



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
fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS – Minor Alteration
ISSUED: March 20, 2024
EXPIRATION: March 20, 2025

Millenium Gallery of Living Art
c/o Jess Bean (Fort Collins Mural Project)
211-213 Jefferson 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 Jefferson Block at 211-213 Jefferson 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 on the stuccoed northwest side of the building (the side facing the parking lot at the corner of Pine and Jefferson Streets)
 - Surface preparation to include repair of cracking stucco in manner substantially similar to that described in attached procedure; application of concrete primer; taping off of brick abutting the mural area to protect brick from paint
 - Mural paint to be an exterior-grade latex paint
 - An anti-graffiti coating will also be applied to the mural

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 or at (970) 224-6045.

Sincerely,

Yani Jones
Historic Preservation Planner

From: [Fort Collins Mural Project](#)
To: [Yani Jones](#)
Subject: [EXTERNAL] Re: Building inquiry
Date: Wednesday, March 20, 2024 10:09:07 AM
Attachments: [image003.png](#)

Hi Yani,

Awesome, It's so fulfilling getting to see finished murals that you helped make happen!

This is great news! And thank you for clearing up the parameters on how decision making is made around stucco.

I was just beginning to look into options for repairs and was going to call in a few experts to give me estimates and advice. I am very aware (it's a personal pet peeve of mine) how terrible the repairs can look and how poorly done repairs show up through the paint and want to avoid this at all cost. As of right now I'm leaning towards this [method](#). But I still plan to consult with experts.

We are planning on using exterior grade latex paint, doing a concrete level primer for the new repairs and any areas where paint has flaked away. Then finishing with an anti graffiti coating.

And at all cost; we will not touch the brick. Honestly, it shouldn't be an issue at all. We were planning on taping it off to keep it protected.

Cheers!

Jess Bean

Executive Director

FORT COLLINS MURAL PROJECT

www.fcmuralproject.org

@fcmuralproject



On Wed, Mar 20, 2024 at 9:42 AM Yani Jones <yjones@fcgov.com> wrote:

Hi Jess,

It's good to hear from you! I have walked by the mural at Bas Bleu, and it looks fantastic – What a perfect concept for those window openings!

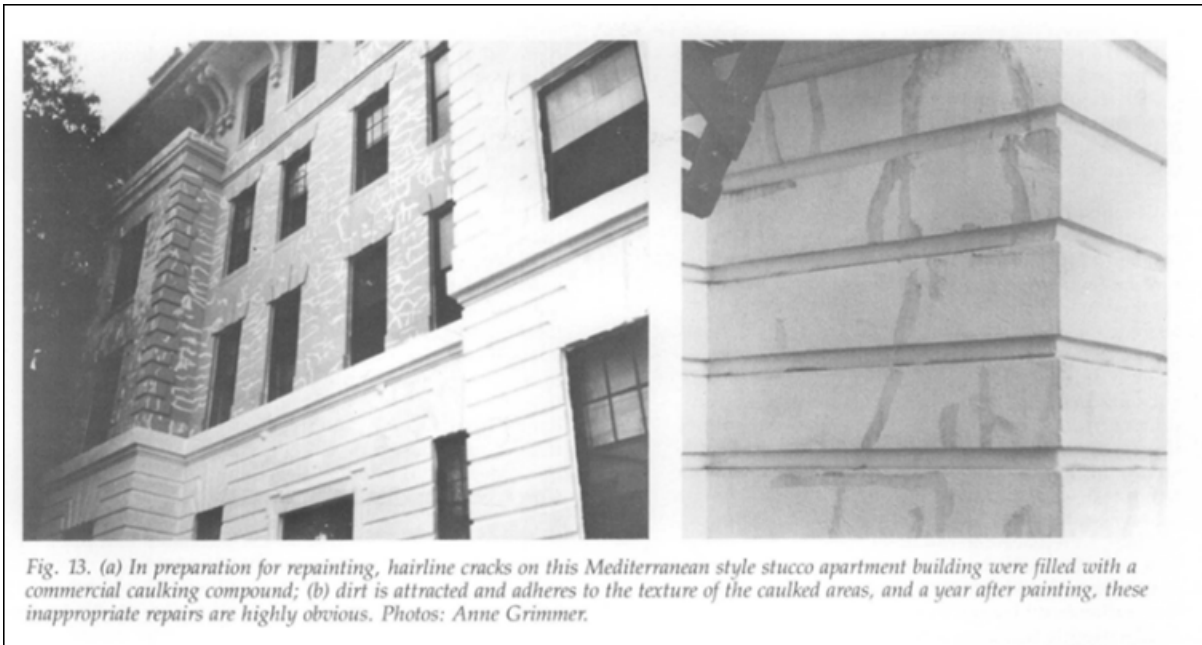
The entire 213 Jefferson building actually is considered historic (contributing to the Old Town

