



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: May 23, 2024

EXPIRATION: May 23, 2025

Avery Building LLC
c/o Andy Maguire, Center Line Concrete
1257 E 20th St
Loveland, CO 80538

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, a storefront in the Avery Block at 115 Linden, 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:

- Replacement of damaged entry slab with new concrete slab in gray color, matching existing grades, with broom finish
 - *Please ensure that the wood paneling and door surrounding the work area are protected during pad demolition and pouring.*
 - *Please coordinate with the DDA, if applicable (dgetto@fcdda.com; 970-419-4383).*

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) 224-6045.

Sincerely,

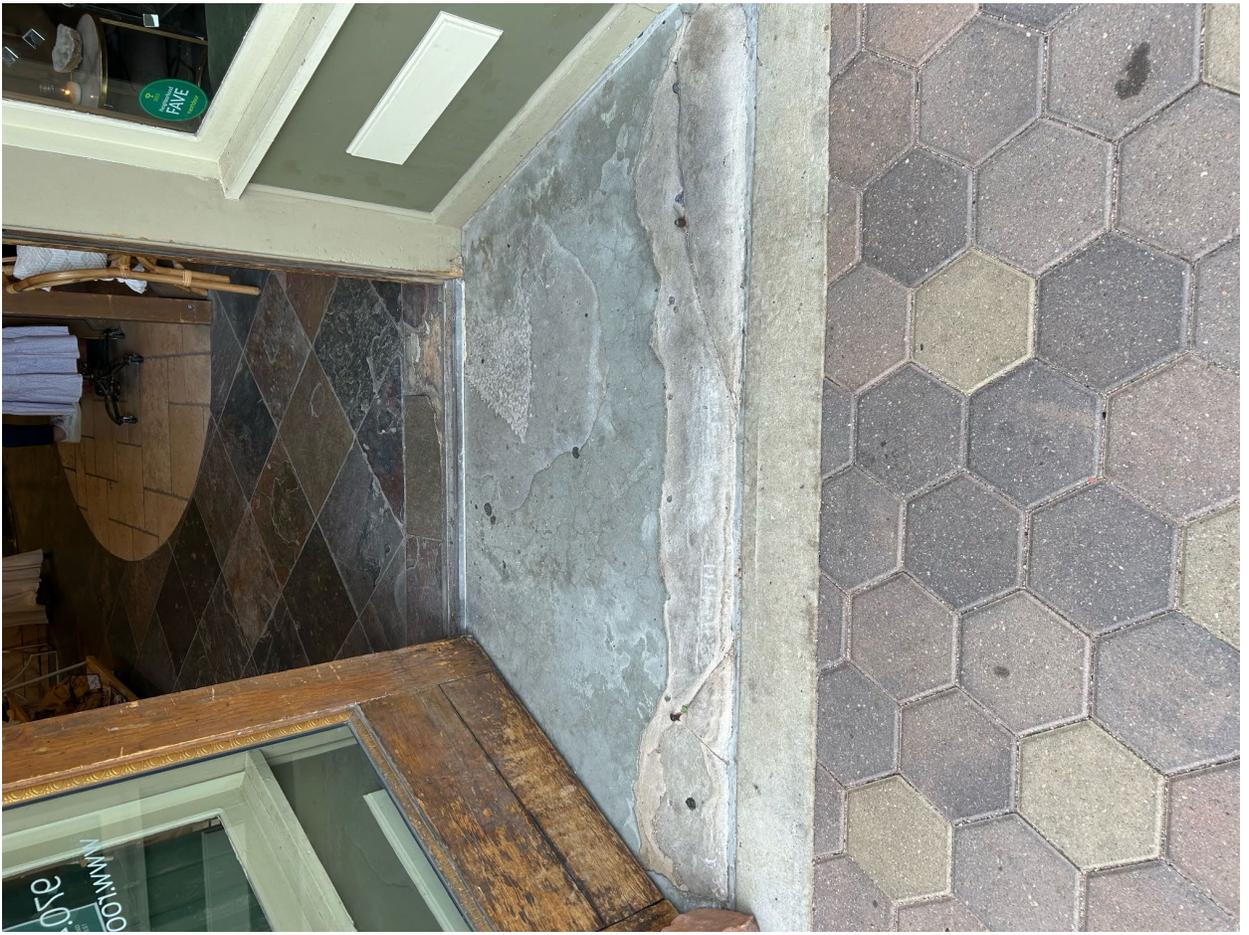
Yani Jones
Historic Preservation Planner

Cc: Dana Rozell, Palmer Properties (drozell@palmerpropertiesco.com)

From: [andy maguire](#)
To: [Helen Zimmerman](#)
Cc: [Andy Maguire](#)
Subject: [EXTERNAL] 115 Linden repairs
Date: Wednesday, May 22, 2024 9:43:54 PM

Yani,
I was selected to do the work on this entryway. My plan is to saw cut around the perimeter and demolish the existing entry pad before the threshold of the door. I plan to pour a grey concrete slab in replacement that will be roughly 4" thick and match the existing grades. I'll put a broom finish on it for traction.
Let me know if you need more information.
Andy Maguire
Center Line Concrete





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