



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

fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS – Minor Alteration

ISSUED: September 13, 2023

EXPIRATION: September 13, 2024

ATTN: David Salas
Elevations Community Land Trust Northern Colorado, LLC
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 street 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:

- Repaint exterior, including lead paint mitigation (paint already approved under previous CoA approved Aug. 17, 2022 and extended through Aug. 17, 2024).
 - *Note: Oil-based primers and vapor-permeable paints are generally encouraged to preserve historic wood siding and extend longevity/avoid moisture build-up and rot.*
- Door modifications to include slab/jamb extension and replacement of non-historic doors (see included sample)

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 consider National Park Service Preservation Brief #10, [Exterior Paint Problems on Historic Woodwork](#) as you complete this project.

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;
 - *Note: Abrasive methods for this project will likely be used and are approved as part of hazardous material (lead paint) mitigation. Using a*

wood epoxy or other sealer to repair and seal damaged/heavily sanded areas is encouraged.

- Painting of unpainted masonry.

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.

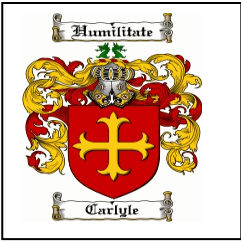
If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at jbertolini@fcgov.com or 970-416-4250.

Sincerely,

Jim Bertolini
Senior Historic Preservation Planner



Sample of replacement door (will use similar)



Carlyle Investment Group LLC

6701 North County Road 15, Fort Collins, CO 80524

970.765.6576/kebab243@yahoo.com

June 13, 2023

Mr. Jim Bertolini

Sr. Historic Preservation Planner

Community Development and Neighborhood Services

281 N College Ave

Ft. Collins, CO 80524

RE: 228 Whedbee Coatings Removal

Dear Jim,

228 Whedbee is a Landmarked residential Property. Significant damage is observed on the paint finishes as well as some of the siding, molding and decorative shingles.

As discussed at our April 27, 2023 site Visit the following scope of work is presented:

Exterior coatings have been tested and are positive for Lead Based Paint (LBP);

Any Exterior paint preparation and repair must be performed by a Firm and Individuals that are EPA RRP certified following the required RRP procedures and protocols.

The work area shall be established at 5" from the base of the foundation. A 6 mil polyethylene sheeting shall be placed on the ground prior to any coating removal to catch falling paint and debris. Paint chip and debris shall be immediately pick up and HEPA vacuumed to prevent accumulation that can be spread outside of the work zone;

Workers shall be required to don hooded Tyvek suits and appropriate respiratory protection, eye ware and rubber/latex gloves if caustic paste is used to remove the coatings;

Removal of damaged paint or siding materials shall be accomplished with hand tools or mechanical tools equipped with HEPA filtration to collect any dust generated at the work Loci;

All Peeling, cracked, damaged or brooming paint shall be removed to firm well adhered paint i.e. coatings that cannot be flaked with hand pressure ;

The use of blast media, sanding, pressure washing shall be prohibited, unless a fully contained blast enclosure under negative pressure is erected;

Removal of damaged components will be identified and laid out before any removal begins;

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When possible the elements shall be repaired with wood putty and epoxy. Elements that have significant localized damage shall have the immediate area removed and replaced. Components with > than 50% damaged shall be removed in entirety.

All loose and flaking paint shall be removed from the cut zones prior to removal. The use of caustic paint removers may be used to remove paint from cut zones.

All Paint chips, debris and components shall be collected in waste receptacles and held for Toxicity Testing (TCLP) prior to disposal.

Once damaged , loose, and flaking paint has been removed to firm well adhere surface, an approved primer shall be applied to all bare surfaces so that any bare wood is not exposed to elements overnight. Following the completion of the coatings removal the entire surface can be primed and painted.

Following removal of the damaged exterior coatings and with the plastic barriers in place the exterior removal areas shall be rinsed with an airless sprayer <1600 psi to remove any fugitive dust and debris. The water shall be collected immediately and placed in the waste w receptacles.

Subsequent to the coatings and siding removal, the polyethylene drop cloth an be removed and the top 2” of soil around the foundation is to be remove, any visible paint of coating debris shall be picked up regardless of distance from the foundation.

Paint removal from architectural features such as windows, trim newel posts of “dental work” shall be accomplished using a caustic paste application following manufacturers recommended procedures.

The waste debris shall be packaged and placed in a secure location on site until results have confirmed the proper disposal sequence.

Interior work/demo shall follow the same RRP procedures and require clearance testing in accordance with HUD protocols.

Estimated Cost for Coatings removal and disposal \$3,500.00 -\$4,800.00

Please feel free to contact me with any additional question @970.765-6576.

Respectfully,

Kyle C. Baber

Kyle C. Baber, Owner/Managing Partner

Carlyle Investment Group, LLC