



Historic Preservation Services
Community Development & Neighborhood Services
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580
970.224.6078
preservation@fcgov.com
fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS – Minor Alteration

ISSUED: October 31, 2023

EXPIRATION: October 31, 2024

Linden Street Treehouse, LLC
Historic Linden Condominium Association
c/o Donna Knopp, Mountain-n-Plains, Inc.
375 E. Horsetooth Rd. Building 3, Suite 100
Fort Collins, CO 80525

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Linden Hotel at 201 Linden St., has been approved 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:

- Wood trim repair – Sanding, and needed filling, painting to match existing
 - *Use of highly abrasive methods of paint removal, such as sandblasting or rotary sanders, is not permitted due to the risk of damaging historic wood features.*
 - *If you do not know if the existing paint is oil- or water-based, please either test the paint or plan to use an oil-based primer prior to applying new paint. The oil-based primer ensures good adhesion between oil- and water-based paints, which are likely to bubble/peel otherwise.*
- Quarter-round trim replacement around Nature's Own store windows, painted to match existing color
- Replacement of lower-level pane of glass broken by vandal
- Repair of grout around chipped stone plinth

Phase 2 repairs to the second and third floor, including the windows, to be approved through a separate Certificate of Appropriateness.

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:

- Replacement of wood features due to deterioration
- Wood repair that requires heavy sanding or other abrasive measures
- Application of water sealants, including waterproof wood treatments or waterproof paints (generally discouraged);
- Highly abrasive paint removal methods such as use of rotary sanders, power washing, or sandblasting that are discouraged due to likelihood of damage to the underlying material;
- Painting of unpainted masonry.

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 can be reached at yjones@fcgov.com or at (970) 224-6045.

Sincerely,

Yani Jones
Historic Preservation Planner

From: [Donna Knopp](#)
To: [Historic Preservation](#)
Cc: [201 Linden \(markwwimmer@msn.com\)](#); [Justin Morrison](#); [Taylor Buhl](#); [Matt Rodriguez](#)
Subject: [EXTERNAL] FW: 201 Linden- DDA letter for repair work
Date: Thursday, October 26, 2023 2:35:25 PM
Attachments: [image001.png](#)
[dda Linden St facade refinishing 2023July23.pdf](#)

Hi Yani,

Thank you for returning my call. Per our conversation today, please find the letter received from DDA showing the façade photos that should explain the refinishing (sanding and painting) that we plan to start November 9th dependent on weather. The main approach is to refinish the existing façade areas. There may be a need to replace the *quarter round trim* at certain areas, specifically around the show windows of Nature's Own retail area. This replacement will be done for safety, and the new quarter round will be painted to match the existing blue color. The plan for the general façade refinishing involves sanding the loose paint to create a smooth and clean surface for the refinishing work. Any damaged or worn areas will be wood filled to ensure good condition. All façade areas will be painted the current colors, blue and purple and several details are black. Repairs on the first-floor façade will be started November 9th and include caulking several areas of the stone that is missing grout. Apparently, the City damaged a plinth stone at the alley corner however at this time the contractor will smooth out the chipped area and it should be fine. Please note we will NOT be altering any of the design of this façade.

The repairs for the bay window/turret on the second and third floors are scheduled for the Spring of 2024. These repairs will require a lift for access and could involve obtaining permits. Time doesn't allow us to perform this work this year.

Overall, this plan outlines a phased approach to refurbishing the building's façade, addressing immediate safety concerns while planning for more extensive work in the future. There is also discussion to the windows that were required to be boarded up by the Fire Department last week after the glass fell to the ground from the upper-level window. Also, we will be replacing a lower-level pane in the next 10-14 days after someone threw a rock. That vandal was arrested by FCPD after he vandalized another local dispensary and the windshield of a private vehicle.

Let me know what the next step is to continue this project since urgency to make repairs are crucial based on weather conditions.

Thanking you in advance.

Donna Knopp
Commercial Manager/Broker Associate



Mountain - n - Plains, Inc.
375 E. Horsetooth Rd. Building 3, Suite 100
Fort Collins CO 80525
(O) 970.221.2323 (C) 913.709.2203

Mountain-n-Plains.com | [@Mountain_n_Plains](#) | DonnaK@mnpre.com



July 20, 2023

Linden Street Treehouse, LLC &
LLC, Historic Linden Condominium Association
148 Remington Street STE 100
Fort Collins, CO 80524

Dear Property Owner:

The Downtown Development Authority (DDA) has a review process that monitors façade improvements that have received DDA funding. As you may recall the DDA provided funding for improvements to your property located at **201 Linden Street**. Pursuant to the Grant of Façade Easement dated June 6, 2013 you, as property owner, are obligated to maintain and repair the façade improvements, maintaining them in substantially the same condition as when the improvements were completed. I've included an excerpt from the maintenance section of your agreement:

"Pursuant to the Façade Easement, the Owners shall be obligated to maintain and repair the Façade Improvements, including replacement of all or a part thereof if necessary, in a manner which will preserve the Façade Improvements in substantially the same condition as that existed at the time of completion of the Façade Improvements."

