



## 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: March 30, 2022**

**EXPIRATION: March 30, 2023**

Annette Bierbower and Travis Kauffman  
100 1<sup>st</sup> Street  
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Maneval/Mason/Sauer Property at 100 1<sup>st</sup> Street 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:

- Repaint property exterior.
  - *Condition 1 (for wood trim and exposed wood siding only): surface preparation methods should use only lightly-abrasive methods to avoid damage to historic wood siding or trim.*
  - *Condition 2 (for wood trim and exposed wood siding only): primer should generally be oil-based, with a vapor-permeable top-coat to avoid long-term moisture damage.*

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. Items requiring further approval include, but are not limited to, the following activities:

- Application of water sealants, including waterproof wood treatments or waterproof paints (generally discouraged);
- Highly abrasive paint removal methods such as use of rotary sanders or sandblasting that are discouraged due to likelihood of damage to the underlying material.

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  
Senior Historic Preservation Planner