



Historic Preservation Services
Community Development & Neighborhood Services
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580
970.224.6078
preservation@fcgov.com
fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS – Minor Alteration

ISSUED: September 15, 2023

EXPIRATION: September 15, 2024

ECLT Northern Colorado LLC
c/o Aaron Ferguson (Impact Development Builders, LLC)
200 E. 7th St., Ste. 412
Loveland, CO 80537

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Woods-Dunn Property at 331 S. Loomis Ave., 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:

- Lead paint remediation, including re-painting
 - *Lead paint remediation must conform to guidance provided by Carlyle Investment Group, LLC, through the Design Review Program consultation report dated June 13, 2023 (attached).*
- Repair of wood features as necessary
 - *Replacement of wood siding or other wood features due to deterioration approved only as described in red mark-up on the attached photos.*

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:

- Replacement of wood features beyond what is permitted through this certificate
- Wood repair that requires heavy sanding or other abrasive measures
- 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.

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 or at (970) 224-6045.

Sincerely,

Yani Jones
Historic Preservation Planner



BUILDING PERMIT APPLICATION

FOR OFFICE USE	
APPLICATION NUMBER: _____	APPLICATION DATE: _____

Job Site Address _____ **Unit#** _____

PROPERTY OWNER INFO: (All owner information is required – NOT optional)

Last Name _____ First Name _____ Middle _____
 Street Address _____ City _____ State _____ Zip _____
 Phone # _____ Email _____

Name of Business (COMMERCIAL USE ONLY) _____

CONTRACTOR INFO: Company Name _____

License Holder Name _____ LIC # _____ CERT # _____

LEGAL INFO:

BEG AT PT WH BEARS N 89 38 E 839.56 FT, S 0 22 W 355.63 FT FROM NE COR OF SE 1/4 OF 13-7-69, TH S 0 22 W 60.73 FT, ALG ARC 494.24 FT RAD CUR, 14.28 FT, L/C S 1 11 36 W 14.27 FT, S 89 38 E 110.21 FT, N

Subdivision/PUD _____ Filing # _____ Lot # _____ Block # _____ Lot Sq Ft _____

CONSTRUCTON INFO: Total Building Sq Ft (NOT including basement) _____ Total Garage Sq. Ft. _____

Residential Sq Ft _____ Commercial Sq Ft _____ # of Stories _____ Bldg Ht _____ # of Dwelling Units _____
 1st Floor Sq Ft _____ 2nd Floor Sq Ft _____ 3rd Floor Sq Ft _____ Unfinished Basement Sq Ft _____
 Finished Basement Sq Ft _____ # of Bedrooms _____ # of Full Baths _____
 ¾ Baths _____ ½ Baths _____ # Fireplaces _____

ENERGY INFORMATION: (CHECK ONE)

Prescriptive	Performance/SPA	U/A Rescheck	ERI
ASHRAE	Performance (commercial)	Component/COMcheck	IDAP

Air Conditioning? YES NO

City of Fort Collins Approved Stock Plan # **SPO** _____ List Option #s _____

UTILITIES INFO: Gas Electric Electric Temp. Pedestal Yes No
 Electric Main Breaker Size (**Residential Only**): 150 amp or less 200 Amp Other

ZONING INFO: (COMMERCIAL USE ONLY)

Proposed Use: (i.e. medical, office, bank, retail, etc.) _____

For Commercial remodels and tenant finishes, please answer the following questions:

Is the remodel/tenant finishes for an existing or new tenant? (Please check one)

Existing Tenant New Tenant

If for a new tenant, is this the first tenant to occupy this space?

Yes No If not for the initial tenant for this unit, what was the previous use of this tenant space?

Are there any exterior building changes (including mechanical) associated with the work? Yes No
 If yes, please describe: _____

Value of Construction (materials and labor): \$ _____

Description of Work: _____

JOBSITE SUPERVISOR CONTACT INFO: Name _____ Phone _____

SUBCONTRACTOR INFO: Electrical _____ Mechanical _____

Plumbing _____ Framing _____ Roofing _____

Fireplace _____ Solar _____ Other _____

ASBESTOS STATEMENT DISCLOSURE: *In accordance with the State of Colorado Senate Bill 13-152, property owners, applying for a remodel permit, shall indicate their awareness about their property having been inspected for Asbestos Containing Materials (ACM's).*

- I do not know if an asbestos inspection has been conducted on this property.
- An asbestos inspection has been conducted on this property on or about (enter date) _____
- An asbestos inspection has not been conducted on this property.

