



Historic Preservation Services
Community Development & Neighborhood Services
281 N. College Ave.
Fort Collins, CO 80524
970.224.6078
preservation@fcgov.com
fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS – Minor Alteration

ISSUED: August 7, 2025

EXPIRATION: August 7, 2026

Buy Low LLC and 213 Linden LLC
c/o Judy Cruz, BSC Signs
7245 W. 116 Pl.
Broomfield, CO 80020

Dear Property Owners:

This letter provides you with certification that proposed work to your designated historic property, the Loomis Block at 213 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 and Section 5.8.1 of the Land Use Code.

The alterations reviewed include:

- Installation of 2 fin signs (location and design attached)
NOTE: Signs must be mounted into mortar joints rather than into brick faces to prevent permanent damage to brick.

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 work beyond that indicated in your permit application/correspondence requires additional approval.

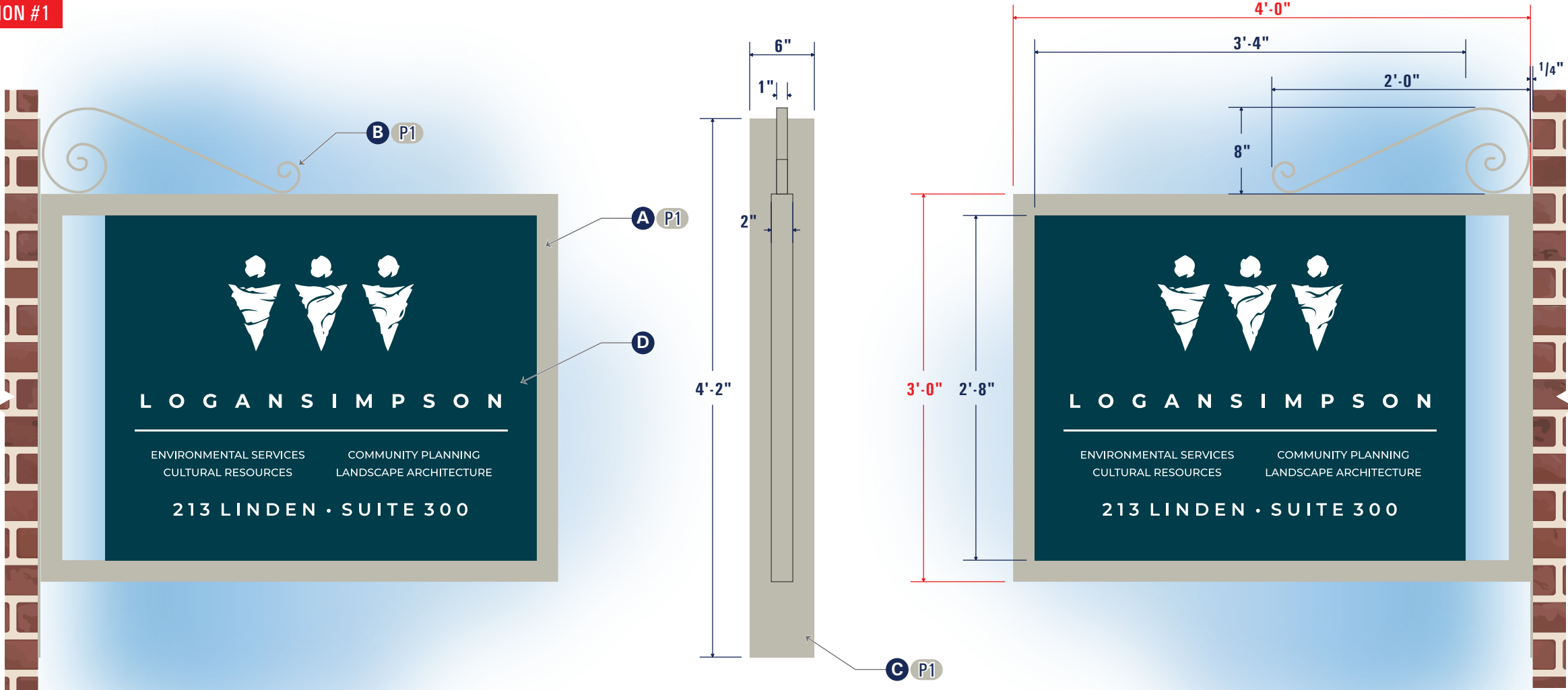
If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

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) 224-6078.

