



## Historic Preservation Services

Community Development & Neighborhood Services

281 North College Avenue

P.O. Box 580

Fort Collins, CO 80522.0580

970.416.4250

[preservation@fcgov.com](mailto:preservation@fcgov.com)

[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

### **CERTIFICATE OF APPROPRIATENESS – Minor Alteration**

**ISSUED: August 17, 2022**

**EXPIRATION: August 17, 2023**

David Ogunsanya  
1114 W 7th Ave Ste 101  
Denver, CO 80204

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the E.L. Brawner Property at 228 Whedbee 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:

- Exterior re-painting
- Porch roof repair (repair materials to be in-kind)
- Installation of new gutters (not to damage or obscure historic features)

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 work beyond that indicated in your permit application/correspondence requires additional approval. Items requiring further approval include, but are not limited to, the following activities:

- Application of water sealants, including waterproof wood treatments or waterproof paints (generally discouraged);
- Highly abrasive paint removal methods such as use of rotary sanders, power washing, or sandblasting that are discouraged due to likelihood of damage to the underlying material;
- Painting of unpainted masonry;
- Work affecting, or repair of, a chimney;
- Repair or replacement of historic decorative or functional features on or near the roof;
- Installation of roof insulation above the sheathing that will result in more than a 4-inch increase in the roof height; (note: uncovered portions at the eave should be covered with plain fascia or drip edge);
- Addition of new rooftop features including skylights, dormers, and large new vents (note: no further review is needed to install standard edge, ridge, or "turtle" vents required for meeting ventilation standards on new roofs).

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) 658-0263.

Sincerely,

Yani Jones  
Historic Preservation Planner

**From:** [Yani Jones](#)  
**To:** [Aaron Ferguson](#)  
**Subject:** RE: 228 Whedbee Permit Review  
**Date:** Wednesday, August 17, 2022 12:00:00 PM  
**Attachments:** [image001.png](#)

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No problem, Aaron!

There aren't any preservation review requirements for interior changes – We only review exterior alterations.

Take care,

Yani

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**YANI JONES**

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

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

(970) 658-0263

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

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**From:** Aaron Ferguson <aaron@impactdf.org>  
**Sent:** Wednesday, August 17, 2022 11:53 AM  
**To:** Yani Jones <yjones@fcgov.com>  
**Subject:** [EXTERNAL] RE: 228 Whedbee Permit Review

Thanks Yani,

Are there any requirements for the interior updates?

**Aaron Ferguson**

Construction Manager

Impact Development Builders, LLC

Email: [aaron@impactdf.org](mailto:aaron@impactdf.org)

Cell: 970-691-1256

Office: 970-494-2021 | Fax: 970-494-2022



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**From:** Yani Jones <[yjones@fcgov.com](mailto:yjones@fcgov.com)>  
**Sent:** Tuesday, August 16, 2022 8:34 AM  
**To:** Aaron Ferguson <[aaron@impactdf.org](mailto:aaron@impactdf.org)>  
**Subject:** RE: 228 Whedbee Permit Review

Aaron, if you can agree to that guidance, I'll go ahead and issue your Certificate of Appropriateness and finish my review of your permit – Please respond to this email verifying that (or with any questions), and I'll attach this correspondence to your Certificate.

Take care,

Yani

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**YANI JONES**  
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**From:** Yani Jones  
**Sent:** Monday, August 15, 2022 2:49 PM  
**To:** Aaron Ferguson <[aaron@impactdf.org](mailto:aaron@impactdf.org)>  
**Subject:** RE: 228 Whedbee Permit Review

Thanks for the very quick response, Aaron.

Minor repair of roofs is not a concern on our end – Thanks for clarifying!

The only concern RE: gutters is that they should not obscure or damage architectural features on the house – anything similar to the existing is no problem.

For paint, we generally don't actually regulate colors – Please just be advised to avoid waterproof paints (versus water resistant).

Please let me know if that all aligns with your plans for the project, or if you have any questions!

Take care,

Yani

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

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u=https://www.fcgov.com/historicpreservation/](https://link.edgepilot.com/s/48b31a2a/TTYby_5_GkSAuptcokMyMw?u=https://www.fcgov.com/historicpreservation/)

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**From:** Aaron Ferguson <[aaron@impactdf.org](mailto:aaron@impactdf.org)>  
**Sent:** Monday, August 15, 2022 2:41 PM  
**To:** Yani Jones <[yjones@fcgov.com](mailto:yjones@fcgov.com)>  
**Subject:** [EXTERNAL] RE: 228 Whedbee Permit Review

Hi Yani,

All repairs will be made with in-kind materials. It is very minor and I have yet to determine what will actually need repaired or replaced. The current gutters are the same as any modern home. We have yet to decide on the new gutters so if there is anything specific, we need to look at, please let me know. Also, if there is a historic color wheel that we need to choose the paint color for, please advise.

Thanks,

## Aaron Ferguson

Construction Manager  
Impact Development Builders, LLC  
Email: [aaron@impactdf.org](mailto:aaron@impactdf.org)  
Cell: 970-691-1256  
Office: 970-494-2021 | Fax: 970-494-2022



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**From:** Yani Jones <[yjones@fcgov.com](mailto:yjones@fcgov.com)>  
**Sent:** Monday, August 15, 2022 2:34 PM  
**To:** Aaron Ferguson <[aaron@impactdf.org](mailto:aaron@impactdf.org)>  
**Subject:** 228 Whedbee Permit Review

Hi Aaron!

This is Yani with Historic Preservation Services again – I'm reviewing your building permit for 228

Whedbee St., which is a designated Fort Collins Landmark, so exterior work needs to receive a Certificate of Appropriateness. Can you please confirm that the repair of damage to the porch roof will not impact the roof form/design, and that any material replacement will be in-kind only? And would you please send me a photo of the gutter you plan on installing (a link to the product would work!) so I can attach it to the Certificate?

Take care,

Yani

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**YANI JONES**

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<https://link.edgepilot.com/s/1022fa24/noew2nplMEGUiSPRFaUrdw?>

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