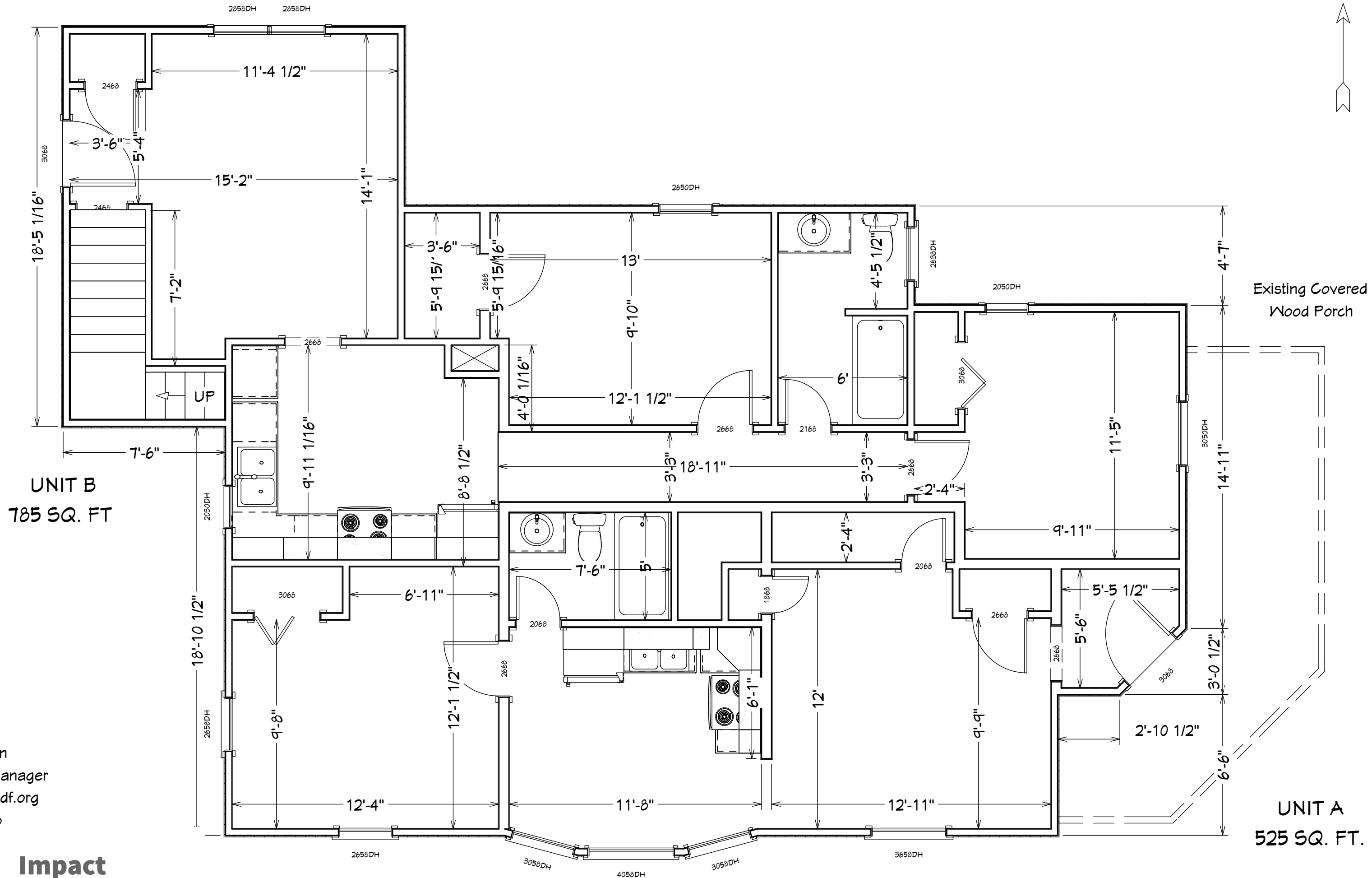
Applicant: I hereby acknowledge that I have read this application and state that the above information is correct and agree to comply with all requirements contained herein and City of Fort Collins ordinances and state laws regulating building construction.

Applicant Signature _____ Type or Print Name _____

Phone # _____ Email _____

THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE

331 S Loomis Ave.

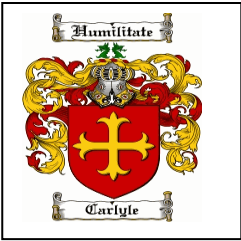


UNIT B
785 SQ. FT.

UNIT A
525 SQ. FT.

