



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: November 19, 2024

EXPIRATION: November 19, 2025

City of Fort Collins
c/o of Raime Lanham
PO Box 580
Fort Collins, CO 80522

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the Power Plant at 450 N. College Ave. (401 N. College Ave.) 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) Repair of Centennial monument, as described in attachment
 - a. *NOTE: High-pressure cleaning methods should be avoided to prevent stone flaking/damage. If using a chemical cleaner on the stone, please test a small area first to avoid etching and discoloration. A non-ionic detergent is recommended. Please refer to [NPS Preservation Brief 1](#), "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings," and NPS publication ["Keeping It Clean: Removing Exterior Dirt, Paint, Stains and Graffiti from Historic Masonry Buildings,"](#) for additional information.*

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>The repair of this monument will not impact the existing use of the property.</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>This commemorative marker was constructed to honor the establishment of the original Camp Collins and celebrate the area’s historical evolution into an incorporated city, and it is also associated with midcentury architect William Robb, who designed the structure.</p> <p>Because the scope of work includes only repair, the historic character of the monument will be preserved.</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> <p>Although this monument was built in 1956 and was not original to the Power Plant, it has significance in its own right, and so its repair aligns with this Standard.</p>	Y
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>The damaged portions of this monument will be deconstructed, cleaned, and rebuilt, with matching stone sourced if needed. This treatment method will protect the distinctive materials and features of this historic structure.</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 damaged wall sections of the monument will be disassembled, cleaned, and salvageable stone reused, with particular care taken to set the existing stone caps back on the wall. Any additional stone needed (see photo of south wall) will be sourced from a Lyons quarry to match the existing stone. This methodology aligns with this Standard.</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> <p>When cleaning the stone, if using a chemical cleaner, please test a small section of stone prior to applying to entire work area to avoid unnecessary damage or discoloration of the stone. A non-ionic detergent or surfactant is recommended. High-pressure spraying should also be avoided to prevent chipping.</p>	Y, w/ notes
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	<p><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></p>	N/A
SOI #10	<p><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></p>	N/A

From: [Raime Lanham](#)
To: [Historic Preservation](#)
Cc: [Raime Lanham](#)
Subject: RE: 430 N College, Powerhouse Monument
Date: Tuesday, November 19, 2024 11:18:01 AM
Attachments: [PXL_20241119_181210266.jpg](#)
[PXL_20241119_181154422.jpg](#)
[PXL_20241119_181224849.jpg](#)
[PXL_20241119_181202156.jpg](#)
[PXL_20241119_181242655.jpg](#)
[image001.png](#)

The work would include the short walls that surrounds the tower.

Please let me know if you have additional questions. Thank you for your time!

Best Regards,

Raime Lanham
Business Support III
Real Estate Services
City of Fort Collins
300 Laporte Ave
(970) 221-6211 (office)
rlanham@fcgov.com

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From: Historic Preservation <preservation@fcgov.com>
Sent: Tuesday, November 19, 2024 10:21 AM
To: Raime Lanham <rlanham@fcgov.com>; Historic Preservation <preservation@fcgov.com>
Subject: RE: 430 N College, Powerhouse Monument

Thank you, Raime! Would you please send over a photo of the monument so I can attach it to the COA to show the existing conditions? And just to confirm, the work area only includes that southmost part of the monument, where the wall is damaged, right?

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/>

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Matters" [here](#), or email preservation@fcgov.com to be added to the newsletter mailing list!

From: Raime Lanham <rlanham@fcgov.com>
Sent: Tuesday, November 19, 2024 9:07 AM
To: Historic Preservation <preservation@fcgov.com>
Cc: Raime Lanham <rlanham@fcgov.com>
Subject: RE: 430 N College, Powerhouse Monument

Good morning Yani,

This is what the vendor advised he would be doing for the Powerhouse monument wall:

What we are planning is to tear down the existing stone, clean the stone and reuse them. We will fill the wall cavity with mortar and set the existing caps back on the wall. If we need more stone I will source them from quarries in Lyons where the original material is from.

Please let me know if you have additional questions. Thank you for your time!

Best Regards,

Raime Lanham
Business Support III
Real Estate Services
City of Fort Collins
300 Laporte Ave
(970) 221-6211 (office)
rlanham@fcgov.com

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From: Raime Lanham <rlanham@fcgov.com>
Sent: Tuesday, November 12, 2024 2:15 PM
To: Historic Preservation <preservation@fcgov.com>
Cc: Raime Lanham <rlanham@fcgov.com>
Subject: RE: 430 N College, Powerhouse Monument

Good afternoon Yani,

Thank you for letting me know. I have reached out to our vendor for his input and will send this to you as soon as I have it.

Please let me know if you have additional questions. Thank you for your time!

Best Regards,

Raime Lanham
Business Support III

Real Estate Services
City of Fort Collins
300 Laporte Ave
(970) 221-6211 (office)
rlanham@fcgov.com

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From: Historic Preservation <preservation@fcgov.com>
Sent: Friday, November 8, 2024 1:23 PM
To: Raime Lanham <rlanham@fcgov.com>; Historic Preservation <preservation@fcgov.com>
Subject: RE: 430 N College, Powerhouse Monument

Hi Raime,

I appreciate you reaching out about this! My office will need to do design review for the repair work for the Centennial monument under Chapter 14, Article IV of the Municipal Code before the work starts – If you could please send over the scope of work detailing the proposed repair methods and materials, as well as a few photos of the monument, that should be all I need for that review. It sounds like you already are anticipating the sorts of things we'll be looking for – Thank you for your thoughtfulness!

Take care,

Yani

.....
YANI JONES
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From: Raime Lanham <rlanham@fcgov.com>
Sent: Thursday, November 7, 2024 3:09 PM
To: Historic Preservation <preservation@fcgov.com>
Cc: Raime Lanham <rlanham@fcgov.com>
Subject: 430 N College, Powerhouse Monument

Good afternoon,

We are looking to do some repair work at the Monument located at the Powerhouse at 430 N College. Would you folks need to review once the work is completed? Is there anything I need to submit ahead of time? We have selected our vendor and he is aware to use existing material as much as possible as well as use matching materials.

Please let me know if you have additional questions. Thank you for your time!

Best Regards,

Raime Lanham
Business Support III
Real Estate Services
City of Fort Collins
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rlanham@fcgov.com

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