



**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](mailto:preservation@fcgov.com)  
[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

**CERTIFICATE OF APPROPRIATENESS – Minor Alteration**  
**ISSUED: October 18, 2023**  
**EXPIRATION: October 18, 2024**

Buy Low LLC & 213 Linden LLC  
c/o Andy Hansen, EmpireWorks Reconstruction  
4955 Iris St.  
Wheat Ridge, CO 80033

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Loomis Block at 213-217 Linden 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:

- Painting of already painted building elements:
  - Surface prep/cleaning to include only low-pressure, low-abrasion methods;
  - Adjacent surfaces to be masked from overspray;
  - Cracks caulked with Sherwin-Williams 950A Acrylic Latex;
  - Spot priming of any raw material with Sherwin-Williams Quick Dry Primer;
  - Previously painted surfaces painted with Sherwin-Williams Exterior SuperPaint in color matching existing;
  - Ladders used for accessing building exterior, and pedestrian barricades and directional signage will be provided as necessary for safety;
  - *Note: If it is unknown whether the existing paint is oil- or water-based, it should either be tested before applying primer/paint or an oil-based primer should be used to act as a bridge between a potentially oil-based existing paint and a new water/latex-based paint to prevent bubbling/peeling.*

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.

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) 224-6045.

Sincerely,

Yani Jones  
Historic Preservation Planner

**From:** [Andy Hansen](#)  
**To:** [Historic Preservation](#)  
**Subject:** [EXTERNAL] Re: 213 Linden St - Paint Project - EmpireWorks  
**Date:** Wednesday, October 18, 2023 9:55:39 AM  
**Attachments:** [image001.png](#)

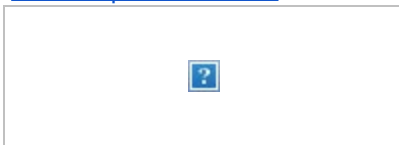
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Hi Yani,

The water pressure item is good to know. I confirm that we will only utilize low-pressure cleaning methods and methods that are not highly abrasive (e.g., scrubbing problem areas with a natural bristle brush) during this painting project.

Thank you

Andy Hansen  
Estimator  
4955 Iris Street  
Wheat Ridge, CO 80033  
cell 303.565.5600  
office 888.278.8200  
[www.empireworks.com](http://www.empireworks.com)



On Wed, Oct 18, 2023 at 9:52 AM Historic Preservation <[preservation@fcgov.com](mailto:preservation@fcgov.com)> wrote:

Hi Andy,

Thanks for sending this information over – I'll work on your Certificate of Appropriateness today. Nothing else is needed to move forward with painting except for the COA.

I see in your process description that you had planned to power-wash at 2500 PSI – This is the only component of your plan that does not meet the standards for historic preservation. Only low-pressure cleaning methods and methods that are not highly abrasive (e.g., scrubbing problem areas with a natural bristle brush) are considered appropriate surface preparation treatments due to the potential for high-pressure or highly abrasive methods to cause damage to existing materials.

Can you please confirm you've seen and agree to this requirement for gentle cleaning methods? I'll be including a copy of this email chain as an attachment to your Certificate of Appropriateness as a record of the project application/plan.

Take care,

Yani

.....  
**YANI JONES**

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

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

(970) 224-6045

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

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**From:** Andy Hansen <[ahansen@empireworks.com](mailto:ahansen@empireworks.com)>  
**Sent:** Tuesday, October 17, 2023 4:56 PM  
**To:** Historic Preservation <[preservation@fcgov.com](mailto:preservation@fcgov.com)>  
**Subject:** [EXTERNAL] 213 Linden St - Paint Project - EmpireWorks

Hi Yani,

We are looking to paint all the trim areas in between the red lines, upper decorative area, window trim, doorway, lower trim, doors, mid band overhang. I have attached a photo for reference. Nothing on the masonry sections

Process:

We will powerwash at 2500 PSI to remove existing debris, inspect for any existing damage, mask adjacent surfaces from overspray, caulk cracks with Sherwin William 950A Acrylic Latex, Spot prime any raw material using Sherwin Williams Quick Dry Primer, Paint Siding (previously painted surfaces) with Sherwin Williams Exterior SuperPaint (Color to match existing), Work will be accessed using ladders from the exterior of the building, we will provide pedestrian barricades and directional signage as necessary for safety.

Aside from the Certificate of Appropriateness would we need anything else?

Please let me know if you have any questions or concerns.

Thank you



Andy Hansen

Estimator

4955 Iris Street  
Wheat Ridge, CO 80033  
cell 303.565.5600  
office 888.278.8200  
[www.empireworks.com](http://www.empireworks.com)



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