A recent inspection of the South and East façade of your property determined that there are a few maintenance problems listed below. ***Please see attached photos:***

- South and East
 - Most areas of wood trim showing signs of weathering and need to be refinished.
 - The corner plinth stone is chipped and not grouted. May need to discuss with City Engineering department as this stone was damaged during the Linden Street renovation project.

In an effort to ensure that the DDA's investment is maintained, and in keeping with our agreement, we ask that the above repair items be completed and confirmation provided to the DDA by **September 18, 2023**, or that a representative from Condor Wild, LLC, Linden Street Treehouse, LLC, BBP Linden, LLC, Historic Linden Condominium Association makes contact with the DDA Project Manager by **August 19, 2023** to discuss a mutually agreeable repair schedule.

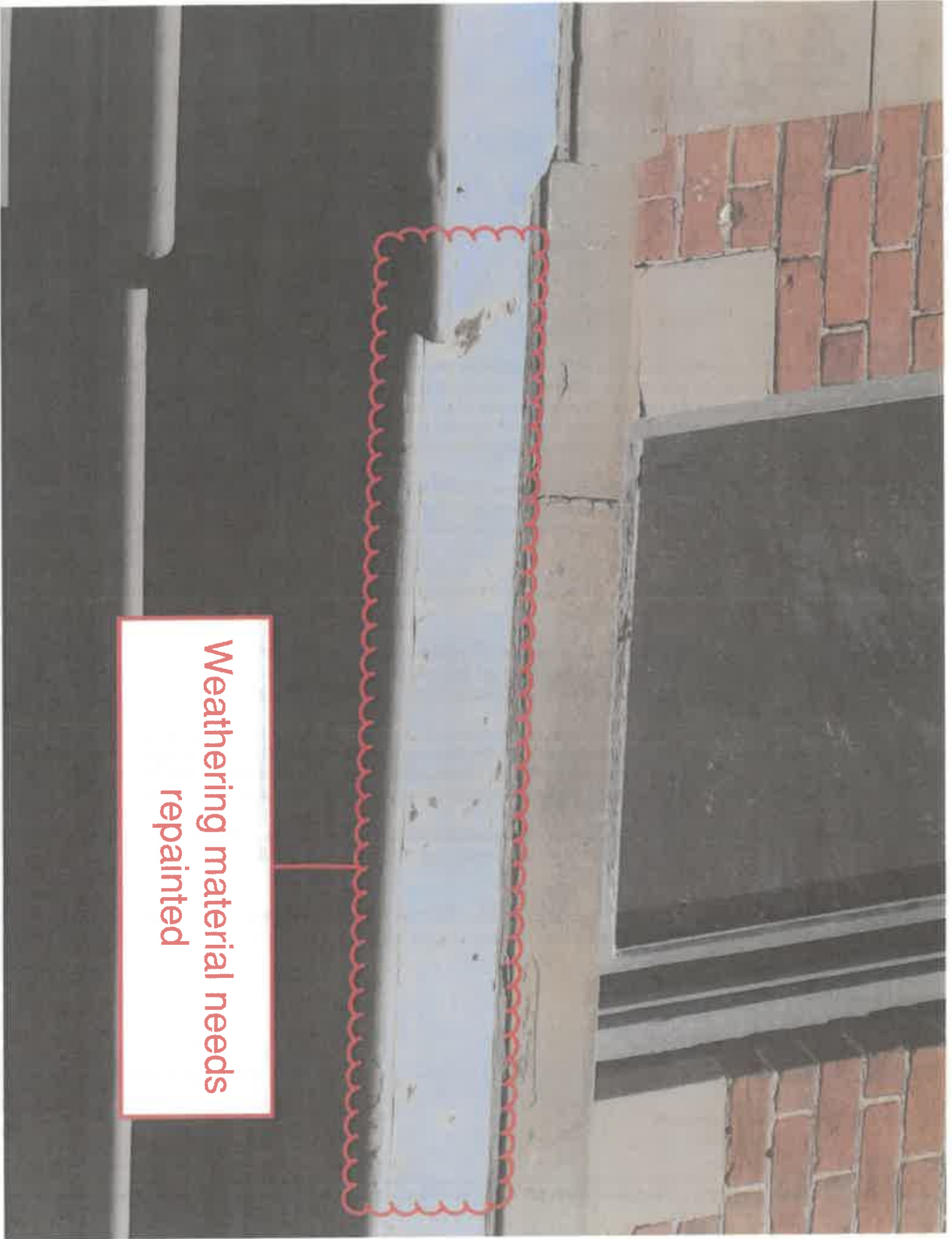
Please be aware that this building is designated on the Landmark register and work done to the building may need approval by the City of Fort Collins Community Development and Neighborhood Services. (281 N College Ave. phone# 970-221-6760)

