
PROJECT NAME

425 10TH STREET, ROMERO HOUSE

STAFF

Karen McWilliams, Historic Preservation Manager

PROJECT INFORMATION

PROJECT DESCRIPTION:	This is a request to remove and replace cedar shingles and repaint the Romero House, 425 10 th Street.
OWNER/APPLICANT:	City of Fort Collins/Mark McLean, Sr. Facilities Project Manager, Operation Services
DECISION:	Staff approves this request for work to replace cedar shingles with like shingles and repaint the Romero House as described, finding that the work meets the Standards in Municipal Code 14-53(b)(1), including the applicable Secretary of the Interior Standards for Restoration.

EXECUTIVE SUMMARY

The 1927 Romero House is architecturally important as an exceptional example of adobe architecture, and historically important for its association with the sugar beet industry in Fort Collins, in addition to its association with John and Inez Romero, important leaders in the Hispanic community. The property was designated as a landmark by ordinance No. 114, 2001. The property is under an easement held by History Colorado.

The applicant is requesting approval to replace the existing cedar shingle wood roof in kind, and to repaint the building to match the existing paint colors. Prior to painting, the building will be washed with plain water or water with a minimum of surfactants, and well rinsed. Pressure washing will not be used. A section of paint on the west elevation shows the historic record of previous paint and will not be painted. Only non-original cedar shingles will be replaced; the historic construction materials and details, such as the different roof framing, will be retained.

STAFF'S ROLE

Pursuant to Municipal Code Chapter 14, Article IV, Section 14-53, historic preservation staff may review design review applications for compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* and applicable City standards adopted by ordinance for historic reviews; and issue a Certificate of Appropriateness for work meeting the standards.

BACKGROUND

In 1927, John Romero married Inez Rivera and, with the help of a friend from New Mexico, built a simple two-room adobe house based on plans promoted by the Great Western Sugar Company. By 1935, John and Inez had one son and another on the way. John Romero doubled the size of the home by adding a two-room adobe addition of equal size to the rear (west end) of the home.

The most significant single feature of the Romero House is its adobe wall construction. Placed on shallow concrete foundations, the walls, about 20 inches thick, were constructed of adobe bricks and then plastered inside and out with adobe mud plaster. The gable frame roof was a very popular variant of the basic plan, eliminating many of the maintenance problems associated with flat adobe roofs. The gable roof was also perceived as more modern and convenient. In the early 2000's, the property became a museum to interpret the lives of Hispanic families in Fort Collins and was restored to its 1935 appearance through a grant from the Colorado State Historical Fund.

STAFF EVALUATION OF APPLICABLE REVIEW CRITERIA:

	Summary of Code Requirement and Analysis	
Applicable Code Standards	The Secretary of the Interior's Standards recognizes four Treatments for historic resources: Preservation, Rehabilitation, Restoration and Reconstruction. The proposed work falls under the Restoration Treatment.	Does Work Comply with Standard?
SOI Restoration Standard #1	<i>A property will be used as it was historically or be given a new use that reflects the property's restoration period.</i> This Standard is not applicable for this application.	N/A
SOI Restoration Standard #2	<i>Materials and features from the restoration period will be retained and preserved. The removal of materials or alterations of features, spaces, and spatial relationships that characterize the period will not be undertaken.</i> Only non-original cedar shingles will be replaced; the historic construction materials and details, such as the different roof framing, and the evidence of historic paint, will be retained.	Complies
SOI Restoration Standard #3	<i>Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.</i> The cedar shingles closely match historic shingles that would have been on the house originally but are easily differentiated upon inspection. The shingles being replaced are, themselves, non-original replacements.	Complies

SOI Restoration Standard #4	<p><i>Materials, features, spaces, and finishes that characterize other historic period will be documented prior to their alteration or removal.</i></p> <p>This Standard is not applicable for this application.</p>	N/A
SOI Restoration Standard #5	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.</i></p> <p>The historic construction materials and details, such as the different roof framing, and the evidence of historic paint, will be retained.</p>	Complies
SOI Restoration Standard #6	<p><i>Deteriorated features from the restoration period 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.</i></p> <p>The paint will closely match the historic paint color; the section of paint showing the historic record of previous paint will not be disturbed. The cedar shingles being removed are not historic and will be replaced with closely matching cedar shingles.</p>	Complies
SOI Restoration Standard #7	<p><i>Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.</i></p> <p>This Standard is not applicable for this application.</p>	N/A
SOI Restoration Standard #8	<p><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></p> <p>Prior to painting, the building surfaces will be washed using plain water or water with a minimal amount of surfactant and well rinsed. Pressure washing will not be used.</p>	Complies
SOI Restoration Standard #9	<p><i>Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i></p> <p>This Standard is not applicable for this application</p>	N/A
SOI Restoration Standard #10	<p><i>Designs that were never executed historically will not be constructed.</i></p> <p>This Standard is not applicable for this application</p>	N/A



Design Review Application Historic Preservation Division

Fill this form out for all applications regarding designated historic buildings within the city limits of the City of Fort Collins. Review is required for these properties under Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

Applicant Information

Mark McLean	221-6273		
Applicant's Name	Daytime Phone	Evening Phone	
300 LaPorte Ave		CO	80521
Mailing Address (for receiving application-related correspondence)		State	Zip Code
mmclean@fcgov.com			
Email			

Property Information (put N/A if owner is applicant)

The City of Fort Collins	221-6273		
Owner's Name	Daytime Phone	Evening Phone	
425 10 th Street – Romero House		CO	80524
Mailing Address (for receiving application-related correspondence)		State	Zip Code
mmclean@fcgov.com			
Email			

Project Description

Please provide an overview of your project. (Details about the work will be added on the next page.)

Exterior Repairs to the building due to hail damage, including the replacement of the cedar shingle roof, and exterior painting.

The following attachments are REQUIRED:

- ☐ Complete Application for Design Review
- ☐ Detailed Scope of Work (and project plans, if available)
- ☐ Color photos of existing conditions

Reminders:

Complete application would need all of checklist items as well as both pages of this document.

Detailed scope of work should include measurements of existing and proposed.

Please note: if the proposal includes partial or full demolition of an existing building or structure, a separate demolition application will need to be approved.

Additional documentation may be required to adequately depict the project, such as plans, elevations, window study, or mortar analysis. If there is insufficient documentation on the property, the applicant may be required to submit an intensive-level survey form (at the applicant's expense).

Detail of Proposed Rehabilitation Work (*Required)

If your project includes multiple features (e.g. roof repair and foundation repair), you must describe each feature separately.

Feature A Name: Roofing	
<p>Describe property feature and its condition:</p> <p>The roof consists of cedar shingles and they are showing damage from a Hailstorm</p>	<p>Describe proposed work on feature:</p> <p>Remove the existing cedar shingle roof and replace the roofing with cedar shingles to match.</p> <p>Tarps will be used during demolition and construction to protect the adjacent building and landscaping from falling debris.</p> <p>AAA roofing will be performing this work with their own in-house personnel.</p>
Feature B Name: Siding and Trim	
<p>Describe property feature and its condition:</p> <p>Painted shingle siding & Trim – Hail Damaged</p>	<p>Describe proposed work on feature:</p> <p>Lightly brush the existing painted surfaces to remove loose paint and repaint to match existing color.</p> <p>The west elevation has a section of paint that shows the historic record of previous paint and is not to be painted.</p> <p>Tarps will be used during demolition and construction to protect the adjacent building and landscaping from falling debris.</p> <p>AAA roofing will perform this work with their own in-house personnel.</p>

Use Additional Worksheets as needed.

