



**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 18, 2023**

**EXPIRATION: September 18, 2024**

Robert Jeffrey Benham  
1523 Peterson 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 M.G. Nelson House & Carriage House at 700 Remington 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:

- Re-painting house – Including needed prep work, application of “triple-thick peel-stop” primer by Zinzer in areas where edges of existing paint are to remain exposed, and application of finish coat of Sherwin-Williams Premium Duration paint in like color.
  - *When preparing the surface for paint, the following methods are discouraged: Power washing (high pressure power washing can damage historic wood material, and it can push excess moisture into the wood, which can impact the success/quality of re-painting), sandblasting, and rotary sanders (these highly abrasive methods can unintentionally damage historic wood features).*
  - *If trim painting is within the scope of this project, color should match existing (white) or color must be approved through an amendment to this COA.*
  - *If you are unsure if the existing paint is oil or water based, it is advised to either test the paint or use an oil-based primer layer prior to the finish coat of paint; acrylic (water-based) paint applied directly to oil-based paint can bubble and peel, but oil-based primer acts as a bridge between the two types of paint.*

Please note that work beyond that indicated in your permit application/correspondence requires additional approval. This includes, but is not limited to:

- Application of water sealants, including waterproof wood treatments or waterproof paints (generally discouraged);
- 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:** [Bonnie & Jeff BENHAM](#)  
**To:** [Historic Preservation](#)  
**Subject:** [EXTERNAL] 700 Remington Street - exterior painting  
**Date:** Monday, September 18, 2023 10:55:38 AM

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To whom it may concern,  
This correspondence is to alert the preservation staff of my intent to re-paint 700 Remington Street. Per my phone conversation with, and as requested by, Yani Jones, I am attaching a front elevation photo of the subject property located at the SE corner of Remington and Laurel streets.



The intent is to repaint with the same yellow color.

The scope of work is as follows:

1. Prep work - hand scrape, power wash, and sand as needed to remove loose and/or peeling existing paint and provide suitable finish surface for repainting.
2. Apply "triple-thick peel-stop" primer product by Zinzer to areas where perimeter edges of existing paint to remain are exposed.
3. Apply finish coat of paint by Sherwyn-Williams, premium "Duration" product.

Painting Contractor contact:

Travis Wickham  
Chameleon Painting  
970-402-6911

Please acknowledge receipt of this communication and reply with any questions or concerns to:

Robert "Jeff" Benham

1523 Peterson Street  
Fort Collins, CO  
970-581-6634