historic district), there's just an unfortunate mis-match between the layer with the color-coded parcels and the underlying basemap. But with that said, painting stucco is not a problem from a historic preservation perspective, so I can help you out with the historic pres review and a Certificate of Appropriateness! We typically only step in with a "no" if painting unpainted masonry is proposed because it can actually damage the material.

Would you please share a little more info about the project to help me with that review and COA? I'll just need to know:

- How are you planning to repair the cracks?
- What type of paint (e.g., latex paint, oil-based paint, etc.) are you planning to use?

For the repair, I'd advise against using a commercially available caulking compound to fill the cracks due to the difference in texture compared to the stucco and the tendency for caulking compounds to weather differently and attract a disproportionate amount of dirt, resulting in weird discoloration (which wouldn't be ideal for the wall or for the art!). Here is a snippet from "Preservation Brief 22: The Preservation and Repair of Historic Stucco" from the National Park Service showing what that can look like:



Take care,

Yani

.....

YANI JONES

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

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

(970) 224-6045

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

Get monthly historic preservation updates in your inbox by toggling on "Historic Preservation Matters" [here](#), or email preservation@fcgov.com to be added to the newsletter mailing list!

From: Fort Collins Mural Project <fc muralproject@gmail.com>

Sent: Wednesday, March 20, 2024 8:00 AM

To: Yani Jones <yjones@fcgov.com>

Subject: [EXTERNAL] Building inquiry

Hi Yani,

I worked with you last fall on the Certificate of Appropriateness for Bas Bleu Theatre getting a mural on the facade's waste materials. You were lovely! Not sure if you've been down there but the mural came out beautifully and gets so much positive feedback!

We have another wall in question. Looking at the maps the facade is historic but the West wall is not. We are working with the Creative District and building owners to place a Gateway Mural, think of a giant postcard, representing Fort Collins and painted by 12 different Fort Collins based artists and local volunteers.

The wall is the west facade of 213 Jefferson St. The brick front facing and back facing facades are deemed historic, while the west wall appears to be categorized as "not likely to be designated historic". From our understanding this is how properties like Firehouse Books (232 Walnut St) are able to host a mural on their west wall, as well. Both 213 Jefferson and 232 Walnut have stucco on their west walls. We plan to repair 213 Jefferson's stucco before painting since it is cracking in certain areas. Attached is a picture of the historic zoning map which shows both properties and a current photo of the wall with my partner in there for

scale, which cracks me up.

Cheers!

Jess Bean

Executive Director

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How to Repair Stucco

Read these steps for repairing cracked and buckled cement-plaster siding.

By Thomas Baker



At first glance, the seamless coat of stucco on the East Boston house looked as bulletproof as a sidewalk, the perfect foil against the harsh wet weather of this coastal city. Yet beneath its lush cloak of ivy, the cement shell was a mess of cracks and buckling, signs that water had gotten in and damaged the underlying wood lath.

When properly installed, stucco (a cement- or lime-based plaster) is about as carefree and long-lived a cladding as anyone could wish—100 years is not uncommon. But when big cracks or blisters appear, the time to make repairs is right away, before the damage grows.

Antonio DiSilva of MJM Masonry performed the remedial work on the East Boston house over ten days, ripping off loose material and patching it with three separate coats. Here's how to make stucco repair that lasts.

