



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: July 24, 2024

EXPIRATION: July 24, 2025

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:

- Re-painting of already painted surfaces on the second and third stories in like colors (turret and its cap, cornice and related trim). Project includes any needed surface preparation and/or repair of wood trim with sanding and use of wood filler. Applicant/contractor to acquire permit for use of 80 ft. boom and sidewalk closure. Boom will be parked on plywood decking to avoid damaging ground surfacing and trees will also be avoided.
 - *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.*

Condition of Approval: *Scope of work shall exclude all windows, including their frames. Windows are being considered in a separate Landmark Design Review process with the Historic Preservation Commission (continued to August 21, 2024 HPC meeting).*

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](#); [Yani Jones](#); dgetto@fcdda.com
Cc: [201 Linden \(markwwimmer@msn.com\)](mailto:markwwimmer@msn.com)
Subject: [EXTERNAL] RE: DDA work required at Historic Linden Condo Assn- Phase 2
Date: Tuesday, July 23, 2024 2:19:13 PM
Attachments: [image001.png](#)
[image008.emz](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image009.png](#)

Hi Yani,

Here are some photos of the existing conditions. Note we abut to the green building so showing that in pic 3 :







Hope this helps answer some questions.

Thanks.

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](https://www.instagram.com/Mountain_n_Plains) | DonnaK@mnpre.com

From: Historic Preservation <preservation@fcgov.com>

Sent: Tuesday, July 23, 2024 1:45 PM

To: Donna Knopp <DonnaK@mnpre.com>; Yani Jones <yjones@fcgov.com>; Historic Preservation <preservation@fcgov.com>; dgetto@fcdda.com

Cc: 201 Linden (markwwimmer@msn.com) <markwwimmer@msn.com>

Subject: RE: DDA work required at Historic Linden Condo Assn- Phase 2

Hi Donna!

Thanks for reaching out for the Historic Preservation Design Review for this project. I think that the only other thing I'll need to process this review are some photos of the areas to be painted/repaired.

Because the window frames are also part of the consideration for the window-related design review underway that you mentioned, please note that those should also be excluded the scope of this painting project – I'll put a note to that effect in the Certificate of Appropriateness for reference too.

Take care,

Yani

.....
YANI JONES

Pronouns: She/Her ([What's this?](#))

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

(970) 224-6045

<https://www.fcgov.com/historicpreservation/>

Get monthly historic preservation updates in your inbox by toggling on “Historic Preservation Matters” [here](#), or email preservation@fcgov.com to be added to the newsletter mailing list!

From: Donna Knopp <DonnaK@mnpre.com>

Sent: Monday, July 22, 2024 1:47 PM

To: Yani Jones <yjones@fcgov.com>; Historic Preservation <preservation@fcgov.com>; dgetto@fcdda.com

Cc: 201 Linden (markwwimmer@msn.com) <markwwimmer@msn.com>

Subject: [EXTERNAL] DDA work required at Historic Linden Condo Assn- Phase 2

Good afternoon Yani,

Just reaching out to advise that we are preparing for the Phase 2 repairs to the second and third floor painting, including turret, cap pyramid roof above turret and crown on both sides of the 201 Linden building. All colors will match existing. Same protocol as last year for repairs. We will not be doing the window sashes and stiles of the windows since the windows have been boarded up with Lexan after the incident last year of a glass pane that fell out. The Owners are working with the preservation department to replace these and we will address any additional painting at that time.

The contractor, Ben Schmitt Painting, will procure a permit for a 80' boom and sidewalk closure (though they hope to work from the parking stalls). The boom will be parked on thick plywood decking and reach over and around trees and is expected to take 5 days to complete.

The work is anticipated in September after summer events and foot traffic slow down.

Please let me know if you have questions.

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](https://www.instagram.com/Mountain_n_Plains) | DonnaK@mnpre.com