Sincerely,

Yani Jones
Historic Preservation Planner

OPTION #1



FRONT VIEW
SCALE: 1" = 1'-0"

QTY (1 D/F)
SIGN- 12 SQFT

END VIEW

FRONT VIEW 2

SCOPE OF WORK

MANUFACTURE & INSTALL (1) NEW D/F BLADE SIGN

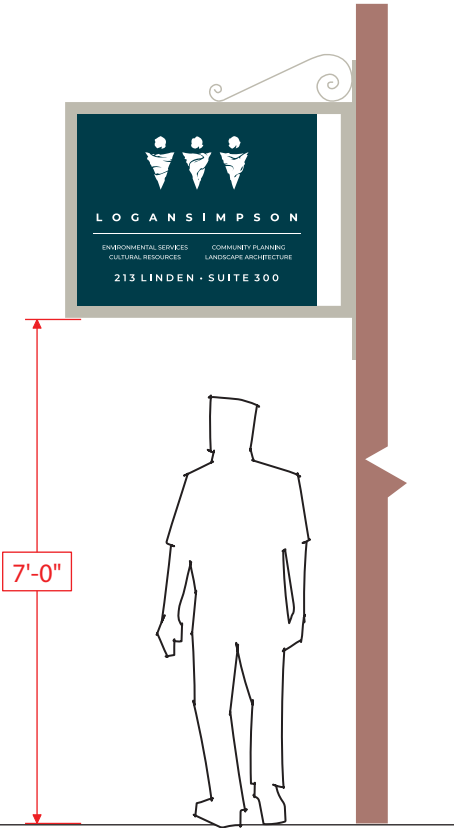
SIGN SPECIFICATIONS

- A BLADE SIGN**
144" 2" ALUMINUM SQUARE TUBE FRAME WITH 1/8" ALUMINUM FACE ATTACHED TO CENTER INSIDE FRAME. PAINTED WITH A METALLIC FINISH.
- B DECORATIVE SCROLL**
CUSTOM ROLLED 1" X 1/4" THICK ALUMINUM FLAT BAR PAINTED WITH A METALLIC FINISH. ATTACHED TO TOP AND BOTTOM OF BLADE SIGN.
- C MOUNTING**
1/4" ALUMINUM PAINTED WITH A METALLIC FINISH. WELDED TO BLADE SIGN. ATTACHED TO BUILDING W/ REQD. HARDWARE.
- D DP VINYL**
PRINTED CONTROL TAC W/ MATTE LAMINATE - APPLIED TO BOTH SIDES OF ALUMINUM FACE.

COLOR KEY

P1 MP - 18094 BRIGHT SILVER METALLIC

EXISTING WALL



PROPOSED HEIGHT TO GRADE FROM BOTTOM OF SIGN
SCALE: 3/8" = 1'-0"

DATE	REVISION	DESIGNER	DSGN HRS
07.25.25	ORIGINAL DESIGN	KJK	2.5 HR
08.04.25	UPDATED LOGAN SIMPSON LOGO	KJK	20 MIN

CLIENT APPROVAL

Client Signature / Date:

Landlord Signature / Date:

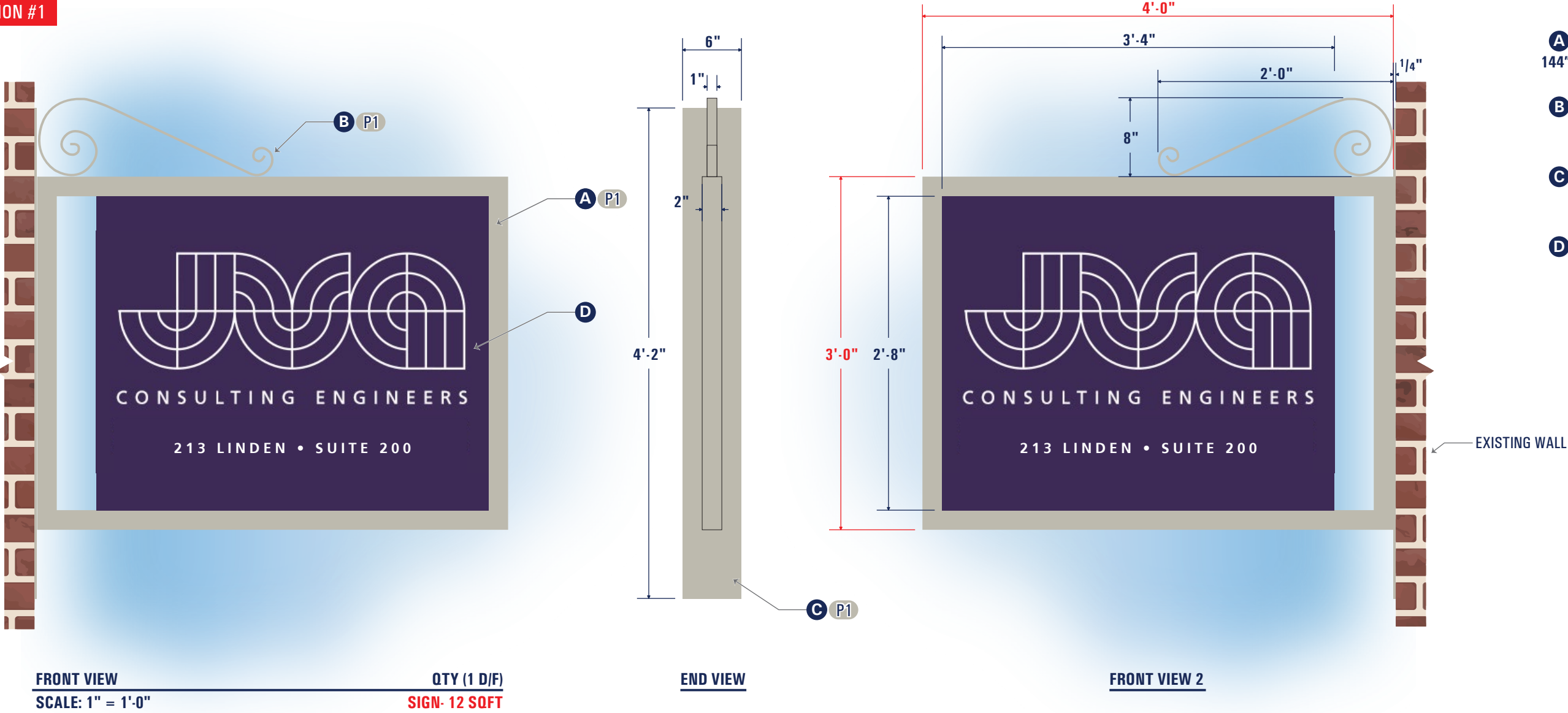
SHEET 1 OF 4

FILE LOCATION PATH:
MONDAY.COM: Now Creative Design - blade signs

2025 Customer Art\Now Creative Design\Project Name\Presale Project Info\Design Concepts

CURRENT LOGO IS A PLACE HOLDER ONLY. NEED VECTOR ARTWORK PRIOR TO PRODUCTION

OPTION #1



SCOPE OF WORK

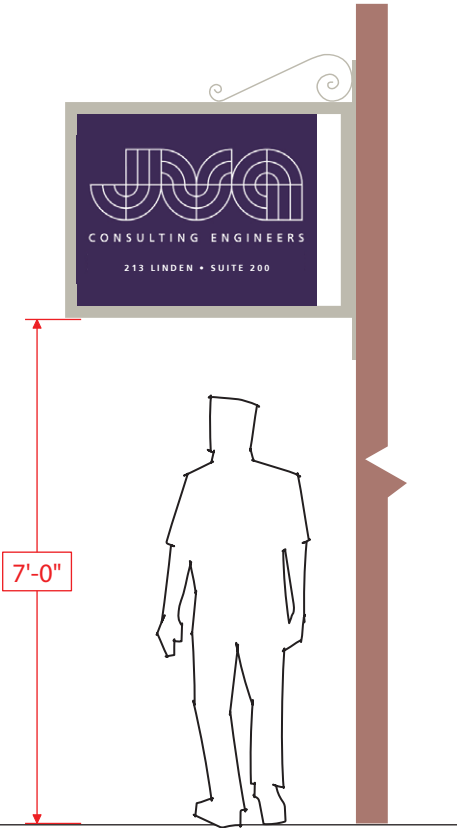
MANUFACTURE & INSTALL (1) NEW D/F BLADE SIGN