If you have any questions or need further information, please feel free to contact me. Thank you for helping to make Downtown Fort Collins a wonderful place to live, shop and conduct business.

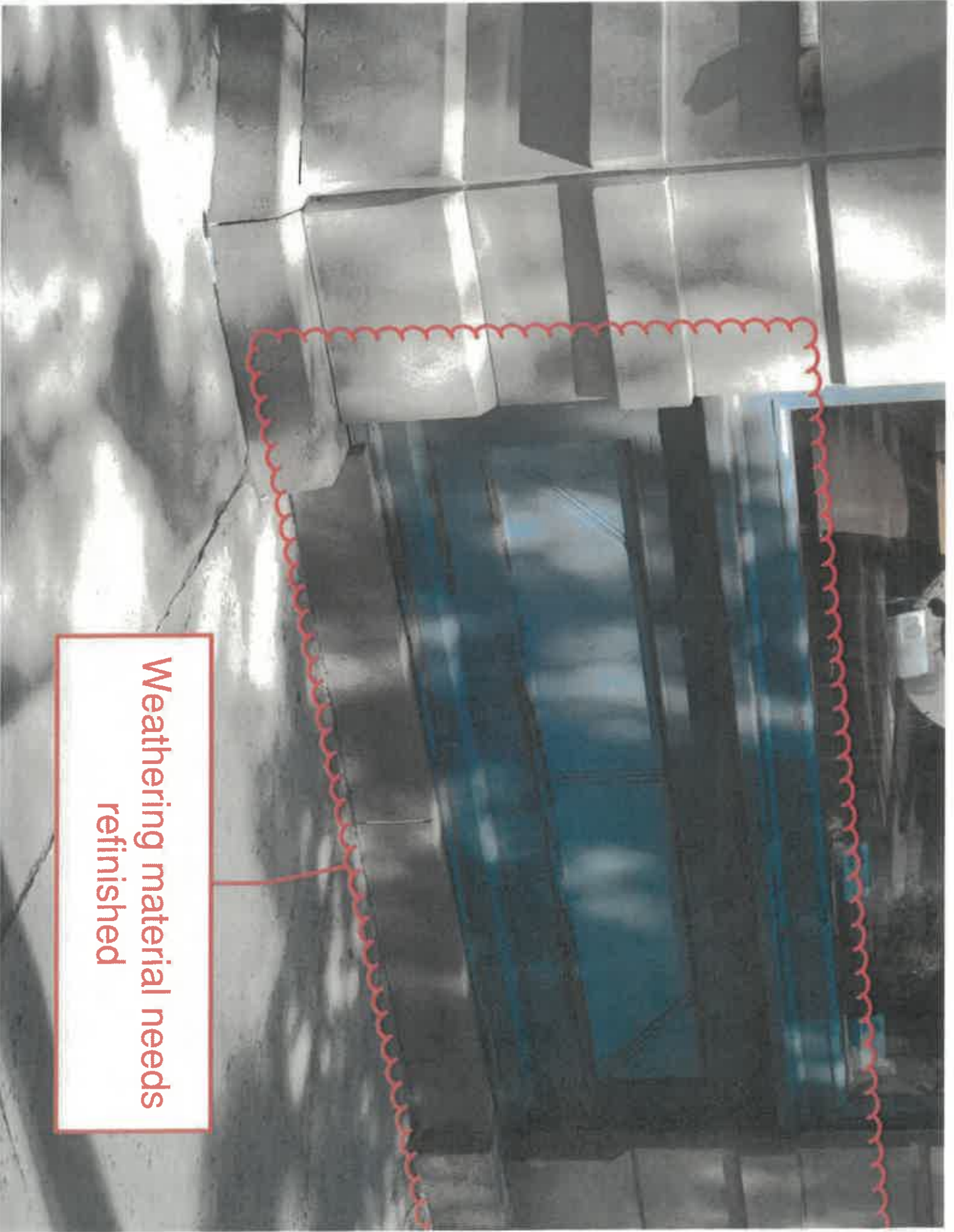
Sincerely,

Derek Getto
Project Manager; Policy and Programs
Downtown Development Authority
dgetto@fdca.com
970-419-4383