Stucco Recipes

Photo by Reena Bammi

Stucco Recipes

First coat:

- 1/2 bag (47 lbs.) Portland cement

- 6 shovels brick or mason's sand, slightly damp
- 1 shovel hydrated lime
- 1/2 cup acrylic bonding agent

Second and finish coats:

- 1/2 bag (47 lbs.) portland cement
- 8 shovels aggregate sand for concrete
- 1 shovel hydrated lime
- 1/2 cup acrylic bonding agent

Directions:

1. Shovel the dry ingredients into a wheelbarrow and blend them with a mortar hoe.
2. Add the acrylic bonding agent, then stir in water, a little at a time, until the mix reaches the consistency of buttercream frosting.
3. Too much water will make it loose and unworkable.
4. Once water is added, the mix will stay usable for 30 to 90 minutes before it starts to harden.

Watch The Weather

Freezing temperatures can ruin wet stucco. Wait for nighttime temperatures that stay above 40 degrees before tackling repairs. Hot, dry, windy weather can also interfere by sucking out moisture the mix needs to cure properly. Work in the shade so the stucco doesn't dry too fast. Between coats, keep the patch moist by covering it with a plastic sheet.

Work Safely

The alkalis in wet cement can cause burns. So when working with fresh stucco, wear gloves or touch the mix only with your tools, not your fingers. Keep a bucket of water nearby to wash any splashes off your skin.

Finish It Right

No patch, no matter how expertly textured, will match the color of the old stucco around it. To do that, you need to apply a pigmented coating over the entire surface. The patch at this house was covered with a thick, sprayed-on acrylic elastomer that bridges and seals hairline cracks. Other acceptable coatings include concrete paints and stains, mineral paints, lime washes, and "fog coats" of pigmented cement. Whichever coating you use, make sure it's alkaline tolerant and permeable to water vapor. Otherwise, it will be peeling off in no time.

Steps for Repairing Stucco

Step 1: Break Off Loose Stucco

Photo by Reena Bammi

Whack it with a hammer, or a hammer and a cold chisel, taking care not to damage the underlying wood lath supports. Eye protection is a must.

Step 2: Chip Away At The Edges

Photo by Reena Bammi

Continue until you reach stucco that's firmly adhered to its lath. Cut any metal mesh with snips.

Step 3: Cover The Exposed Lath

Photo by Reena Bammi

Using a utility knife, trim a piece of grade-D builder's paper to fit tightly along the boundary where the old stucco meets the exposed wood lath. Fasten the paper to the lath with roofing nails, then put a second layer of paper on top of the first.

Step 4: Add Mesh

Photo by Reena Bammi

Place galvanized metal lath over the paper and trim it tight against the edge of the stucco. Snips with offset handles will make this job easier. Drive more roofing nails through the mesh and into the wood lath.

Step 5: Mix The Stucco

Photo by Reena Bammi

Following the first-coat recipe, stir up a batch of stucco, using a wheelbarrow as a mixing bowl. The acrylic bonding agent added to this mix improves the adhesion of the new stucco to the old.

Step 6: Sling It

Photo by Reena Bammi

Wet the edge of the old stucco so it won't suck moisture out of the patch and weaken the bond between old and new. Scoop fist-size wads of wet stucco onto a brick trowel and toss them against the wire lath until it's completely covered. Smooth the mix with a finishing trowel, then pack it against the edge of the existing stucco with a brick trowel. Keep adding more material until this layer is about 1/2 inch below the existing stucco surface.

Step 7: Scratch It

Photo by Reena Bammi

When the patch loses its wet sheen, score its surface to improve the bond to the next coat. Tape a plastic sheet over the patch to keep it from drying out.

Step 8: Apply Second Coat

Photo by Reena Bammi

Wait seven days, then remove the plastic and mist the patch with water. Mix up a batch of stucco following the second-coat recipe, and trowel on a 3/8-inch-thick coat, working from the bottom up. Pack down the edges with a brick trowel. Wait for the wet sheen to disappear, then trowel the patch smooth, just below the level of the existing stucco. Cover again with a plastic sheet.

Step 9: Put On The Finish Coat

Photo by Reena Bammi

After three days, remove the plastic, mist the patch, and mix up a fresh batch of stucco, following the finish-coat recipe. Different textures require different techniques. To match this wall's original "dash" finish, DiSilva scooped small globs of wet mix onto his brick trowel, then flicked them against the wall until they were flush with the old surface.

Step 10: Wait To Paint

Let the patch cure for a week before painting it and the rest of the wall. Under a coat of heavy-bodied acrylic elastomer, the patch is invisible.

MILLENNIUM
TATTOO

NO
TRESPASSING

