



**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](mailto:preservation@fcgov.com)  
[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

**CERTIFICATE OF APPROPRIATENESS**

**ISSUED: January 31, 2025**

**EXPIRATION: January 31, 2026**

City of Fort Collins  
c/o Raime Lanham  
430 N. College Ave.  
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the Fort Collins Power Plant at 430-454 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) Flame Arrestor exhaust equipment on rooftop, to extend through and 12" above monitor, but not visible from street.

Notice of the approved application will be 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](mailto:yjones@fcgov.com) or at 970-224-6045.

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><b>This project will not alter the existing use of this historic building by the Energy Institute, and so this Standard is met.</b></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><b>The only exterior materials that will need to be removed for this project include roofing, which is not a distinctive material of this historic building because the flat roof is hidden behind a parapet. The flame arrestor will not be visible from the street.</b></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> <p><b>The proposed flame arrestor exhaust equipment is a clearly modern feature extending from the existing monitor, and so it does not create a false sense of historical development.</b></p>	Y
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><b>Distinctive materials, features, finishes, construction techniques, or examples of craftsmanship will not be impacted by this project due to the project's location on the flat roof.</b></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>	N/A
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

<b>SOI #9</b>	<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>	<b>N/A</b>
<b>SOI #10</b>	<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> <p><b>Because the exterior work area is limited to the building’s flat roof, the exhaust system could be removed in the future without impact to the integrity of the historic property or its environment.</b></p>	<b>Y</b>

January 22, 2025

Ralph Campano  
Real Estate Services Manager  
City of Fort Collins  
300 Laporte Ave, Building B  
Fort Collins, CO 80521

Dear Ralph,

As the managing landlord of the Powerhouse Energy Campus located at 430 N. College Ave, CSU STRATA is requesting approval for the following building alteration from the City of Fort Collins, as the property owner and lessor under the Lease Agreement between the City and CSU dated February 29, 2012 ("Lease").

The request for this work related to the gas turbine project is because a flame arrestor of the lube oil system must be installed outside of the building to help with dispersion of gases and ventilation, is a safety requirement from the OEM and ISO, and prevents the risk of indoor fire. A hole must be made through the monitor on the roof for the flame arrestor to be installed on top of the lube oil demister, which will not be visible from the street. This work is in support of current funded research activities.

The CSU Energy Institute will complete these activities in accordance with Article VIII and any other applicable provisions of the Lease and will obtain all permits as well as fulfill any requirements that that may be required by federal, state or local jurisdictions during the project.

We agree with the CSU Energy Institute that these efforts are in support of the research mission of the Powerhouse Energy Campus and support the activities as described above.

Sincerely,

Michael S. 'Bo' Brown  
Senior Facilities Manager  
CSU STRATA

Property Owner has agreed to the above-described activities relative to the Leased Premises.

Property Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Ralph Campano  
Real Estate Services Manager, City of Fort Collins

# Gas Turbine Flame Arrestor Scope of Work

## Change Overview

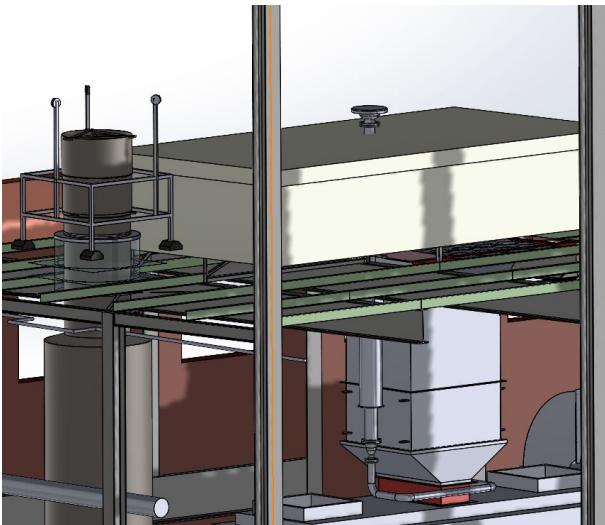
The flame arrestor of the lube oil system must be installed outside of the building due to the below reasons:

- Placing the flame arrestor outside helps with dispersion of gases and ventilation
- Flame arrestors are subject to high temperatures and pressures when functioning. Outdoor installation helps dissipate heat faster
- Outdoor installation is a safety requirement from the OEM and ISO
- It prevents the risk of indoor fire

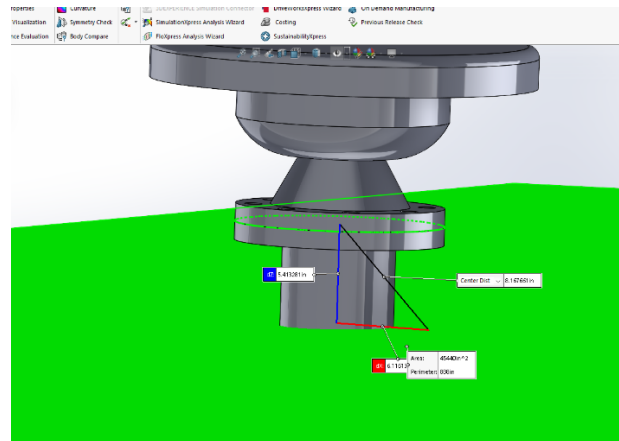
For this cause, a hole must be made through the monitor on the roof for the flame arrestor to be installed on top of the lube oil demister. The weight of the flame arrestor is 27 kg, and it will sit on a 6” diameter pipe.