Required Additional information

The following items must be submitted with this completed application. Digital submittals are preferred.

- ☒ At least one current photo for each side of each building and structure. Photo files or prints shall be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc. If submitted as prints, photos shall be labeled
- ☐ Photos for each feature as described in the section "Detail of Proposed Rehabilitation Work". Photo files or prints shall be named or labeled with applicant name and feature letter. For example, smitha1.jpg, smitha2.jpg, smithb.jpg, smithc.jpg, etc.

Depending on the nature of the project, one or more of the following items may need to be submitted.

- ☐ Drawing(s) with dimensions.
 - ☒ Product specification sheet(s).
 - ☐ Descriptions of all materials included in the proposed work.
 - ☐ Color sample(s) or chip(s) of all materials.
- ☐ **Check if partial or full demolition** is a part of this project. Partial demolition could include taking off existing rear porches to create space for a new addition or removing an existing wall or demolishing a roof. If you are taking away pieces of the existing building or structure, you are likely undergoing some partial demolition.



Signature of Applicant

1/26/21

Date



425 Tenth Street

Hail damage replacement

Legend

📍 425 10th St

10th St

Detach and reset ridge cap

W-Valleys Galvanized

425 10th St

**Replace Roof with taper
sawn wood shakes to match
existing**



Google Earth

© 2020 Europa Technologies
© 2020 Google

40 ft











From: [Mark McLean](#)
To: [Karen McWilliams](#)
Subject: RE: 42510th Street - Romero House Hail repairs
Date: Monday, February 8, 2021 1:33:55 PM
Attachments: [image007.png](#)
[20210121_103612.jpg](#)
[image003.png](#)

Keren – For Romer House we removed the gutter and downspout scope completely from the project. For the Carnegie building we are proposing to replace all of the gutters and downspouts on the building. The only exception that I can see would be the box on the west side that drains the low roof above the entry, I would like to leave this box in place as I don't think we could easily match a replacement; we would replace the downspout out of the bottom of this box.

Is that what you were looking for? Thanks!

Thank you,

Mark McLean
City of Fort Collins
Facilities Project Manager
P: 970-221-6273
mmclean@fcgov.com

-

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From: Karen McWilliams <KMCWILLIAMS@fcgov.com>
Sent: Monday, February 8, 2021 1:13 PM
To: Mark McLean <mmclean@fcgov.com>
Subject: RE: 42510th Street - Romero House Hail repairs
Importance: High

Hi, Mark – I thought I knew the answers, but in reviewing our correspondence I realized that I'm not sure if you are now proposing to replace all of the gutters and downspouts, or only portions? For instance, what about the historic scuppers – replace or keep?

Karen McWilliams
Historic Preservation Manager | City of Fort Collins
kmcwilliams@fcgov.com | 970.224.6078

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Recursos de United Way: <https://uwaylc.org/>

From: Mark McLean <mmclean@fcgov.com>

Sent: Monday, February 8, 2021 9:28 AM

To: Karen McWilliams <KMCWILLIAMS@fcgov.com>

Subject: RE: 42510th Street - Romero House Hail repairs

Karen – Is there anyway you could get me an update today? I have to provide an update tomorrow,
Thank You

Thank you,

Mark McLean

City of Fort Collins

Facilities Project Manager

P: 970-221-6273

mmclean@fcgov.com

-

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From: Karen McWilliams <KMCWILLIAMS@fcgov.com>

Sent: Monday, February 1, 2021 7:44 PM

To: Mark McLean <mmclean@fcgov.com>

Subject: RE: 42510th Street - Romero House Hail repairs

Thanks, Mark! I'll get on these two applications, and have an answer for you by the end of the week.
- Karen

Karen McWilliams

Historic Preservation Manager | City of Fort Collins

kmcwilliams@fcgov.com | 970.224.6078

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Recursos de United Way: <https://uwaylc.org/>

From: Mark McLean <mmclean@fcgov.com>

Sent: Monday, February 1, 2021 5:33 PM

To: Karen McWilliams <KMCWILLIAMS@fcgov.com>

Subject: 42510th Street - Romero House Hail repairs

Karen – Please find the attached COA application & Supporting photos for the repairs we are proposing, Please take a look and let me know if you need anything else or have any comments.
Thank You

Thank you,

Mark McLean

City of Fort Collins

Facilities Project Manager

P: 970-221-6273

mmclean@fcgov.com

-

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From: [Mark McLean](#)
To: [Karen McWilliams](#); "[chris koziol](#)"; kwoods@cityvisions.org
Subject: RE: Hail repairs to Carnegie Building and Romero House
Date: Tuesday, December 1, 2020 10:02:58 AM
Attachments: [image005.png](#)
[image001.png](#)

Karen – We are looking to get these two projects completed this year. We were hoping to start at Carnegie next week but this is of course dependent on approval from your office.

You are correct, the Adobe repairs were completed already; it was just originally included in their proposal since it was listed on the insurance claim, I am working on a deductive change order from AAA Roofing to remove the adobe from their scope of work.

I also have a physical sample of the Cedar Shingle if you would like to see that I can bring it to your office? Let me know if you would like to see that.

I will have the contractors work on their protection plan and will forward it on to you after the Thursday meeting.

Let me know if you need anything else, Thank You

Thank you,

Mark McLean
City of Fort Collins
Facilities Project Manager
P: 970-221-6273
mmclean@fcgov.com

-

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From: Karen McWilliams <KMCWILLIAMS@fcgov.com>
Sent: Monday, November 30, 2020 2:19 PM
To: Mark McLean <mmclean@fcgov.com>; 'chris koziol' <koziol@cityvisions.org>; kwoods@cityvisions.org
Subject: RE: Hail repairs to Carnegie Building and Romero House

Hello, Mark – Hope you had a nice Thanksgiving. Historic Preservation staff will review this (and the Carnegie Building) on Thursday, at our weekly meeting, but I do have some questions for you.

First, do you have a hard timeline on these projects? The Romero House work will also need to be approved by History Colorado, and so may take longer.

Also, I understood that the Romero House adobe was just completed, so I'm wondering why this work is included in the bid?

We will also need the contractors to submit a Plan of Protection for each property, detailing how they will ensure that they will protect the resources from inadvertent damage as they complete the work. I've attached the form, but please wait to send it on until after our Thursday meeting.

Please let me know if you have any questions in the meantime.

Best, Karen

Karen McWilliams
Historic Preservation Manager | City of Fort Collins
kmcwilliams@fcgov.com | 970.224.6078

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Recursos de United Way: <https://uwaylc.org/>

From: Mark McLean <mmclean@fcgov.com>

Sent: Tuesday, November 24, 2020 2:48 PM

To: Karen McWilliams <KMCWILLIAMS@fcgov.com>; 'chris koziol' <koziol@cityvisions.org>; kwoods@cityvisions.org

Subject: RE: Hail repairs to Carnegie Building and Romero House

Karen – I have attached the COA application with photos for the Romero House, I will follow up with a second email that contains the product data for the materials. Please let me know if there is anything else that you need, Thank You.