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CLIENT APPROVAL

Client Signature / Date:

Landlord Signature / Date:

SHEET 3 OF 4

FILE LOCATION PATH:
MONDAY.COM: Now Creative Design - blade signs

2025 Customer Art\Now Creative Design\Project Name\Presale Project Info\Design Concepts

From: [Judy Cruz](#)
To: [Historic Preservation](#); [Zoning](#)
Cc: [Matt Williams](#); [Jeremy Villarreal](#)
Subject: [EXTERNAL] RE: sign code question
Date: Thursday, August 7, 2025 11:56:30 AM
Attachments: [image001.png](#)
[Silver frame option.pdf](#)
[Black frame option.pdf](#)

Hi Jim.

I reached out a few weeks ago regarding new projecting (fin) signs at 213 Linden St., please see the below e-mails. The customer would like to use a silver sign frame for the new signs, would it be allowed or would this color be considered reflective?



photo



Judy Cruz
Permit Specialist

☐ [720.420.1542](tel:720.420.1542) ☐ [720.280.8716](tel:720.280.8716) ☐ judy@bscsigns.com
☐ [7245 W 116th Pl. Broomfield, CO 80020](#)



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From: Historic Preservation <preservation@fcgov.com>
Sent: Wednesday, July 16, 2025 12:03 PM
To: Zoning <zoning@fcgov.com>; Judy Cruz <judy@bscsigns.com>; Historic Preservation <preservation@fcgov.com>
Cc: Matt Williams <mattw@bscsigns.com>; Jeremy Villarreal <JeremyV@bscsigns.com>
Subject: RE: sign code question

Judy,

For Historic Preservation, there shouldn't be any concern with two signs there at the locations you indicated. It sounds like you've already seen in the Old Town Design Standards (starting on p103). You'll need a Certificate of Appropriateness from our team in addition to the Sign Permit, but we do that concurrently for projects like this, so nothing additional needed from you. I'll just remind to take care to install the sign bracketing into the masonry into mortar joints rather than brick faces to avoid permanent damage to the masonry (we'll look for confirmation of that in your sign diagram). Otherwise,

let us know if other questions come up. Cheers!

JIM BERTOLINI

Pronouns: he/him/his

Senior Historic Preservation Planner

Community Development & Neighborhood Services

281 North College Avenue

970-416-4250 office

jbertolini@fcgov.com

From: Zoning <zoning@fcgov.com>

Sent: Wednesday, July 16, 2025 11:54 AM

To: Judy Cruz <judy@bscsigns.com>; Historic Preservation <preservation@fcgov.com>

Cc: Matt Williams <mattw@bscsigns.com>; Jeremy Villarreal <JeremyV@bscsigns.com>; Zoning <zoning@fcgov.com>

Subject: RE: sign code question

Hi Judy,

If you are referring to the traditional hanging fin signs that are common in the Old Town Square area, that is a permitted sign type. On the sign permit review, our [@Historic Preservation](#) team would be routed and would have their requirements that would need to be met prior to issuance of the sign permit. I've included them on this email if you have any questions about what they might require for this sign type in the Old Town Square area.

Brandon Haynes

Senior Zoning Inspector

CACEO Advanced Certified

Community Development & Neighborhood Services

[City of Fort Collins](#)

281 N College Ave

970-416-2745 office

zoning@fcgov.com

From: Judy Cruz <judy@bscsigns.com>

Sent: Monday, July 14, 2025 2:47 PM

To: Zoning <zoning@fcgov.com>

Cc: Matt Williams <mattw@bscsigns.com>; Jeremy Villarreal <JeremyV@bscsigns.com>

Subject: [EXTERNAL] sign code question

Hello,

We are working on a new sign project for two businesses (Logan Simpson & JVA) located at 213 Linden St. Ft. Collins, CO. One business is located on the 2nd floor and one on the 3rd floor at this location, they share a common entrance. I did read the city sign code and the Historic Old Town Design Standards but still need to know if each tenant would be allowed a projecting sign at the entrance of the stairwell. Please see the below picture and let me know if you have any questions.



photo



Judy Cruz
Permit Specialist

☐ 720.420.1542 ☐ 720.280.8716 ☐ judy@bscsigns.com

☐ 7245 W 116th Pl. Broomfield, CO 80020



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