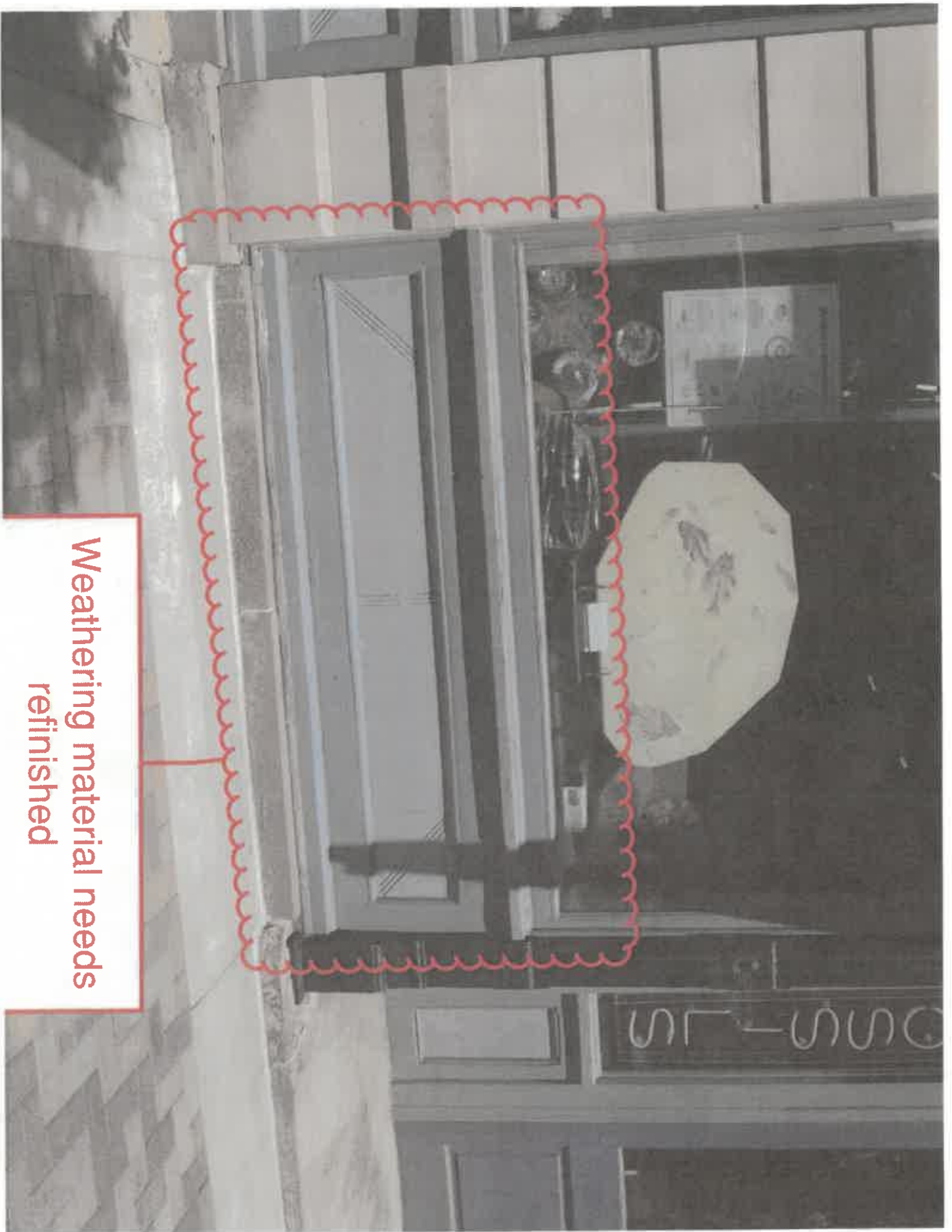
Enclosures: Façade Agreement
Photographs