Thank you,

Mark McLean
City of Fort Collins
Facilities Project Manager

P: 970-221-6273

mmclean@fcgov.com

-

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From: Karen McWilliams <KMCWILLIAMS@fcgov.com>

Sent: Friday, October 16, 2020 4:43 PM

To: Mark McLean <mmclean@fcgov.com>; 'chris koziol' <koziol@cityvisions.org>; kwoods@cityvisions.org

Subject: RE: Hail repairs to Carnegie Building and Romero House

Hi, Mark – I do not have concerns about the work on the Carnegie building, but do need you to complete an Certificate of Appropriateness application (attached).

For the Museo, I'm going to use this email to connect you with Katherine Woods and Chris Koziol, who know the history of the Museo renovations much better than I. I seem to remember that a portion of the roof soffit on the rear is original material and design, and must remain, but Katherine and Chris will be able to confirm if this is true. Also please check with them about the gutters (any historical significance to the existing?) and if the building's paint color is historic and needs to be matched.

In the COA application I'll need details of the wood shingles (not shakes!), the gutter material and appearance, and paint manufacturer and color. Also, if any flaking paint needs to be removed, I'll need the details of how this would be done to ensure that there is no damage.

Sorry for the delay in responding! I just finished a huge project, so I should be able to be far more responsive now!

Best, Karen

Karen McWilliams
Historic Preservation Manager | City of Fort Collins
kmcwilliams@fcgov.com | 970.224.6078

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¿Quieres ayudar o necesitas ayuda? <https://www.fcgov.com/neighborhoodservices/adopt>

Recursos de United Way: <https://uwaylc.org/>

From: Mark McLean <mmclean@fcgov.com>

Sent: Friday, October 16, 2020 3:48 PM

To: Karen McWilliams <KMCWILLIAMS@fcgov.com>

Subject: FW: Hail repairs to Carnegie Building and Romero House

Hi Karen – I wanted to check in on this and see if there was anything that I needed to do before this work took place. Any help would be appreciated, Than You.

Thank you,

Mark McLean

City of Fort Collins

Facilities Project Manager

P: 970-221-6273

mmclean@fcgov.com

-

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From: Mark McLean

Sent: Wednesday, October 7, 2020 3:18 PM

To: Karen McWilliams <KMCWILLIAMS@fcgov.com>

Cc: Brian Hergott (bhergott@fcgov.com) <bhergott@fcgov.com>

Subject: Hail repairs to Carnegie Building and Romero House

Karen – we are going to be doing some repairs to both the Carnegie Building and the Romero House and I wanted to check with you before we got too far along. For the Carnegie building we are going to be replacing the existing hail damaged roofing membrane on the flat roofs, and for the Romero house we will be replacing the roof and gutters as well as doing some painting of the siding. Please let me know if there is anything you require for us to get this work completed, Thank You

Thank you,

Mark McLean

City of Fort Collins
Facilities Project Manager
P: 970-221-6273
mmclean@fcgov.com

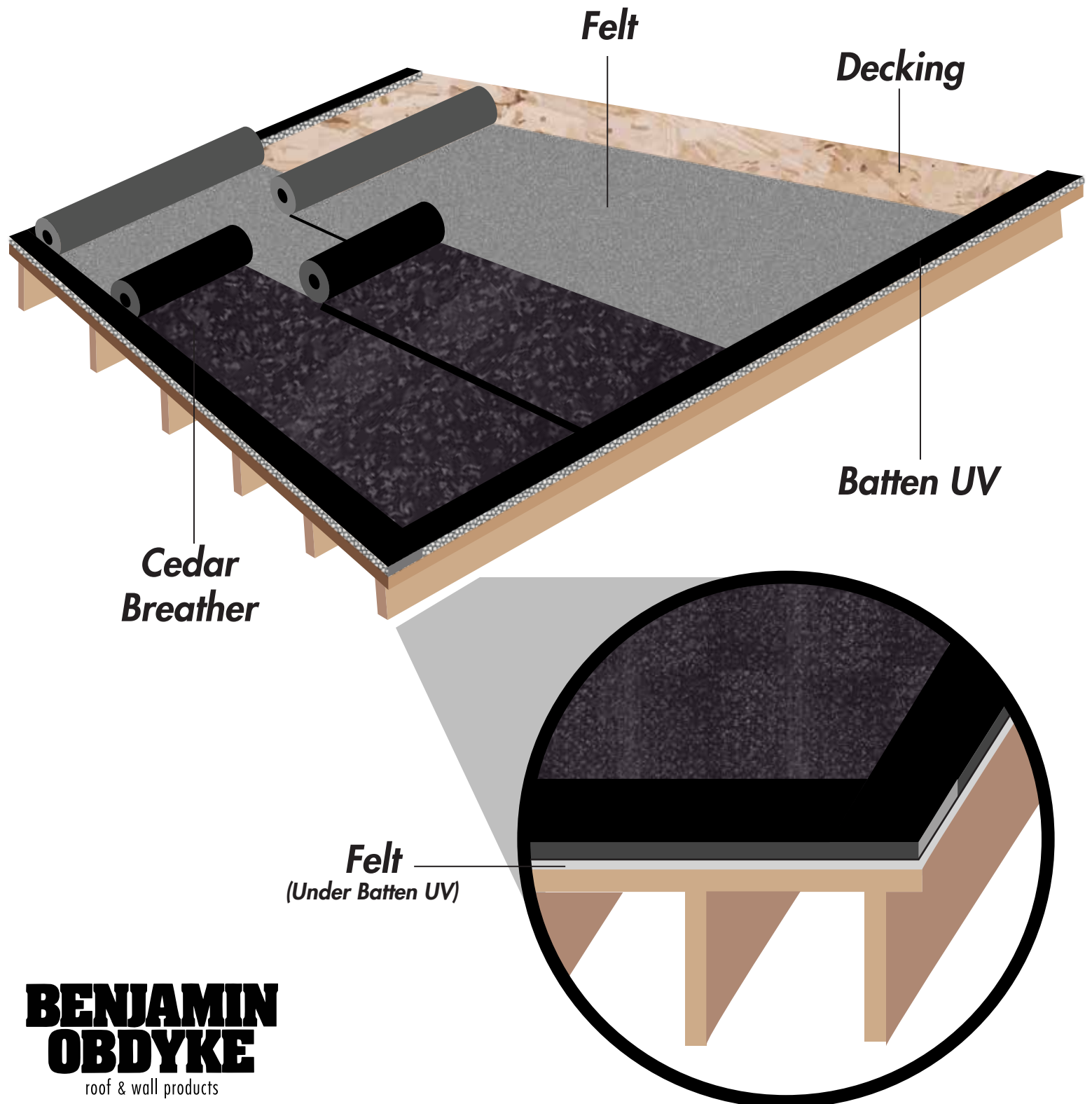
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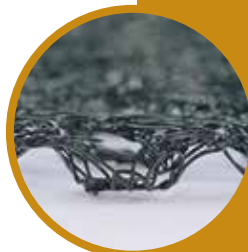


