



**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 12, 2023**  
**EXPIRATION: September 12, 2024**

W and T Leasing  
c/o Tory Pappas (NRCE, Inc.)  
131 E. Lincoln Ave., Ste. 300  
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Harmony Mill at 131 E. Lincoln Ave., 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:

- Repainting of wood and metal building features in like colors using water-based paint
  - *If it is unknown whether the existing paint is oil or water-based, it is advised to use an oil-based primer layer prior to using water-based/latex paint to prevent bubbling and peeling that can occur when water-based latex paint is applied directly on top of oil-based paint.*

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, power washing, or sandblasting that are discouraged due to likelihood of damage to the underlying material;
- Painting of unpainted masonry.

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

**From:** [Tory Pappas](#)  
**To:** [Historic Preservation](#)  
**Cc:** [Lois Buderus](#)  
**Subject:** RE: [EXTERNAL]RE: Historic Harmony Mill  
**Date:** Monday, September 11, 2023 2:33:54 PM

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Thank you so much for all the info!! I've attached pictures of the areas we would like to refresh. I can confirm that we are going to match the colors "like with like" and will use a water based paint.

Thanks!

**Tory Pappas**  
NRCE, Inc.

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**From:** Historic Preservation <preservation@fcgov.com>  
**Sent:** Thursday, September 7, 2023 11:28 AM  
**To:** Tory Pappas <TPappas@NRCE.COM>; Historic Preservation <preservation@fcgov.com>  
**Subject:** [EXTERNAL]RE: Historic Harmony Mill

Hi Tory,

Thanks for reaching out about this! Because the Harmony Mill is a Landmark property, all exterior alterations need to undergo Historic Preservation Design Review and receive approval through a "Certificate of Appropriateness" prior to work beginning.

A project like this is routine in nature, and so we can review it quite quickly as staff. Please provide the following for that review:

- Photos of the building, showing the wood and metal elements to be re-painted
- The type of paint proposed
  - We generally advise that if you do not know the existing paint type, that you should either test it to see if it is oil-based or not, or you can use an oil-based primer before applying a latex/water-based paint. The reason for this is because water-based paint can bubble and peel if applied directly to oil-based paint.

We also usually ask for colors, but it sounds like you'll be using the same colors, and so this is not really a concern! If you did want to change any colors in the future, we generally don't actually regulate colors themselves beyond what is required by other City codes. What we would be looking for is a color palette that accentuates rather than hides architectural features, though. It also goes against preservation regulations to paint unpainted masonry due to the negative physical impacts paint can cause for brick and stone.

Please don't hesitate to reach out if you have any other questions.

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:** Tory Pappas <[TPappas@NRCE.COM](mailto:TPappas@NRCE.COM)>

**Sent:** Thursday, September 7, 2023 10:11 AM

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

**Subject:** [EXTERNAL] Historic Harmony Mill

Good morning!

I help manage the Historic Harmony Mill building here in Old Town Fort Collins. I wanted to reach out about our desire to do a refresh paint job on the exterior metal and wood. This would include the wooden Harmony Mill sign, wood trim around the windows, wood trim around the front door, the gutters, the metal fire escape, and any other metal fencing surrounding the building. We will be painting all colors as like for like, in order words a “paint refresh”.

Please let me know if there is any procedure that I need to follow before beginning the project.

Thanks!

Tory Pappas

NRCE, Inc.

















HISTORIC

# HARMONY MILL

Built in 1886