**Weathering material needs
repainted**



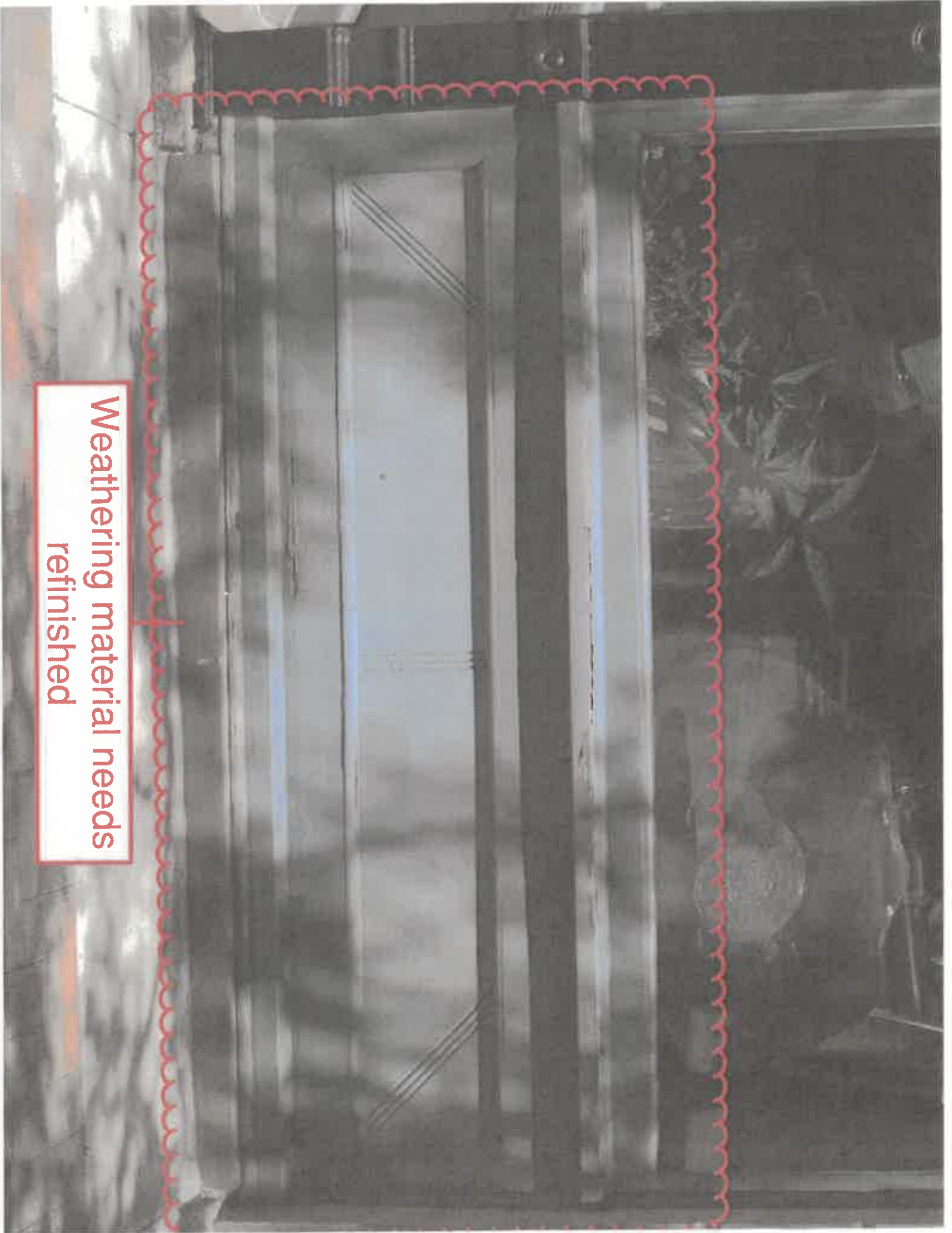
**Weathering material needs
refinishing**