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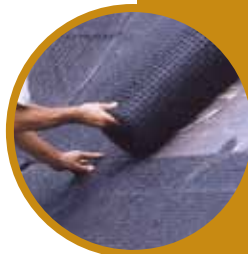
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The patented three-dimensional matrix allows continuous airflow and even provides cushioning during severe hail

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Eliminates need for furring strips



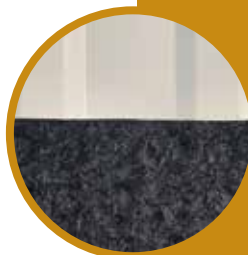
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Nylon matrix unaffected by UV light, heat, or cold



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Prevents thermal cupping and warping and reduces potential rotting



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Underlayment for wood roofing

Width	39 in
Length	61 1/2 ft
Coverage	200 sq ft ± 2 sq ft
Weight	9.7 lbs per roll/.778 oz/sq ft
Compression & thickness	Zero lbs per sq ft .27 in 100 lbs per sq ft .26 in 200 lbs per sq ft .25 in
Warranty	20 Year or Lifetime Limited



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Rapid Ridge 7

Nail-gunnable ridge vent on a roll for use with narrow hip and ridge shingles, cedar and slate

Net Free Area	12.5 in ² /lin ft
Width	7 in
Length	20 ft rolls
Thickness	5/8 in
Warranty	Lifetime Limited
Patents	5,960,595; 6,298,613; 6,981,916 US 2,236,487; 2,472,923; 2,300,803 CAN



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Roll Vent® Metric

Roll Vent ridge vent products provide maximum ventilation on a roll to protect residential roofing from the deteriorating forces of excess heat and moisture build-up.

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Rapid Ridge® Standard
Rapid Ridge® 7
Rapid Ridge® Metric

Rapid Ridge nail-gunnable ridge vent offers quick installation, complete with superior weather and insect protection.

SHARK VENT®

Shark Vent® XLP
Shark Vent® Xtra

Our latest roof solution, Shark Vent provides the rigidity of a sectional in a lightweight roll for fast installation. Available with or without a filter.

COUGAR® LP

Cougar LP ridge vent is a classic style ridge vent made from nylon matrix technology that is easily installed by hand or with a pneumatic nail gun.

XTRACTOR VENT®

Xtractor Vent® X18
Xtractor Vent® X18 Xtra
Xtractor Vent® XLP

Xtractor Vent is Benjamin Obdyke's externally baffled, shingle over ridge vent designed to extract heat and moisture from the attic.

SLICKER®

Slicker® Classic
Slicker® MAX
Slicker® HP

The Slicker family of rainscreens have vertical channels that provide a continuous space for drainage and drying. Provides maximum protection against the damaging effects of mold and rot.

HYDROGAP®

HydroGap is a drainable housewrap with 1 mm spacers that provide a continuous space for drainage to manage excess moisture and prevent the damaging effects of mold and rot.

FLATWRAP® UV

FlatWrap UV is an enhanced UV commercial-grade WRB and is specially designed for use with architectural designs that incorporate "open joint cladding." The product features a high performance tri-laminate design with enhanced UV resistance versus typical weather resistant barriers.

ACCESSORIES

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LTCB Printed 11/16



876.



MOOR-O-MATIC®
COLOR SYSTEM

Alabaster

Since all color chips are affected by age, light, heat and mechanical coating processes, this chip may vary slightly in color or finish from the actual paint in the container.

876.

Litho in U.S.A.

2/96

586



MOOR-O-MATIC®
COLOR SYSTEM

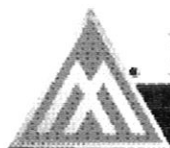
Northern Lights

Since all color chips are affected by age, light, heat and mechanical coating processes, this chip may vary slightly in color or finish from the actual paint in the container.

586

Litho in U.S.A.

2/96



Benjamin Moore & Co.

ARCHITECTURAL COATINGS

Regal® Premium Interior Finishes

Eggshell AquaVelvet® 319

Features

- Eggshell, low lustre finish with high durability
- Painted surfaces can be washed after a week
- Easy application
- Easy clean-up
- Premium hide and leveling
- No unpleasant odor

General Description

A premium quality, latex paint that combines the decorative beauty of an eggshell finish with very good durability.

Recommended For:

Ideal for applications where a fast drying, high hiding, durable coating is required. Recommended for new or previously painted wallboard, plaster, masonry, and primed or previously painted wood or metal. Use it on interior trim, doors, cabinets, walls, and ceilings.

Limitations:

- Do not apply when air and surface temperatures are below 50° F (10° C)

Product Information

Colors: —Standard:

White and a range of ready-mixed off-white colors coordinated with SATIN IMPERVO® (235), REGAL® WALL SATIN® (215), REGAL® AQUAPEARL® (310), and REGAL® AQUAGLO® (333).

—Tint Bases:

BENJAMIN MOORE® COLOR PREVIEW® bases 1B, 2B, 3B, & 4B.

—Special Colors:

Contact your BENJAMIN MOORE® representative.

Certification:

Formulated without lead or mercury.
Very low in VOCs.

Federal Specifications Generic Equivalent:

TT-P-2119

Technical Assistance

Available through your local authorized independent BENJAMIN MOORE® retailer. For the location of the retailer nearest you, call 1-800-826-2623, see www.benjaminmoore.com, or consult your local Yellow Pages.

Technical Data

White

Vehicle Type	Proprietary Latex
Pigment Type ^o	Titanium Dioxide
Volume Solids ^o	37%
Theoretical Coverage At Recommended Film Thickness	400 – 450 Sq. Ft.
Recommended Film Thickness – Wet	3.8 mils
– Dry	1.4 mils
Dry Time @ 77° F (25° C) @ 50% RH	2 Hours
— Set To Touch	2 Hours
— To Handle	2 Hours
— To Recoat	4 Hours
— To Service	24 Hours
Dries By	Evaporation, Coalescence
Viscosity ^o	90 ± 2 KU
Flash Point (Seta)	None
60° Specular Gloss	Eggshell
Surface Temperature at application – Min.	50° F
– Max.	90° F
Thin With	Clean Water
Clean Up Thinner	Clean Water
Weight Per Gallon ^o	11.2 lbs.
Storage Temperature – Min.	40° F
– Max.	90° F
Volatile Organic Compounds (VOC) Unthinned, this product is formulated not to exceed 150 Grams/Liter. **	

** Contact BENJAMIN MOORE® for actual levels, which may or may not be substantially less than stated.
^o Values given are for color shown; other colors may vary.

Surface Preparation

Surfaces to be painted must be clean, dry, and free of dirt, dust, grease, oil, soap, wax, scaling paint, water soluble materials, and mildew. Water dispersed detergents (trisodium phosphate) and abrasive cleaners are more suitable than solvent base preparations for surface cleaning. Rinse well to remove residues. Remove any peeling or scaling paint and sand these areas to feather edges smooth with adjacent surfaces. Glossy areas should be dulled. New plaster and masonry must be cured before painting. Apply primer before and after filling nailholes, cracks, and other surface imperfections.

