



**Historic Preservation Services**  
Community Development & Neighborhood Services  
281 N. College Ave.  
Fort Collins, CO 80524  
**970.224.6078**  
[preservation@fcgov.com](mailto:preservation@fcgov.com)  
[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

**CERTIFICATE OF APPROPRIATENESS**

**ISSUED: July 26, 2024**

**EXPIRATION: July 26, 2025**

Annette M. Bierbower and Travis T. Kauffman  
100 1<sup>st</sup> St.  
Fort Collins, CO 80524

Dear Annie and Travis:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the Maneval/Mason/Sauer Property at 100 First St., 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) New gabled awning/door hood over west elevation southmost door, conforming to design shown in attached sketch and using wood materials and asphalt-shingle roofing

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.

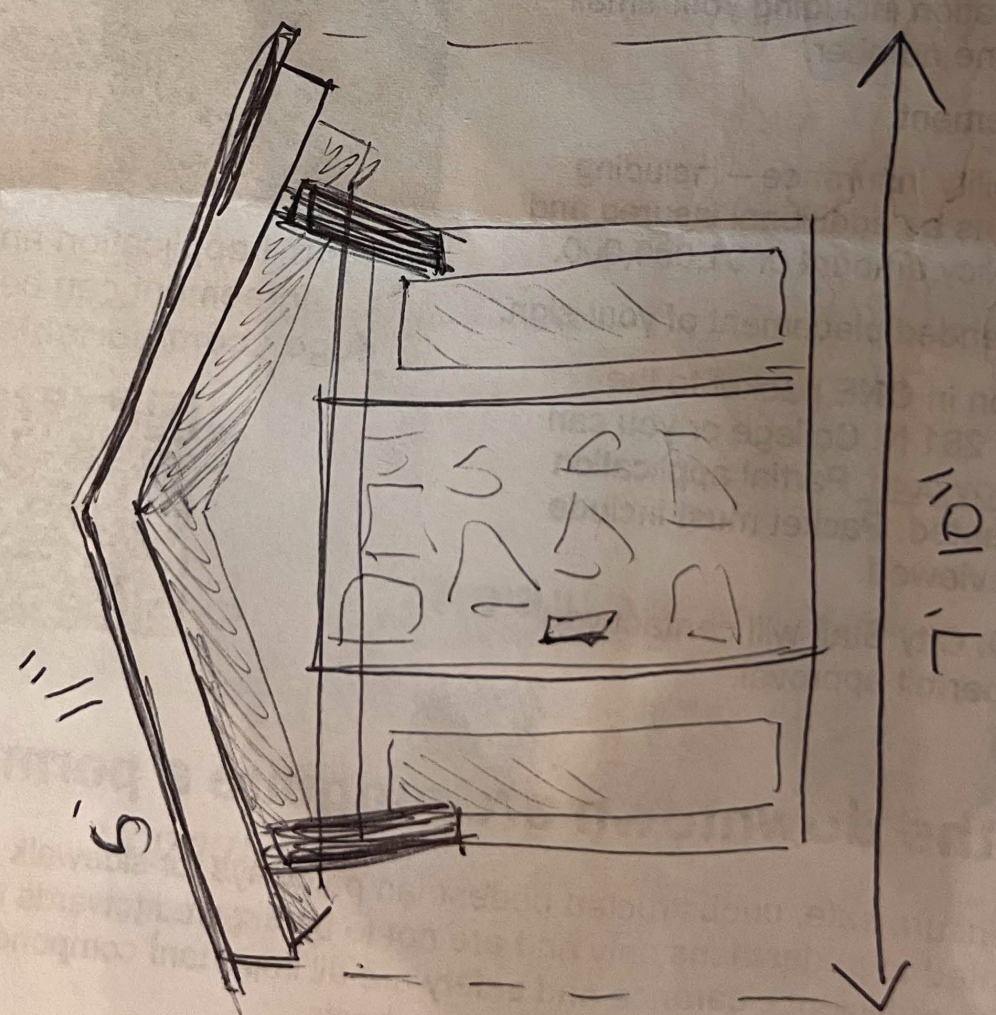
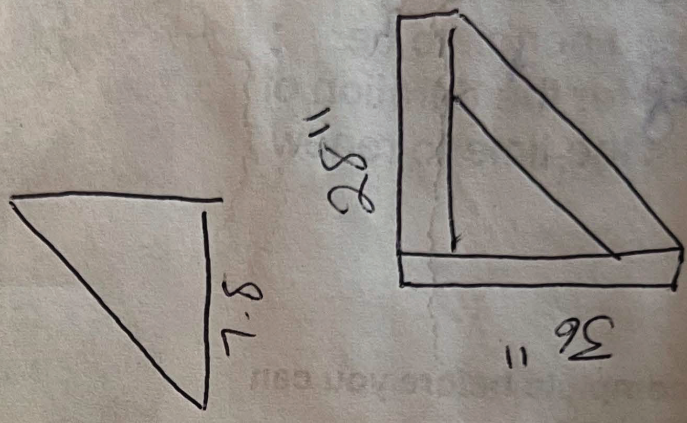
Property owners can appeal staff design review decisions by filing a written notice of appeal to the Director of Community Development & Neighborhood Services within fourteen (14) days of this decision. If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I can be reached at [yjones@fcgov.com](mailto: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	<p><i>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;</i></p> <p><b>This awning project will not alter the residential use of the property, its historic use.</b></p>	Y
SOI #2	<p><i>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.</i></p> <p><b>This property is significant for both its historical associations with Fort Collins’s Hispanic and German-Russian community and for its vernacular architecture, among other areas of significance. The design of this awning is aligned with the period and style of this house, and its installation will not require the removal of significant materials. The installation of an awning will also have no adverse effect on the other historic resources within this property (the store, shed, and privy). This Standard is considered met.</b></p>	Y
SOI #3	<p><i>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.</i></p> <p><b>Because the design of the new awning/door hood is very simple and does not borrow from incompatible styles that would create a false sense of historical development, this Standard is considered met.</b></p>	Y
SOI #4	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p>	N/A
SOI #5	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p><b>This project will be additive rather than subtractive, and so this Standard is met.</b></p>	Y

