

Historic Preservation Services

Community Development & Neighborhood Services 281 N. College Ave. Fort Collins, CO 80524

970.224.6078 <u>preservation@fcgov.com</u> fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS ISSUED: August 29, 2025 EXPIRATION: August 29, 2026

Avery Building LLC 3665 John F. Kennedy Pkwy. Bldg. 2-300 Fort Collins, CO 80525

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the First National Bank Building at 100 N. College Ave., have been approved by the City's Historic Preservation Division because the proposed work meets the criteria and standards in Chapter 14, Article IV of the Fort Collins Municipal Code.

1) Patio fencing and planters – After-the-fact approval

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 note that all ensuing work must conform to the approved plans. Any non-conforming alterations are subject to stop-work orders, denial of Certificate of Occupancy, and restoration requirements and penalties.

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.

Property owners can appeal staff design review decisions by filing a written notice of appeal to the Director of Community Development & Neighborhood Services within fourteen (14) days of this decision. 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 970-224-6078.

Sincerely,

Yani Jones Historic Preservation Planner

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;	Y
	The patio areas do not change the commercial use of the historic building.	
SOI #2	The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	Y
	The fences are simple, square metal pipe in black color with a large amount of open space to maintain visibility of the historic building, including its stone and brick elements. Planters are wooden and spaced out, again, maintaining visibility of the historic building. The fences and planters are removable and did not damage or destroy any materials from the building. The design also complies with the standards for patios outlined in the Old Town Design Standards. This Standard is met.	
SOI #3	Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Y
	This patio is clearly a modern feature that does not create a false sense of historical development. This Standard is met.	
SOI #4	Changes to a property that have acquired historic significance in their own right will be retained and preserved.	N/A
SOI #5	Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Y
	These are detached structures, so materials and features are preserved. This Standard is met.	
SOI #6	Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	N/A

SOI #7	Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	N/A
SOI #8	Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	N/A
SOI #9	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	Y
	The patio fencing and planters are clearly differentiated as not historic aspects of the First National Bank Building. Because they are minimal in their design, in their height, and have great transparency, they do not negatively impact the integrity of the property. This Standard is met.	
SOI #10	New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Y
	As detached features, the patio fencing and planters could easily be removed in the future with no impact to the historic building.	