Unpainted Surfaces & Masonry: New plaster or masonry surfaces must be allowed to cure (30 – 60 days) before priming. All surfaces must be thoroughly brushed with stiff fiber bristles to remove loose particles.

Repaint Surfaces: Remove any peeling or scaling paint, and sand these areas to feather edges smooth with adjacent surfaces.

Difficult Substrates: Benjamin Moore offers a number of specialty primers for use over difficult substrates such as bleeding woods, grease, crayon markings, hard glossy surfaces, galvanized metal, or other substrates where paint adhesion or stain suppression is a particular problem. Your BENJAMIN MOORE® retailer can recommend the right problem-solving primer for your special needs.

WARNING! If you scrape, sand or remove old paint, you may release lead dust. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a NIOSH-approved respirator to control lead exposure. Carefully clean up with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Primer/Finish Systems

REGAL FIRSTCOAT® primer (216) is the preferred primer in most situations. For best hiding results with clean off-white colors, use REGAL FIRSTCOAT® primer (216) tinted to the approximate finish coat color, or two finish coats. For best results when a significant color change is required, use REGAL FIRSTCOAT® primer (216) tinted to the approximate finish coat color. **Special Note:** Certain custom colors require a Deep Color Base Primer tinted to a special prescription formula to achieve the desired color. Consult your retailer.

Wood, New:

Primer: REGAL FIRSTCOAT® primer (216), BENJAMIN MOORE FRESH START® All-Purpose 100% Acrylic Primer (023), BENJAMIN MOORE FRESH START® Alkyd Enamel Underbody (217), or BENJAMIN MOORE FRESH START® All-Purpose Alkyd Primer (024)
Finish: 1 or 2 coats REGAL® AQUAVELVET® paint.

Wood, Repaint:

Primer: Spot prime as needed with REGAL FIRSTCOAT® primer (216), BENJAMIN MOORE FRESH START® All-Purpose 100% Acrylic Primer (023), BENJAMIN MOORE FRESH START® Alkyd Enamel Underbody (217), or BENJAMIN MOORE FRESH START® All-Purpose Alkyd Primer (024).
Finish: 1 or 2 coats REGAL® AQUAVELVET® paint.

Plaster/Drywall, New:

Primer: REGAL FIRSTCOAT® primer (216) or BENJAMIN MOORE FRESH START® All-Purpose 100% Acrylic Primer (023)
Finish: 1 or 2 coats REGAL® AQUAVELVET® paint.

Plaster/Drywall, Repaint:

Primer: Spot prime as needed with REGAL FIRSTCOAT® primer (216) or BENJAMIN MOORE FRESH START® All-Purpose 100% Acrylic Primer (023)
Finish: 1 or 2 coats REGAL® AQUAVELVET® paint.

Masonry, New:

Rough or Pitted Masonry:

Primer: MOORCRAFT SUPER CRAFT® Latex Block Filler (285)
Finish: 1 or 2 coats REGAL® AQUAVELVET® paint.

Priming Smooth Poured or Precast Concrete:

Primer: REGAL FIRSTCOAT® primer (216) or BENJAMIN MOORE FRESH START® All-Purpose 100% Acrylic Primer (023)
Finish: 1 or 2 coats REGAL® AQUAVELVET® paint.

Masonry, Repaint:

Primer: Spot prime as needed with REGAL FIRSTCOAT® primer (216) or BENJAMIN MOORE FRESH START® All-Purpose 100% Acrylic Primer (023)
Finish: 1 or 2 coats REGAL® AQUAVELVET® paint.

Unpainted Metal (Ferrous):

Primer: IRONCLAD® Latex Low Lustre Metal & Wood Enamel (363) or IRONCLAD® Alkyd Low Lustre Metal & Wood Enamel (C163)
Finish: 1 or 2 coats REGAL® AQUAVELVET® paint.

Application

Mixing of Paint: Stir thoroughly before and during use.

Apply one or two coats. For best results, use a BENJAMIN MOORE® custom-blended nylon/polyester brush, BENJAMIN MOORE® roller, or a similar product. This product can also be sprayed.

Spray, Conventional: See Thinning/Cleanup below.

Spray, Airless: Fluid Pressure — 1,500 or 2,000 PSI;
Tip — .018 Orifice; Filter — 50 mesh.

Thinning/Cleanup

Thinning is unnecessary, but if required to obtain desired application properties, a small amount of clean water may be added. Never add other paints or solvents. Wash painting tools in warm soapy water immediately after use. Spray equipment should be given a final rinse with mineral spirits to prevent rusting.

USE COMPLETELY OR DISPOSE OF PROPERLY. Dry, empty containers may be recycled in a can recycling program. **Local disposal requirements vary; consult your sanitation department or state-designated environmental agency on disposal options.**

Environmental, Health & Safety Information

Contains: Crystalline Silica that can cause cancer when in the respirable form (spray mist or sanding dust).

Use only with adequate ventilation. Do not breathe spray mist or sanding dust. Avoid contact with eyes and prolonged or repeated contact with skin. Wear eye protection and gloves during application or sanding. A dust/particulate respirator approved by NIOSH should be worn when sanding or spraying. Close container after each use.

FIRST AID: If you experience difficulty in breathing, leave area to obtain fresh air. If continued difficulty is experienced, get medical assistance immediately.

IN CASE OF SPILL — Absorb with inert material and dispose of as specified under Thinning/Cleanup.

KEEP OUT OF REACH OF CHILDREN

PROTECT FROM FREEZING

**Material Safety Data Sheets available
on request from your servicing retailer.**





Benjamin Moore & Co.

ARCHITECTURAL COATINGS

Regal® Premium Interior Finishes

Flat Finish

Wall Satin® 215

Features

- High scrub formula
- New resin technology allows a beautiful flat finish
- Low spatter
- Exhibits excellent touch-up characteristics
- Brushes easily
- Covers in one coat provided surface is in good repaint condition and color change is not extreme
- Excellent flat finish for ceilings and low traffic area walls

General Description

A premium quality, proprietary latex coating in a flat finish coupled with a low spatter formula that minimizes roller "overspray." It features easy application with no unpleasant paint odor, fast dry, and soap and water cleanup.

Recommended For:

Residential or commercial applications where a flat, high quality finish is desired.

New or previously painted wallboard, plaster, masonry, or wallpapered surfaces; primed or previously painted wood or metal; new or coated acoustical ceilings.

Limitations:

- Do not apply when air and surface temperatures are below 50° F (10° C)

Product Information

Colors: —Standard:

White and a variety of ready-mixed colors

—Tint Bases:

BENJAMIN MOORE® COLOR PREVIEW® bases 1B, 2B, 3B, & 4B

—Special Colors:

Contact your Benjamin Moore & Co. representative

Certification:

Master Painters Institute MPI #53
Formulated without lead, mercury, or chromates.
Very low in VOCs.

Federal Specifications Generic Equivalent:

TT-P-29-J

Technical Assistance

Available through your local authorized independent BENJAMIN MOORE® retailer. For the location of the retailer nearest you, call 1-800-826-2623, see www.benjaminmoore.com, or consult your local Yellow Pages.