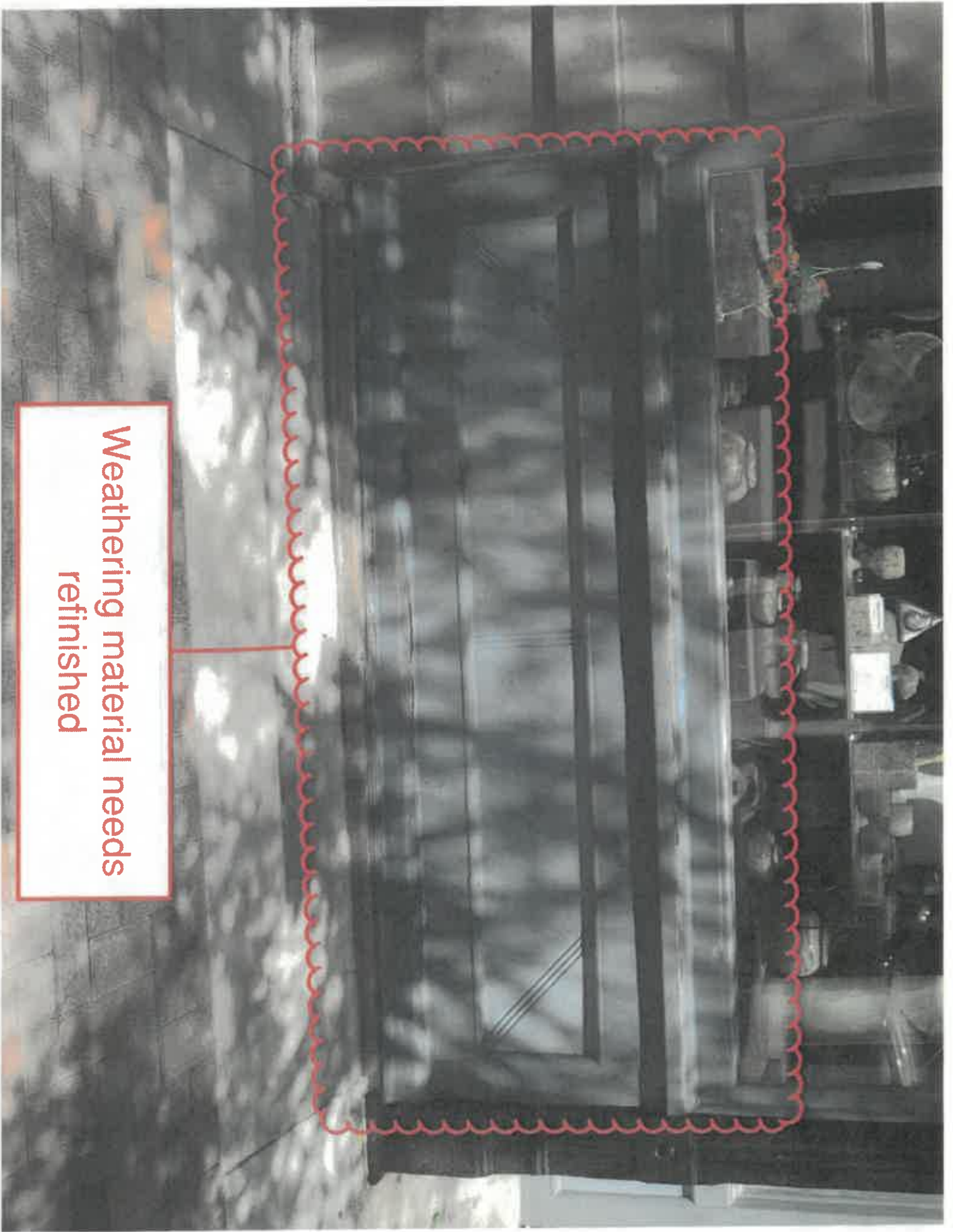
Weathering material needs
refinshed

A photograph of a building's exterior corner. The wall is composed of red brick on the upper portion and light-colored stone or concrete blocks on the lower portion. A window is visible in the center. A red scalloped border highlights the weathering material around the window and the corner. A white box with a red border contains the text "Weathering material needs refinishing".

