



## Historic Preservation Services

Community Development & Neighborhood Services

281 North College Avenue

P.O. Box 580

Fort Collins, CO 80522.0580

970.416.4250

[preservation@fcgov.com](mailto:preservation@fcgov.com)

[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

### CERTIFICATE OF APPROPRIATENESS – Minor Alteration

ISSUED: April 27, 2021

EXPIRATION: April 27, 2022

Progressive Old Town  
5 Old Town Square  
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the H.C. Howard Block at 214 E. Mountain Avenue/3 Old Town Square 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. Please note conditions on the two proposed work items on the building's exterior.

The alterations reviewed include:

- Minor carpentry repair to wood store front, subject to the following conditions:
  - *Condition 1: Replacement of wood features due to deterioration will be limited to the wood framing at grade that was previously noted as deteriorated. Replacement shall be in-kind (i.e., same dimensions and same or similar wood material). If, after removal, field conditions require replacement of further wood framing (kick plate, window framing, etc.), the applicant will contact Historic Preservation Services immediately for a consultation prior to altering the approved work.*
  - *Condition 2: Wood repair that requires heavy sanding or other abrasive measures will not be used.*
- Repaint of wood elements of exterior
  - *Condition 1: Application of water sealants, including waterproof wood treatments or waterproof paints is generally discouraged and will require additional consultation with Historic Preservation Services.*
  - *Highly abrasive paint removal methods such as use of rotary sanders or sandblasting are discouraged due to likelihood of damage to the underlying material and will require additional consultation with Historic Preservation Services.*

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 consider National Park Service Preservation Brief #10, [Exterior Paint Problems on Historic Woodwork](#) as you complete this project.

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 may be reached at [jbertolini@fcgov.com](mailto:jbertolini@fcgov.com) or 970-416-4250.

Sincerely,

Jim Bertolini  
Historic Preservation Planner