Technical Data

White

Vehicle Type	Proprietary Acrylic Latex
Pigment Type ^o	Titanium Dioxide
Volume Solids ^o	33%
Theoretical Coverage At Recommended Film Thickness	400 – 450 Sq. Ft.
Recommended Film Thickness – Wet	3.8 mils
– Dry	1.3 mils
Dry Time @ 77° F (25° C) @ 50% RH	1 Hour
– Set To Touch	1 Hour
– To Recoat	1 to 2 Hours
– To Hard Dry	24 Hours
Dries By	Evaporation, Coalescence
Viscosity ^o	93 ± 3 KU
Flash Point (Seta)	None
60° Specular Gloss	Flat
Surface Temperature at application – Min.	50° F
– Max.	90° F
Thin With	Clean Water
Clean Up Thinner	Clean Water
Weight Per Gallon ^o	10.9 lbs.
Storage Temperature – Min.	40° F
– Max.	90° F
Volatile Organic Compounds (VOC)	
Unthinned, this product is formulated not to exceed 100 Grams/Liter.**	

** Contact Benjamin Moore & Co. for actual levels, which may or may not be substantially less than stated.
^o Values given are for color shown; other colors may vary.

Surface Preparation

Surfaces to be painted must be clean and free from dirt, dust, wax, soap, oil, grease, and water soluble materials. Water dispersed detergents (trisodium phosphate) and abrasive cleaners are more suitable than solvent base preparations for surface cleaning. Rinse well to remove residues. Remove any peeling or scaling paint and sand these areas to feather edges smooth with adjacent surfaces. Glossy areas should be dulled. New plaster and masonry must be cured before painting. Apply primer before and after filling nailholes, cracks, and other surface imperfections.

Unpainted Surfaces & Masonry: New plaster or masonry surfaces must be allowed to cure (30 – 60 days) before priming. All surfaces must be thoroughly brushed with stiff fibre bristles to remove loose particles.

Repaint Surfaces: Remove any peeling or scaling paint, and sand these areas to feather edges smooth with adjacent surfaces.

WARNING! If you scrape, sand or remove old paint, you may release lead dust. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a NIOSH-approved respirator to control lead exposure. Carefully clean up with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Primer/Finish Systems

REGAL FIRSTCOAT® (216) is the preferred primer in most situations. For best hiding results with clean off-white colors, use REGAL FIRSTCOAT® tinted to the approximate finish coat color, or two finish coats. For best results when a significant color change is required, use REGAL FIRSTCOAT® tinted to the approximate finish coat color. **Special Note:** Certain custom colors require a Deep Color Base Primer tinted to a special prescription formula to achieve the desired color. Consult your retailer.

Difficult Substrates: Benjamin Moore & Co. offers a number of specialty primers for use over difficult substrates such as bleeding woods, grease, crayon markings, hard glossy surfaces, galvanized metal, or other substrates where paint adhesion or stain suppression is a particular problem. Your BENJAMIN MOORE® retailer can recommend the right problem-solving primer for your special needs.

Wood, New:

Primer: REGAL FIRSTCOAT® (216), BENJAMIN MOORE FRESH START® All-Purpose 100% Acrylic Primer (023), BENJAMIN MOORE FRESH START® Alkyd Enamel Underbody (217) or BENJAMIN MOORE FRESH START® All-Purpose Alkyd Primer (024)
Finish: 1 or 2 coats REGAL® WALL SATIN® (215)

Wood, Repaint:

Primer: Spot prime as needed with REGAL FIRSTCOAT® (216), BENJAMIN MOORE FRESH START® All-Purpose 100% Acrylic Primer (023), BENJAMIN MOORE FRESH START® Alkyd Enamel Underbody (217) or BENJAMIN MOORE FRESH START® All-Purpose Alkyd Primer (024)
Finish: 1 or 2 coats REGAL® WALL SATIN® (215)

Plaster/Drywall, New:

Primer: REGAL FIRSTCOAT® (216) or BENJAMIN MOORE FRESH START® All-Purpose 100% Acrylic Primer (023)
Finish: 1 or 2 coats REGAL® WALL SATIN® (215)

Plaster/Drywall, Repaint:

Primer: Spot prime as needed with REGAL FIRSTCOAT® (216) or BENJAMIN MOORE FRESH START® All-Purpose 100% Acrylic Primer (023)
Finish: 1 or 2 coats REGAL® WALL SATIN® (215)

Masonry, New:

Rough or Pitted Masonry:
Primer: MOORCRAFT SUPER CRAFT® Latex Block Filler (285)
Finish: 1 or 2 coats REGAL® WALL SATIN® (215)

Priming Smooth Poured or Precast Concrete:

Primer: REGAL FIRSTCOAT® (216) or BENJAMIN MOORE FRESH START® All-Purpose 100% Acrylic Primer (023)
Finish: 1 or 2 coats REGAL® WALL SATIN® (215)

Masonry, Repaint:

Primer: Spot prime as needed with REGAL FIRSTCOAT® (216) or BENJAMIN MOORE FRESH START® All-Purpose 100% Acrylic Primer (023)
Finish: 1 or 2 coats REGAL® WALL SATIN® (215)

Unpainted Metal (Ferrous):

Primer: IRONCLAD® Latex Low Lustre Metal & Wood Enamel (363) or IRONCLAD® Alkyd Low Lustre Metal & Wood Enamel (C163)
Finish: 1 or 2 coats REGAL® WALL SATIN® (215)

Application

Mixing of Paint: Stir thoroughly before and during use.

Apply with a quality all purpose synthetic brush, medium nap roller, or spray.

Spray, Conventional: Thin as needed with small amounts of clean water.

Spray, Airless: Fluid Pressure — 1,500 or 2,000 PSI;
Tip — .018 Orifice; Filter — 50 mesh.

Thinning/Cleanup

Thinning is unnecessary, but if required to obtain desired application properties, a small amount of clean water may be added. Never add other paints or solvents. Wash painting tools in warm soapy water immediately after use. Spray equipment should be given a final rinse with mineral spirits to prevent rusting.

USE COMPLETELY OR DISPOSE OF PROPERLY. Dry, empty containers may be recycled in a can recycling program. **Local disposal requirements vary; consult your sanitation department or state-designated environmental agency on disposal options.**

Environmental, Health & Safety Information

Contains: Crystalline Silica that can cause cancer when in the respirable form (spray mist or sanding dust).

Use only with adequate ventilation. Do not breathe spray mist or sanding dust. Avoid contact with eyes and prolonged or repeated contact with skin. Wear eye protection and gloves during application or sanding. A dust/particulate respirator approved by NIOSH should be worn when sanding or spraying. Close container after each use.

FIRST AID: If you experience difficulty in breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical assistance immediately.

IN CASE OF SPILL — Absorb with inert material and dispose of as specified under **Thinning/Cleanup**.

**KEEP OUT OF REACH OF CHILDREN
PROTECT FROM FREEZING**

**Material Safety Data Sheets available
on request from your servicing retailer.**



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Recycled Paper



Benjamin Moore & Co.

