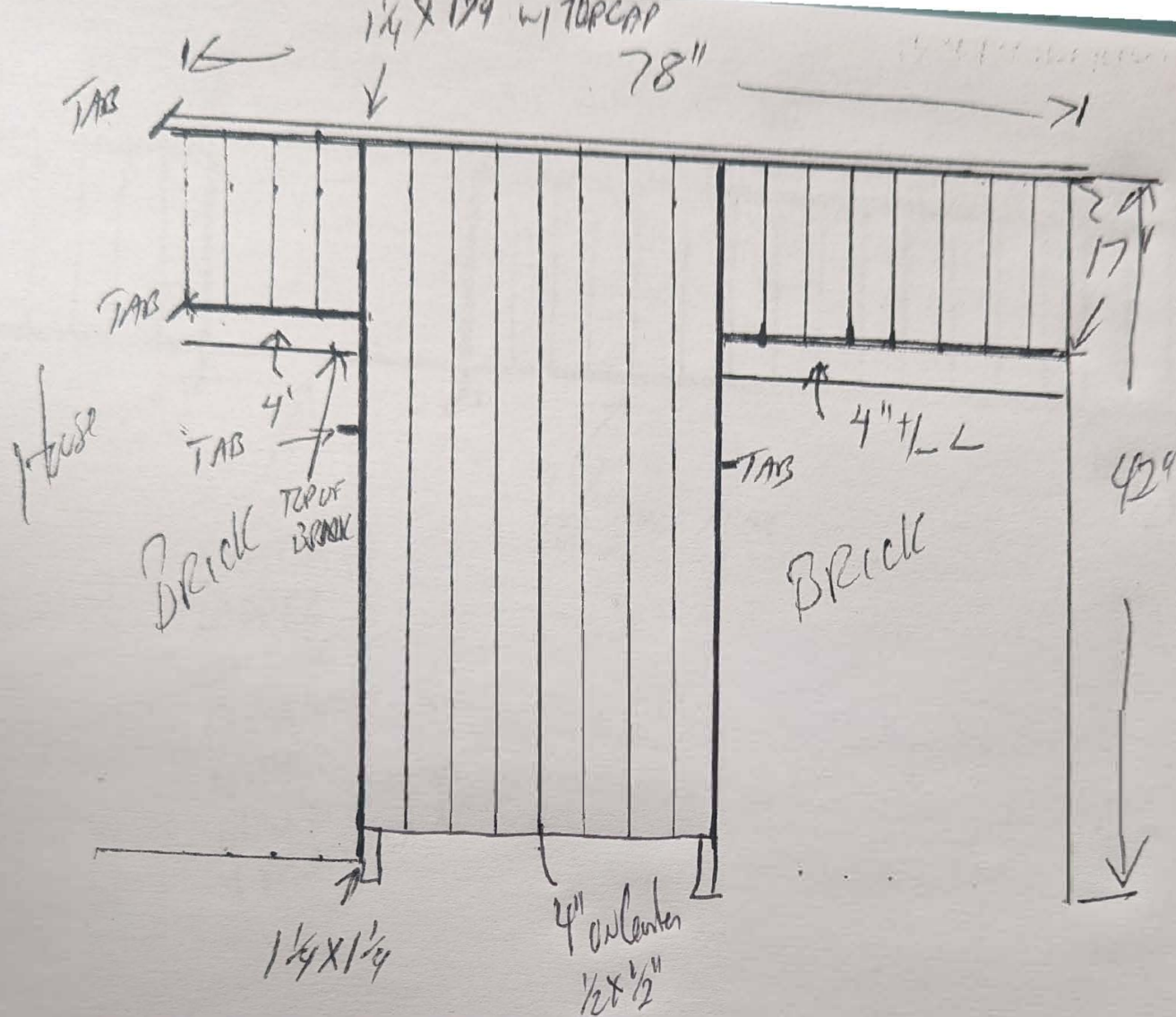




Phi Delta FRATERNITY
#1

SHIELD IRON

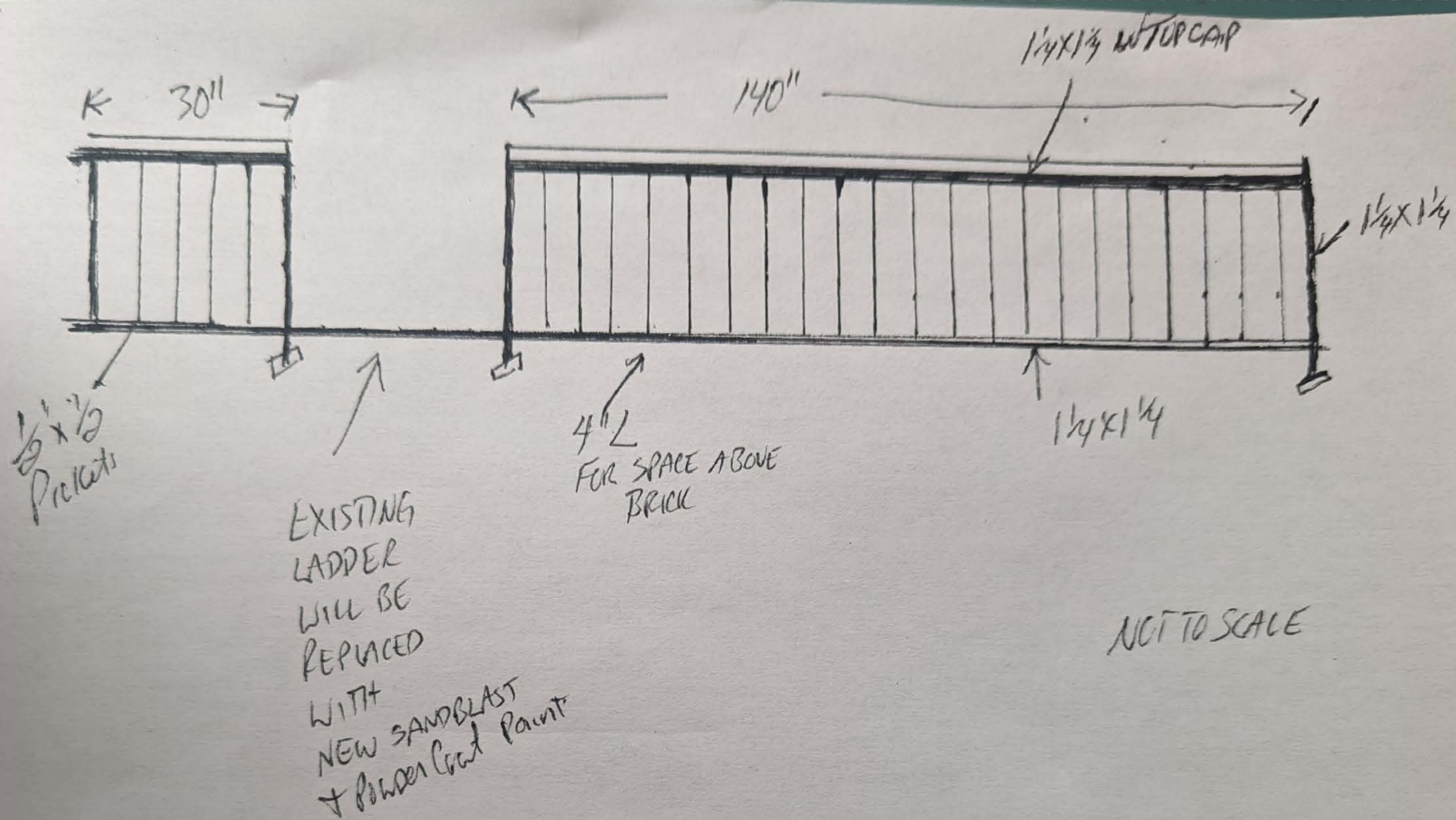
*NOT TO SCALE



Phi Delta Fraternity
#2

Shield Draw

NOT TO
SCALE



Phi Delta Fraternity
SITE FENCE



42" TALL

16'

17" Tall



24" for TABS ON Brick column

4"

Foot

4"

FT







