



**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 – Minor Alteration**

**ISSUED: September 1, 2023**

**EXPIRATION: September 1, 2024**

Bas Bleu Theatre Company  
c/o Jess Bean (Fort Collins Mural Project)  
401 Pine St.  
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Giddings Machine Shop at 401 Pine 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:

- Painting of mural in the cinderblock portions only (see photo; brick areas are outside of the scope of the mural 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 can be reached at [yjones@fcgov.com](mailto:yjones@fcgov.com) or at (970) 224-6045.

Sincerely,

Yani Jones  
Historic Preservation Planner





Babel  
theatre



**From:** [Fort Collins Mural Project](#)  
**To:** [Historic Preservation](#)  
**Subject:** [EXTERNAL] Re: Re: Mural for a historic building  
**Date:** Friday, September 1, 2023 11:54:13 AM

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Hi Yani,

I'm good at working within Zoning's parameters but historic buildings are something we've completely avoided until now so I really appreciate the extra information. I attached the before photo below. We're really excited to be able to work with Bas Bleu and I appreciate you responding so quickly and helping us follow the correct order of operations.

Cheers!

Jess

**FORT COLLINS MURAL PROJECT**

[www.fcmuralproject.org](http://www.fcmuralproject.org)

@fcmuralproject



On Fri, Sep 1, 2023 at 11:19 AM Historic Preservation <[preservation@fcgov.com](mailto:preservation@fcgov.com)> wrote:

Hi Jess,

Do you happen to have a photo of the side of the Bas Bleu building where the mural will be located that I can include with the Certificate of Appropriateness? We like to include a “before” photo in most cases for these certificates. I’m sorry for not asking sooner!

Take care,

Yani

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**YANI JONES**

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

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

(970) 658-0263

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

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**From:** Historic Preservation <[preservation@fcgov.com](mailto:preservation@fcgov.com)>

**Sent:** Thursday, August 31, 2023 4:37 PM

**To:** Fort Collins Mural Project <[fc muralproject@gmail.com](mailto:fc muralproject@gmail.com)>; Historic Preservation <[preservation@fcgov.com](mailto:preservation@fcgov.com)>

**Subject:** RE: [EXTERNAL] Re: Mural for a historic building

Hi Jess,

Thanks for the information! For the 401 Pine/Bas Bleu mural, I'll generate the Certificate of Appropriateness for the scope you've described either tomorrow or Monday – Please look out for another email from me.

For 204 S. College Ave., because this project does not require a building permit, Historic Preservation review is not required (because the property is not historically designated). I would recommend reaching out to Zoning though, just in case, about the design so you can make sure you're not violating sign code!

I do want to clarify, in case it becomes relevant, that under the Land Use Code, Sec. 3.4.7, even commercial properties without historic designation (all non-single-family residential properties, really), do need to undergo historic preservation review for exterior work that requires a building permit – If a property is eligible for Landmark designation (determined through a historic survey process), then building-permitted exterior alterations do need to comply with historic preservation regulations to the maximum extent feasible. We don't have a valid historic survey on file for 204 S. College Ave., but if the owner is planning more significant exterior alterations, a survey can be ordered through my division at this email address. That was probably more info than you needed, but I wanted to correct any possible misconceptions!

Take care,

Yani

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**YANI JONES**

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

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**From:** Fort Collins Mural Project <[fc muralproject@gmail.com](mailto:fc muralproject@gmail.com)>

**Sent:** Wednesday, August 30, 2023 10:53 AM

**To:** Historic Preservation <[preservation@fcgov.com](mailto:preservation@fcgov.com)>

**Subject:** [EXTERNAL] Re: Mural for a historic building

Hi Yani,

Thank you so much! We happened to have another property where we are painting a shed asked that we move to their wall in the alley. It is The Aggie Theatre | 204 S College Ave, Fort Collins, CO 80524. Looking at the zoning map it doesn't appear to be deemed historic and the owner is saying it's been modified so much throughout time that it cannot be deemed historic in the future. It is brisk with the lower 8 ft of the brick painted currently. With its old town location I wanted to run it by you first.

For the original building I inquired about; I'd be happy to get the certificate to the appropriate people.

Bas Bleu Theatre Company

401 Pine St

Fort Collins, CO 80524

Cheers,

Jess Bean

## FORT COLLINS MURAL PROJECT

[www.fcmuralproject.org](http://www.fcmuralproject.org)

@fcmuralproject



On Wed, Aug 30, 2023 at 9:12 AM Historic Preservation <[preservation@fcgov.com](mailto:preservation@fcgov.com)> wrote:

Hi Jess,

Thanks for reaching out about this! I appreciate your sensitivity to the historic brick – Leaving brick unpainted is always best for its health, so painting only the cinder-block portions is a good approach from a preservation perspective. If the building is a designated historic property, then I'll need to get you a Certificate of Appropriateness for the work before your start date to show the proposal as approved – Would you tell me the address of the building?

Take care,

Yani

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**YANI JONES**

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

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

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**From:** Fort Collins Mural Project <[fcmuralproject@gmail.com](mailto:fcmuralproject@gmail.com)>  
**Sent:** Tuesday, August 29, 2023 7:48 PM  
**To:** Historic Preservation <[preservation@fcgov.com](mailto:preservation@fcgov.com)>  
**Subject:** [EXTERNAL] Mural for a historic building

Hi there,

We are working with a historic building in the River District this year to place a mural onto the cinder-blocked window panels, The building is currently painted brick. But with the brick being historic our plan was to only paint on the cinderblock portions where the original windows once were. Our hope is that this is an acceptable project to pursue since we won't be painting over the historic brick in any way. This partnership happened very recently and we plan to begin painting Sept 16th, so if you need to meet with me I'd be happy to make that happen.

Best regards,

Jess Bean

Executive Director

309-453-7609

**FORT COLLINS MURAL PROJECT**

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