ARCHITECTURAL COATINGS

Regal FirstCoat® 216

Premium Primer

Interior Latex Primer & Underbody

Features

- ▲ Premium quality, rapid drying.
- ▲ Spatter resistant.
- ▲ Flows out to a smooth, non-absorbent finish which seals porous surfaces.
- ▲ Performs equally well under latex or oil finishes.
- ▲ Exhibits excellent holdout and hiding qualities.
- ▲ Assures a primer / finish job in one day.

Recommended For:

Wallboard, cured plaster, trim, galvanized metal, and masonry surfaces.

General Description

A premium quality, full-bodied, smooth-flowing proprietary latex primer that provides excellent sealing and enamel holdout characteristics for virtually all interior surfaces. Regal FirstCoat® is easy working, spatter proof, and quick drying. This high hiding primer can be topcoated with all types of latex and solvent paints.

Regal FirstCoat® is also available as a deep color base for use under deep tone designer finishes where the transparency of the finish coat can be a problem. In most cases, one coat of the deep tone finish over a tinted deep color base primer will produce a depth and uniformity of color not possible otherwise.

Limitations:

- Do not apply when air and surface temperatures are below 50° F (10° C).

Product Information

Colors: —Standard:

White
(May be tinted with up to 2.0 fl. oz. Benjamin Moore & Co. Color Preview® colorants per gallon.)

—Tint Bases:

Benjamin Moore & Co. Deep Color Base

—Special Colors:

Contact your Benjamin Moore & Co. representative

Certification:

Master Painters Institute PMI #50
Formulated without lead or mercury.
Very low in VOCs.

Federal Specifications Generic Equivalent:

TT-P-650-C

Technical Assistance

Available through your local authorized independent Benjamin Moore & Co. dealer. For the location of the dealer nearest you, call 1-800-826-2623, see www.benjaminmoore.com, or consult your local Yellow Pages.

Technical Data

White

Vehicle Type	Proprietary Latex
Pigment Type	Titanium Dioxide
Volume Solids	27%
Theoretical Coverage At Recommended Film Thickness	400 – 500 Sq. Ft.
Recommended Film Thickness – Wet	3.6 mils
– Dry	1.0 mils
Dry Time @ 77° F (25° C) @ 50% RH	1 Hour
– Set To Touch	1 Hour
– To Recoat	1 Hour
– To Service	4 Hours
Dries By	Evaporation, Coalescence
Viscosity	92 ± 3 KU
Flash Point (Seta)	None
60° Specular Gloss	Flat
Surface Temperature at application – Min.	50° F
– Max.	90° F
Thin With	Clean Water
Clean Up Thinner	Clean Water
Weight Per Gallon	10.2 lbs.
Storage Temperature – Min.	40° F
– Max.	90° F
Volatile Organic Compounds (VOC)	
Unthinned, this product is formulated not to exceed 100 Grams/Liter.**	

** Contact Benjamin Moore & Co. for actual levels, which may or may not be substantially less than stated.
Values given are for color shown; other colors may vary.

Surface Preparation

Surfaces to be painted must be clean, dry, and free of grease, wax, rust, loose paint, and mildew. Sanding is not required if the surface is properly cleaned. Apply Regal FirstCoat® before and after filling nailholes, cracks, and blemishes.

Unpainted Surfaces & Masonry: New Plaster or masonry surfaces must be allowed to cure (30 – 60 days) before priming. All surfaces must be thoroughly brushed with stiff fiber bristles to remove loose particles.

Repainted Surfaces: Remove any peeling or scaling paint, and sand areas to feather edges smooth with adjacent surfaces.

Mildew: If mildew is present, it must be removed by scrubbing with a commercial mildew wash, or it will continue to grow through the fresh coating. If mildew is widespread, the use of power wash equipment is suggested. Caution: Use rubber gloves, work goggles and protective clothing when applying mildew wash. Follow manufacturer's directions.

NOTICE: Removal of old paint by sanding, scraping or other means may generate dust or fumes which contain lead. Exposure to lead dust or fumes may cause adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For additional information, contact the USEPA/Lead Information Hotline at 1-800-424-LEAD.

Primer/Finish Systems

For best hiding results, tint Regal FirstCoat® to the approximate shade of the finish coat. **Special Note:** Certain custom colors require a Deep Color Base Primer tinted to a special prescription formula to achieve the desired color. Consult your dealer.

Difficult Substrates: Benjamin Moore & Co. offers a number of specialty primers for use over difficult substrates such as bleeding woods, grease, crayon markings, hard glossy surfaces, galvanized metal, or other substrates where paint adhesion or stain suppression is a particular problem. Your Benjamin Moore & Co. dealer can recommend the right problem-solving primer for your special needs.

Wood, New:

Primer: Regal FirstCoat®. For bleeding woods such as cedar and redwood, use BENJAMIN MOORE FRESH START® All-Purpose 100% Acrylic Primer (023 or 24)

Finish: Appropriate Benjamin Moore & Co. interior finish paint

Wood, Repaint:

Primer: Regal FirstCoat®

Finish: Appropriate Benjamin Moore & Co. interior finish paint

Plaster/Drywall, New: All plaster surfaces must be thoroughly cured for at least 30 days. Drywall surfaces must be free of sanding dust.

Primer: Regal FirstCoat®

Finish: Appropriate Benjamin Moore & Co. interior finish paint

Plaster, Repaint: Remove any peeling or scaling paint, and sand these areas to feather edges smooth with adjacent surfaces. Greasy walls and ceilings must be washed with a strong detergent solution.

Primer: Regal FirstCoat®

Finish: Appropriate Benjamin Moore & Co. interior finish paint

Masonry, New: Poured concrete and precast concrete must be allowed to cure for 60 – 90 days; block construction should be allowed to cure for 30 – 60 days. All surfaces must be thoroughly brushed with stiff fibre bristles to remove loose particles.

Rough or Pitted Masonry:

Primer: Moorcraft® Super Craft® Latex Block Filler (285) or Regal FirstCoat®

Finish: Appropriate Benjamin Moore & Co. interior finish paint

Smooth Poured or Precast Concrete:

Primer: 1 or 2 coats Regal FirstCoat®

Finish: Appropriate Benjamin Moore & Co. interior finish paint

Masonry and Unpainted (Including Unglazed Brick):

Primer: Not required if surface is firm. Loose, sandy masonry should be cleaned thoroughly to remove surface particles, allowed to dry, then primed with BENJAMIN MOORE FRESH START® All-Purpose 100% Acrylic Primer (023)

Finish: Appropriate Benjamin Moore & Co. finish paint

Application

Mixing of Paint: Stir thoroughly and apply with a quality all-purpose synthetic brush, medium or short nap roller, or spray.

Spray, Conventional: Thin as needed with small amounts of clean water.

Spray, Airless: Fluid Pressure — 1,500 or 2,000 PSI;
Tip — .018 Orifice: Filter — 50 mesh.

Thinning/Cleanup

Thinning is unnecessary, but if required to obtain desired application properties, a small amount of clean water may be added. Never add other paints or solvents. Wash painting tools in warm soapy water immediately after use. Spray equipment should be given a final rinse with mineral spirits to prevent rusting.