SOI #6	<i>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.</i>	N/A
SOI #7	<i>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.</i>	N/A
SOI #8	<i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i>	N/A
SOI #9	<p><i>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.</i></p> <p><b>Again, because this will be a new feature added to the exterior, materials characteristic to the property will not be destroyed. The new work is differentiated from the old because this awning will be covering a non-original entrance to the home. Its scale is appropriate, just large enough to shield the door and its side lites from weather, and the design is non-ornamental, aligned with the design of the rest of the historic home. For these reasons, this Standard is considered met.</b></p>	Y
SOI #10	<p><i>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.</i></p> <p><b>Because so little material will be lost for this awning project, it could easily be removed in the future without damaging the essential form or integrity of the historic house, should that be desired in the future.</b></p>	Y



**From:** [Annie Bierbower](#)  
**To:** [Historic Preservation](#)  
**Subject:** [EXTERNAL] Re: Re: Re: Re: Re: Re: Re: House Siding and/or Painting - 100 1st  
**Date:** Wednesday, July 24, 2024 8:17:43 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[West Front - 100 1st.PNG](#)  
[North - 100 1st.HEIC](#)  
[East Back - 100 1st.PNG](#)  
[South - 100 1st.HEIC](#)  
[Front door - Awning - 100 1st.HEIC](#)

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Hi Yani,

I know this is probably asking a lot but we have very limited free time on the weekends between work and new babe and we would really love to get going on the awning project this weekend. Is there any way to get that approved in time?

Here are (almost) all the pieces needed for approval for that project. We will be building it ourselves with wood and using asphalt shingles. We will be sure to use flashing too. How much weight do the dimensions hold in terms of approval? We are looking at either just above the front or widening slightly so it goes over the door and those tall, skinny windows on each side too. If we went for just the door it would be about 4' x 3'. If we go wider it would be about 7' x 3'. We want to keep it more shallow (close to the 3' mark).

Once I hear some notes from you on dimensions, I will get a drawing with confirmed size from my husband. Thank you!

Sincerely,

Annie Bierbower  
[bierboweram@gmail.com](mailto:bierboweram@gmail.com)  
402-369-6174

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All photos