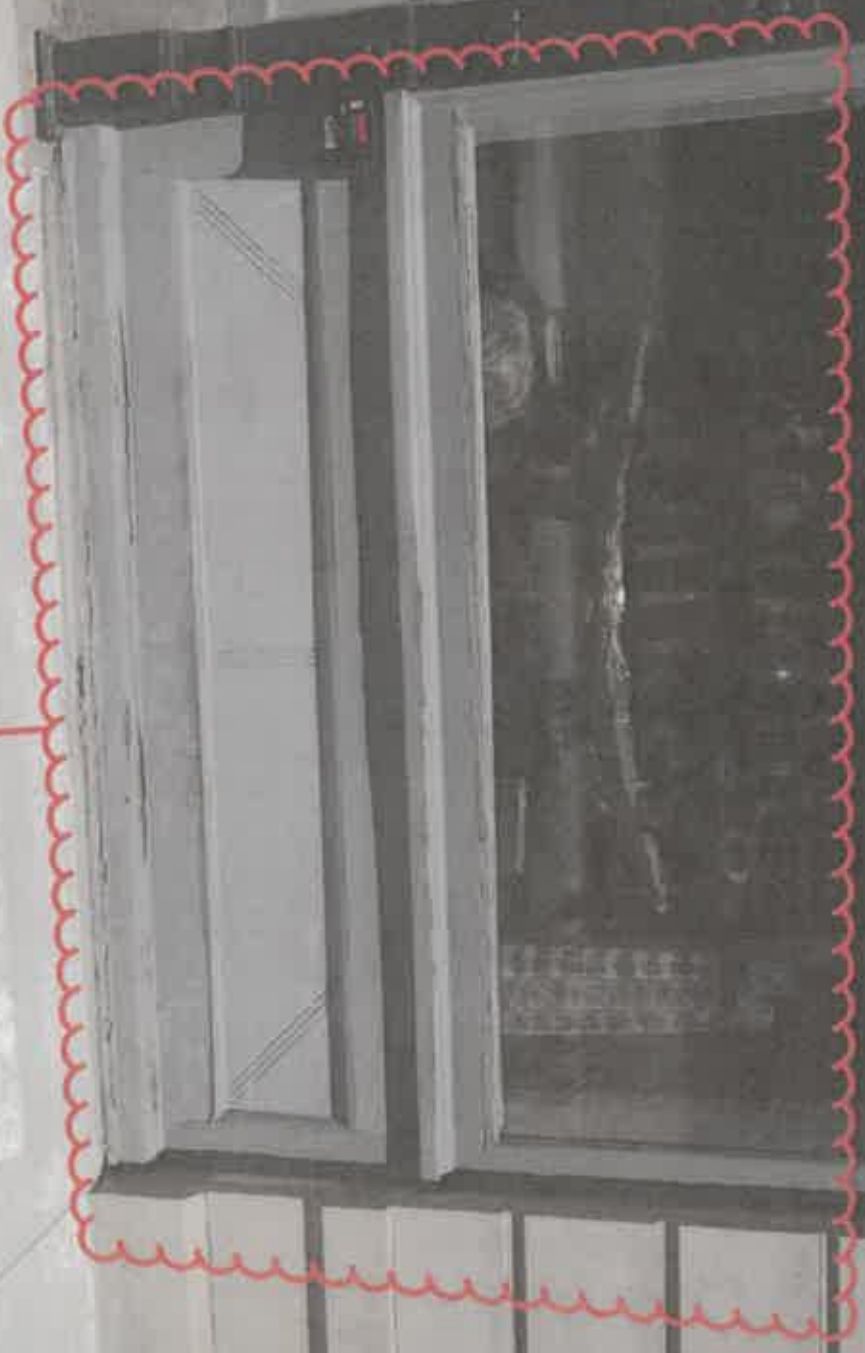
**Weathering material needs
refinished**