USE COMPLETELY OR DISPOSE OF PROPERLY. Dry, empty containers may be recycled in a can recycling program. **Local disposal requirements vary; consult your sanitation department or state-designated environmental agency for more information on disposal options.**

Environmental & Safety Information

Use only with adequate ventilation. Do not breathe spray mist or sanding dust. Avoid contact with eyes and prolonged or repeated contact with skin. Wear eye protection and gloves during application or sanding. A dust/particulate respirator approved by NIOSH should be worn when sanding or spraying. Close container after each use.

FIRST AID: If you experience difficulty in breathing, leave the area to obtain fresh air.


IN CASE OF SPILL — Absorb with inert material and dispose of as specified under **Thinning/Cleanup**.

KEEP OUT OF REACH OF CHILDREN

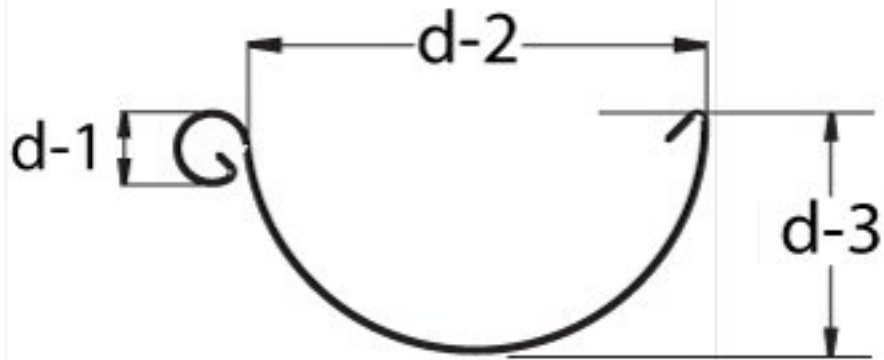
Protect from freezing.

Material Safety Data Sheets available
on request from your servicing dealer.





Exposure



Notes:

1. Blank width = 10.00" \pm .010 TYP
2. Surface shall be visually free from scratches, lines, spots or other imperfections.
3. Seam shall be tight along the length of the product

REVISIONS

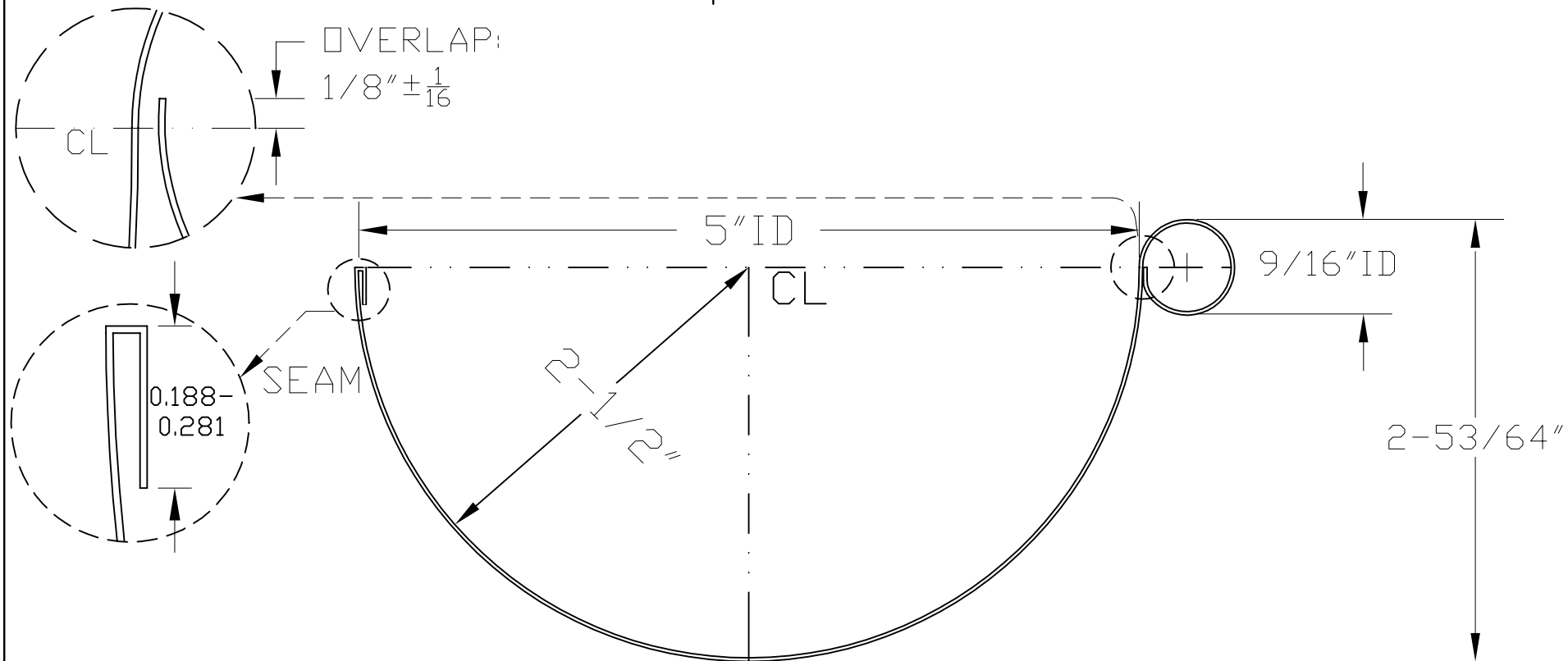
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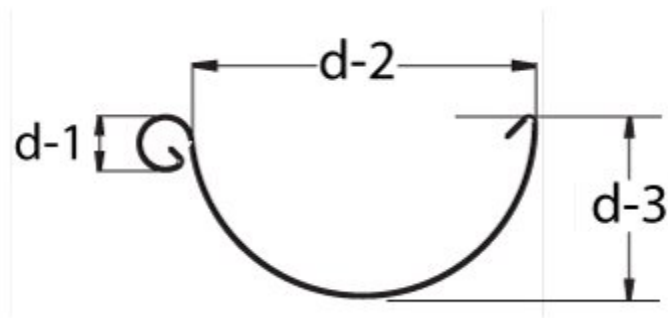
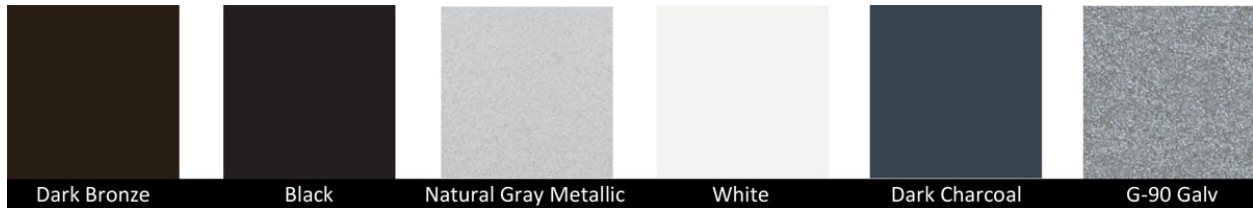
DESCRIPTION

DATE

APPROVED



Half Round Gutters



Gutter Size	Dimension 'd-1'	Dimension 'd-2'	Dimension 'd-3'
5"	.67"	5"	3.125"
6"	.67"	6"	3.687"
7.6"	.875"	7.56"	4.50"