



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

ISSUED: October 16, 2025

EXPIRATION: October 16, 2026

Santiago Gonzales
c/o Parker Lahti, ARUS Consulting LLC
4349 E. County Rd. 60
Wellington, CO 80549

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the Chavez/Ambroz/Gonzales Property at 724 Martinez 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) Temporary roof covering – Clean, prep, and dry in roof with Feltex synthetic underlayment. Cover and seal any major penetrations prior to installing new felt. Use 2” nails and also screws with large washers to prevent wind damage.
- 2) Install used gutters and downspouts on front and side areas.

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 970-224-6078.

Sincerely,

Yani Jones
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> This project will not change the residential use of the property.	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> This 1923 house is designated as a Landmark for its association with agricultural history, specifically the early sugar beet industry, for its association with Hispanic history, which continues to the present, and as a rare remaining example of adobe architecture in Fort Collins. Although the installation of the Feltex synthetic underlayment as a roof covering will change the historic character of the property, this is intended to be a temporary alteration to prevent the structure from experiencing further damage, especially from moisture; as a temporary measure, this work is acceptable under this Standard. Adding gutters similarly helps to protect the historic house's character. No distinctive materials, spaces, or spatial relationships will be altered.	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> This project does not give a false sense of historical development.	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> No historic materials are being removed as part of this project.	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> The roof of this house has deteriorated and will need to be replaced. Until the roof replacement can be completed, the roof will be temporarily covered with a protective covering, Feltex synthetic underlayment, and any major penetrations will also be sealed to prevent further damage to the structure. This temporary protective measure is acceptable under this Standard. Adding or replacing broken gutters also aligns with this Standard.	Y
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>	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