Weathering material needs
refinished

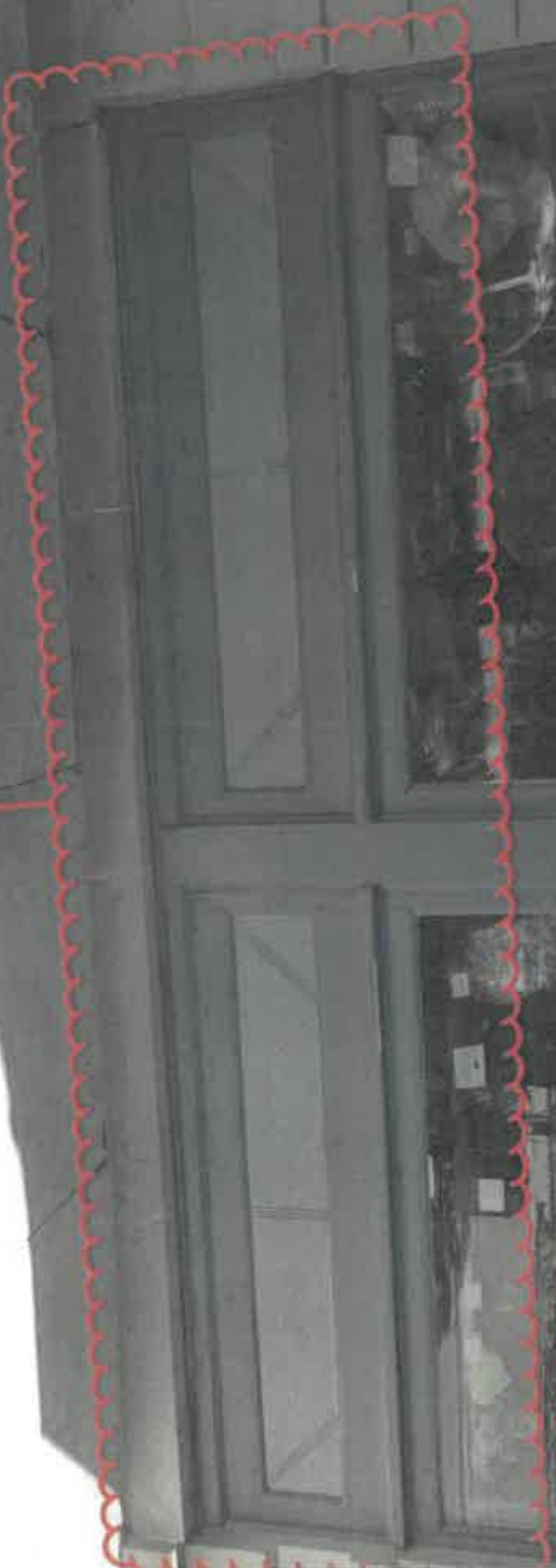


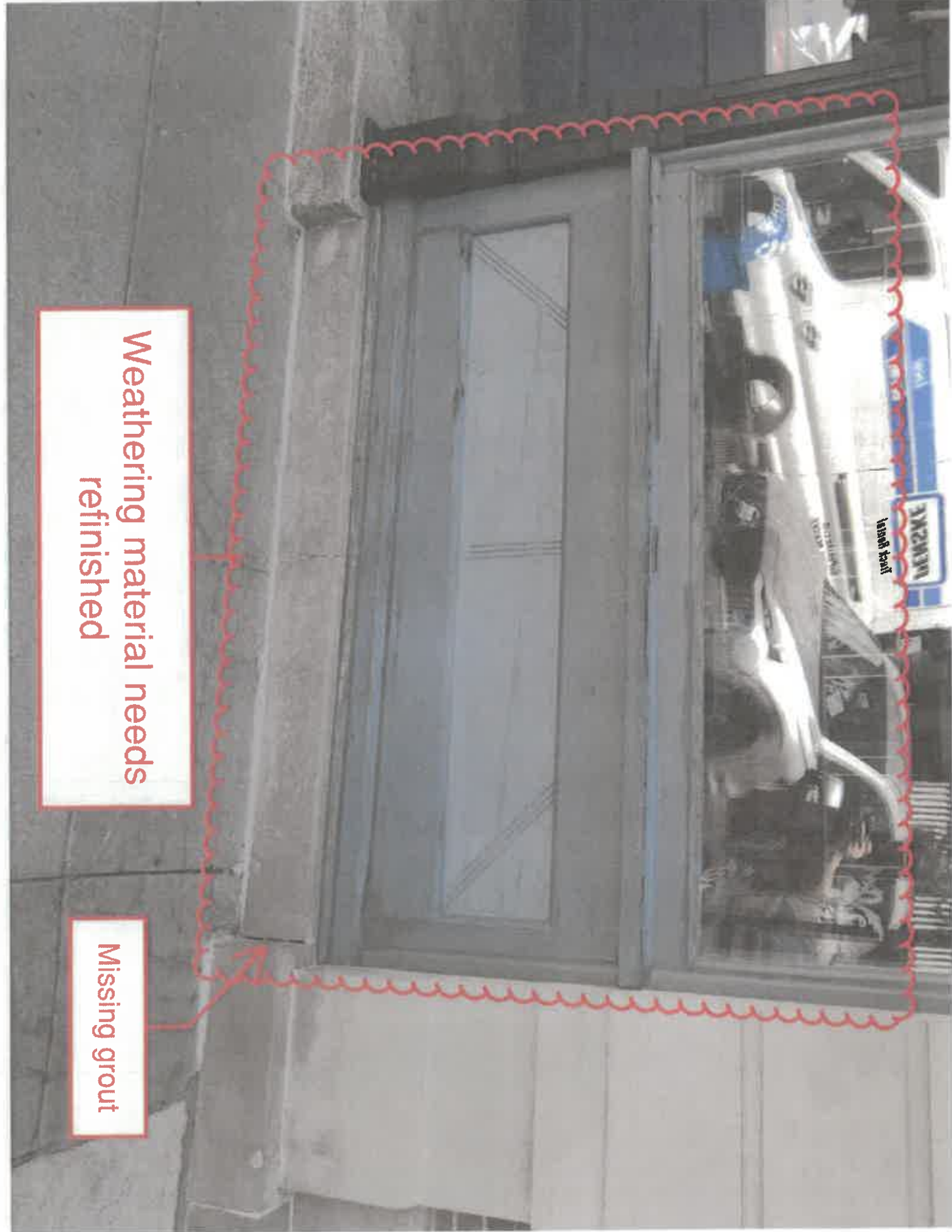
Weathering material needs
refinishing



Weathering material needs
refinished

**Weathering material needs
refinished**





Weathering material needs
refinished

Missing grout



Damaged stone and missing grout caused by Linden Project