



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: July 2, 2024

EXPIRATION: July 2, 2025

Avery Building LLC
c/o Reagan Dame, Roots Beauty Studio & Boutique
115 Linden St.
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, 115 Linden 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) Replacement of broken glass in window. Original frame and appearance to be maintained.

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	<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>This project will not change the commercial use of this building.</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>Because only the broken pane of glass will be replaced as part of this project, the historic character of the property will be retained and preserved, and distinctive materials and other features will not be impacted.</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>This project will maintain the original wood window frame, and so this Standard is met.</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 glass in one of the storefront windows of 115 Linden St. was broken. This project will replace the window’s glass only without impacting the rest of the window assembly’s materials or appearance.</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	<p><i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i></p>	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

From: [Roots Beauty Studio](#)
To: [Historic Preservation](#)
Subject: [EXTERNAL] Re: Avery Building Window Repair/Replacement
Date: Tuesday, July 2, 2024 2:40:06 PM
Attachments: [image001.png](#)

Hi Jim,

Thank you for getting back to me so quickly! I have attached photos of the window below. I wasn't able to get a picture of the outside of the broken window since it is boarded up but I included outdoor picture of the one that is not broken since they are the same. The company we have been in contact with (Blacks Glass) has experience working with Old Town windows and said it will just be a replacement for the glass and they will be sure to maintain the original frame. However, if you have any recommendations for companies we could use, we would love to look into them. Let me know if you need any other info or photos!

Best,

Reagan Dame

Roots Beauty Studio & Boutique

www.roots115.com

970-484-2119

On Friday, June 28, 2024, 01:23:39 PM MDT, Historic Preservation <preservation@fcgov.com> wrote:

Reagan,

Thanks for getting in touch and sorry to hear about the window. Most window replacements do need a Building Permit and Preservation would just review that, but I'm not sure if that's true if it's just a glass replacement. The primary concern with your storefront windows is maintaining the wood frame, so whoever you have replacing the pane will want to take care to retain the wood frame and reseal a new glass pane in that frame. If you want to get ahead of that for our purposes, if you can send on a few photos of the damaged window (at least a larger one of the whole window and closer one showing the window frame, that'd be great. I can also pop over there and take a look, depending on your preference.

For general reference, the Avery Block is part of the Old Town Landmark District so the [Old Town Design Standards](#) adopted by City Council apply to your building exterior. See pages 50-58 for info on windows and storefronts.

If you have other questions, please let us know. Thanks!

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
[Visit our website!](#)



From: Roots Beauty Studio <roots115@yahoo.com>
Sent: Friday, June 28, 2024 11:26 AM
To: Historic Preservation <preservation@fcgov.com>
Subject: [EXTERNAL] Avery Building Window Repair/Replacement

Hi,

I wanted to reach out to inquire about a window repair/replacement for our business. We are Roots Beauty Studio located in the Avery Building at 115 Linden St. Last night, one of our front windows was broken. We have it boarded up but will need to get it fixed as soon as possible.

Because we are in a historic building, I was wondering what that process will look like? Do we need to get permits/approval? And what are the specific standards/regulations that we need to follow?

We have been in contact with Blacks Glass to get quotes and information but will not move forward with anything until we hear from you guys. Let me know that our next steps should be!

Thank you,

Reagan Dame

Manager - Roots Beauty Studio & Boutique

www.roots115.com

970-484-2119



Hair Salon & Boutique

f @rootsbeautystudio