Aaron Ferguson
Construction Manager
Aaron@Impactdf.org
(970) 691-1256





Carlyle Investment Group LLC

6701 North County Road 15, Fort Collins, CO 80524

970.765.6576/kehaber243@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;

Carlyle Investment Group, LLC

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



Lapsiding can be replaced in-kind

Retain beveled drainage opening here - replicate w/ new board

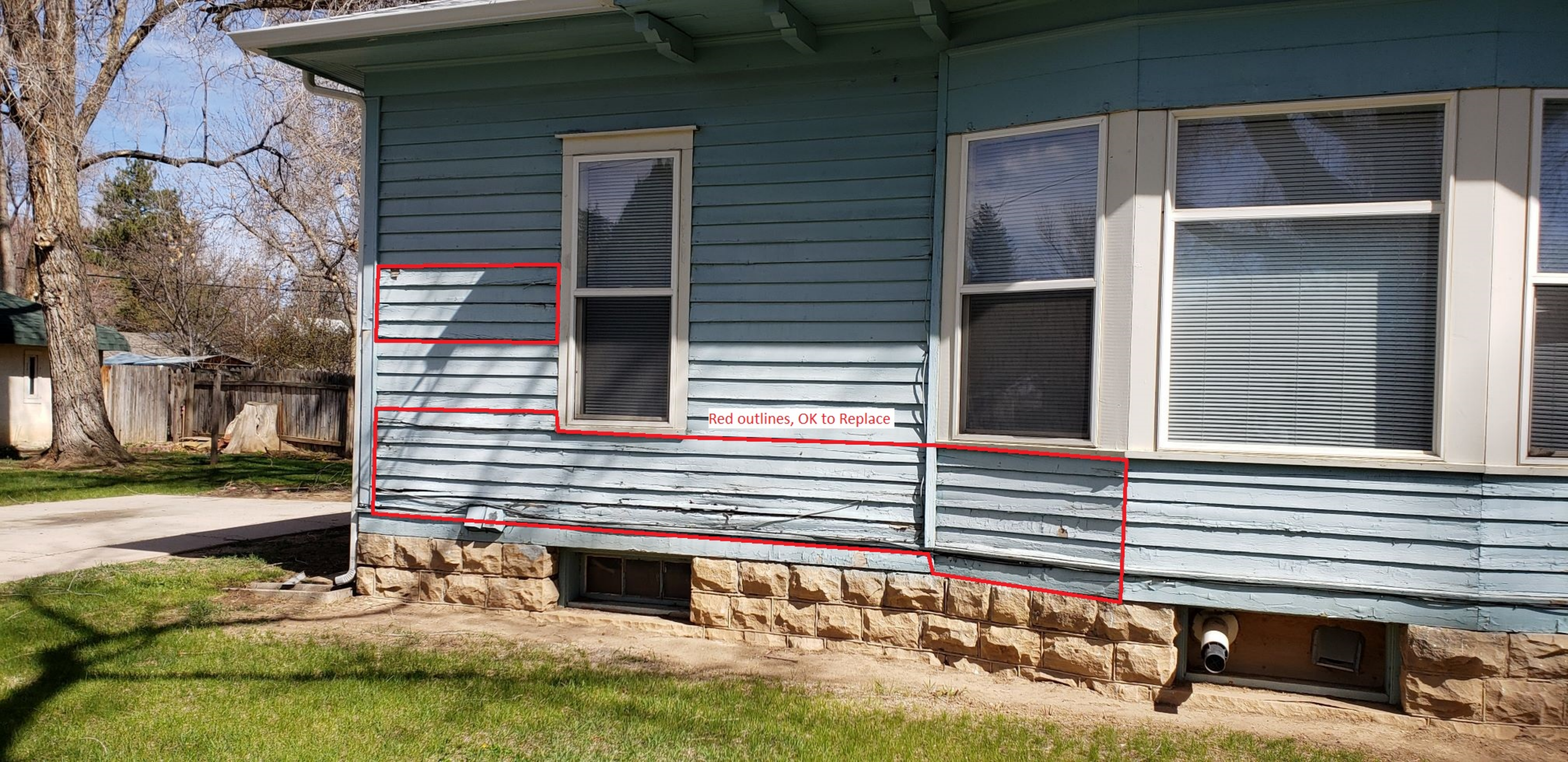


Full siding replacement acceptable on this wall; retain window trim



Eave boxing on porch can be replaced in-kind (all 3 sides)

North & east lapsiding on porch can be replaced in-kind; replicate beveled opening on bottom lat



Red outlines, OK to Replace