It will be 12” above the monitor which is not visible from the street.

The drilling of the hole, insulation work and seal off will be performed by Hillside Construction Inc.

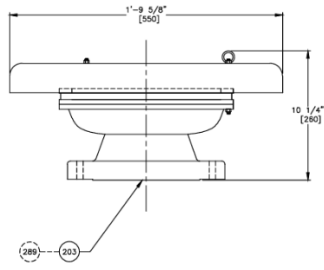


**Fig 1:** SolidWorks Model

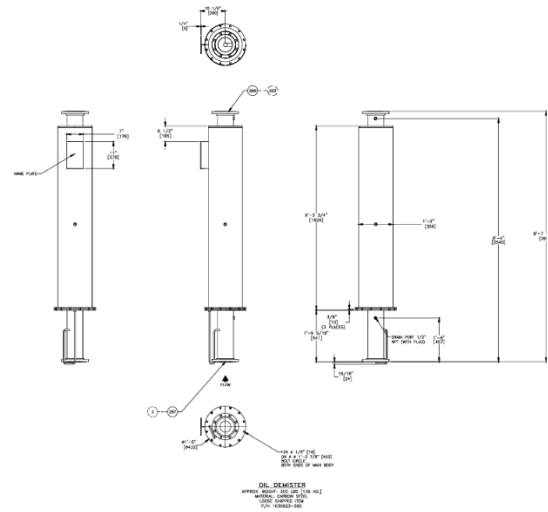


**Fig 2:** Arrestor dimensions above monitor

Fig 1 & Fig 2 shows SolidWorks model of the building structure with the lube oil demister and flame arrestor on top of it.



**FLAME ARRESTOR**  
 APPROX. WEIGHT: 58.3 LBS [26.4 KG.]  
 LOOSE SHIPPED ITEM  
 P/N: 1085667-4



**OIL DEMISTER**  
 APPROX. WEIGHT: 300 LBS [136 KG.]  
 MODEL NUMBER: 108  
 P/N: 1085633-001

**Fig 3: Flame arrester drawing**

**Fig 4: Oil demister drawing**



**Fig 5:** Lube oil Demister



**Fig 6:** Sidewalk View of Powerhouse west

### **Visibility from street**

The flame arrestor will be 1 foot off the monitor. This will not be visible from the front of the building as it is blocked by one of the roof iron sections which extends 1 foot from the monitor.

**SMALL JOB COST SHEET**

JOB: Powerhouse - Roof Core drill and roof repair  
 DATE: 8-Jan-25



Hillside Construction Inc.  
 216 Hemlock Street, Suite B  
 Fort Collins, CO 80524  
 (970) 567-1821

DESCRIPTION: Core drilled in the roof section for the 6 in pipe section and repair the roof.

*Only items listed below are included, everything else is assumed to be excluded.*

**HCI COSTS:**

CODE	DESCRIPTION	PRICE
1017	Project Manager for collection of pricing and relaying to field staff, General Coordination (3 hrs at \$130/hr)	\$ 390.00
Powerhouse	Hillside Team and Subcontractor Team to Utilize Powerhouse Dumpster and Toilet Systems	By Powerhouse
		\$ -

**MATERIAL & SUB COSTS:**

CODE	SUB	DESCRIPTION	PRICE
2051	Hillside Construction	Core Drilling - Labor - 4hrs	\$ 380.00
2051	Hillside Construction	Core Drill rental	\$ 150.00
7310	Advanced Roofing	Flash pipe with tan TPO	\$ 1,309.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
Permits	City of Fort Collins & PFA	Permits and Fees from Local JHA	<i>Excluded</i>
Contingency	Hillside	Construction Contingency	<i>Excluded</i>

**SUB TOTAL:** \$ 2,229.00

<b>2.10%</b>	<b>General Liability Only (No Builder's Risk Insurance)</b>	\$ 46.81
<b>15.00%</b>	<b>Contractor Overhead &amp; Fee</b>	\$ 341.37

**TOTAL:** \$ 2,618.00

EXCLUSIONS & QUALIFICATIONS: Pricing is good for 30 Calendar Days from Date of Proposal, all work to occur during standard working hours.

Approval for Work To Occur and Pay Invoices, without retainage, within 30 days from date of invoice:	Approval by: _____
	Date of Approval: _____