



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: February 16, 2024

EXPIRATION: February 9, 2025

Daniel Grant Duffy
420 S. Loomis Ave.
Fort Collins, CO 80521

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Schroeder/McMurry Property at 701 Mathews St., has been approved by the City's Historic Preservation Division (HPD) because the proposed work meets the requirements of Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

The alterations reviewed include:

- Replacement of 4 vinyl windows on the façade with 1/1 wood sash windows (product sheets attached), with no structural changes to the openings or changes in size, in conformance with the 11/3/2023 Settlement Agreement (attached)

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.

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:

Fenestration (exterior doors & windows)

Check all the apply: All information on the application must be filled out (as applicable).

Residential Commercial
Single family detached Duplex/Two-Family Single Family Attached (Townhome) Multi-Family (Apartment/Condo)
Garage Bank Bar Church Hotel/Motel Medical Office Retail Other : _____

JOB SITE ADDRESS: 701 Mathews St, Fort Collins, CO 80524 **UNIT#:** A

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

Last Name Duffy First Name Daniel Middle Grant
Street Address 420 S Loomis Ave City Fort Collins State CO Zip 80521
Phone # 970-690-8079 Email grantduffy@gmail.com

CONTRACTOR INFO:

Company Name _____
License Holder Name _____ LIC # _____ CERT # _____

CONSTRUCTON INFO:

1. Like for like fenestration replacements (non-structural):

	Quantity replaced	Is the fenestration operable? (commercial and more than 3 story multi-family only)	U- factor	SHGC factor	Is % glazing transparency the same (commercial only) Ground floor = 60% glazing (transparency) Upper floors = 40% glazing (transparency)
Windows	4		0.26	0.29	
Doors					
Skylight					

*For code requirements see window guide and codes

2. Structural Fenestration: New or enlarged openings, new or enlarged basement egress windows (including lowering sill heights in a foundation wall)

VALUE OF CONSTRUCTION (materials and labor): \$ 4,500.00


JOBSITE SUPERVISOR CONTACT INFO: Name Daniel Grant Duffy Phone 970-690-8079

SUBCONTRACTOR INFO:

Electrical _____ Mechanical _____ Plumbing _____

Structural Framing (wood only) _____

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 Daniel Grant Duffy
Phone # 970-690-8079 Email grantduffy@gmail.com

THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE

CITY LANDMARK AT 701 MATHEWS STREET SETTLEMENT AGREEMENT

RECITALS

WHEREAS, on January 3, 2017, 701 Mathews Street (the Property) was designated as a Landmark in the City of Fort Collins (City) pursuant to City Code Chapter 14; and

WHEREAS, on April 5, 2022, ownership of the Property transferred to Daniel Grant Duffy (Owner); and

WHEREAS, on May 11, 2022, the City notified the Owner through the issuance of a Stop Work Order that the remodeling project the Owner had engaged in at the Property violated City Code Chapter 14 for violations articulated in the letter dated May 19, 2022, incorporated herein by reference as Exhibit A; and

WHEREAS, on May 20, 2022, the Parties met to discuss possible mitigation for the prohibited work on the Property, which consisted of painting previously unpainted brick masonry; and

WHEREAS, it was determined that the Property's brick could not be sufficiently remediated through removal of the black paint; and

WHEREAS, the Parties agreed upon several mitigation strategies, outlined below, that would sufficiently remediate the Property; and

WHEREAS, on May 10, 2023, the Parties met to discuss timelines for the mitigation and remediation arrangements on the Property; and

WHEREAS, on October 10, 2023, citations were issued to the Owner for the painting of previously unpainted brick masonry on the house and garage, in violation of City Code Sections 14-6(a) for damaging, defacing, or alteration of a historic resource and of Section 14-51(a) for the unauthorized alteration of a designated resource; and

WHEREAS, on November 1, 2023, the Parties met to agree on timelines, mitigation, and remediation for the altered Property.

AGREEMENT

Now therefore, in consideration of the above, the Parties agree as follows:

1. The Parties hereby adopt the factual recitation contained in the recitals set forth above.
2. The Parties have reached the mitigation and remediation arrangements in Paragraph 3 below that will meet City Code Chapter 14's requirements for a Certificate of Appropriateness for rehabilitation of a Landmarked property.
3. The Parties further agree that:

- a. The exterior of the Property will be entirely repainted to mimic as closely as possible the original natural masonry palette, proceeding as follows:
 - i. To return closest to the colors of the original condition before any alteration occurred and to ensure that there is sufficient contrast between the building color; the belt course, sills, and lintels; and the eaves, trim, and stucco, the palette to be used is:
 1. Eaves/trim/stucco: retain existing white paint and add white paint to stucco;
 2. Brick (primary): paint using Sherwin Williams 7537 for Irish Cream: <https://www.sherwin-williams.com/en-us/color/color-family/white-paint-colors/sw7537-irish-cream> or a similar color;
 3. Brick (belt course and sills/lintels): paint using Sherwin Williams 7545 for Pier: <https://www.sherwin-williams.com/en-us/color/color-family/neutral-paint-colors/sw7545-pier> or a similar color.
 - ii. To cover the black paint so that it does not show through the lighter historic color palette, primer shall be applied as needed before the color palette in Subparagraph 3.a.i. above.
 - iii. Any subsequent owner will be made aware of this color palette requirement and shall be provided with the color photos of the Property from 2016 taken for an historic survey project that preceded the Landmark designation, incorporated herein by reference as Exhibit B.
- b. The four windows at the front of the Property will be replaced with non-vinyl wood sash windows compatible with the Craftsman architecture of the house. These windows will be one-over-one wood sash to match the historic window style as evidenced from the 1948 photo of the Property in year the City's July 1, 2022, letter, incorporated herein by reference as Exhibit C. They further agree that not later than November 15, 2023, the Owner will submit the proposed replacement window product to City Staff for review before installation. City Staff will complete their review not more than seven days after receiving the proposed replacement window product. Except as provided in Subparagraph c. below, any additional window replacements on the Property shall match the windows replaced pursuant to this Subparagraph, and any subsequent owner will be made aware of this requirement.
- c. The garage will be repainted based on the color palette set forth in Subparagraph a. above, and the historic garage doors will be retained, and. If at any time the garage doors are replaced, they shall be replaced with a non-vinyl replacement compatible with the Craftsman architecture of the garage. If at any time the window openings are replaced with windows, the windows shall be new hopper window sashes to conform with the existing frame hardware. Any subsequent owner will be made aware of these requirements.

- d. The flashing along the Property eaves will be replaced or modified to re-expose the historic roof rafter tails as much as possible but also to retain gutters on the Property.
 - e. Exterior paint work, window replacement, and flashing remediation will be completed not later than June 30, 2024.
 - f. At the time this Agreement is fully executed, City Staff will provide the Owner with a list of contractors that specialize in rehabilitation of Landmarked properties. The Owner is, however, free to select contractors of the Owner's choosing.
4. The Parties affirm that this Agreement was entered into knowingly, freely, and voluntarily and that the Owner had sufficient time to consult with and be advised by legal counsel of the Owner's choosing.
5. By the Parties entering into this Agreement, the City agrees to file a motion to dismiss all existing legal proceedings by the City against the Owner based on the violations as set forth above.
6. If the Owner fully performs the terms of this Agreement and thereby comes into compliance with City Code Chapter 14 not later than June 30, 2024, the City agrees not to issue additional citations based on the violations as set forth above.
7. The Parties agree that breach of this Agreement will result in the issuance of additional citations pursuant to City Code Chapter 14.
8. The Parties agree that this Agreement shall run with the land. Should the Owner transfer ownership of the Property before completion of the above remediation, any subsequent owner will be required to effectuate the terms of this Agreement as described above, within the timeframe described above. The Owner will notify any person to whom the Owner transfers the Property at any time in the future of the ongoing obligations required by this Agreement.
9. This Agreement shall be recorded with the Larimer County Clerk and Recorder.



Exhibit A

Historic Preservation Services

Community Development & Neighborhood Services

281 North College Avenue

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May 19, 2022

Daniel Grant Duffy
420 S. Loomis Ave
Fort Collins, CO 80521

RE: Compliance with Municipal Code Chapter 14, Article IV to Reverse Prohibited Work on City Landmark at 701 Mathews St.

Mr. Duffy:

This letter is to address the violation of Municipal Code Sec. [14-10](#) at your property at 701 Mathews Street, and offer an alternative for correcting the violation. On May 11, 2022, City Historic Preservation staff became aware of the painting of unpainted masonry at 701 Mathews, the Schroeder/McMurry Property, designated as a City Landmark on January 3, 2017. The City issued a Stop Work Order on May 11, 2022, pursuant to City Code Section 14-6.

An offense against a historic resource carries with it a potential misdemeanor conviction and up to a \$3,000 fine. Rather than pursue prosecution at this time, City Preservation staff is providing the following settlement offer. You may choose to:

1. Develop a plan to reverse the painting of previously unpainted masonry on the property, with a plan pre-approved by Preservation staff no later than **June 10, 2022**. The Plan shall include:
 - a. Selection of a solvent or detergent designed to remove paint from the building without damaging the masonry. As a suggested starting point, paint removal products from ProsoCo and Dumond have performed well in this circumstance. The selected product will conform to the guidelines in National Park Service Brief 1, *Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*:
<https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>;
 - b. Spot testing of the selected product on the rear/south elevation of the historic garage on the property to confirm positive results;
 - c. Assuming positive results from the spot test, application of the paint removal product to the entirety of exterior masonry on both the historic house and historic garage at the property.
2. Completely implement the above plan, after approval from Historic Preservation staff, no later than **August 19, 2022**. An extension beyond that time may be approved at the discretion of City Preservation staff upon written request from the owner.
3. You always have the right to decline this offer for settlement and take the matter to trial in Municipal Court. City Staff cannot advise you which choice is most appropriate for you.

Landmark Designation Background

To help put this matter in context, I offer the following history of the property. The property at 701 Mathews Street, the Schroeder/McMurry Property, was designated as a City Landmark on Jan 3, 2017, by the Fort Collins City Council via Ordinance No. 140, 2016. The property was Landmarked along with

Exhibit A

four other properties owned by Housing Catalyst, the City's housing authority, as part of an agreement under the National Historic Preservation Act, to ensure the protection of historically significant properties in Housing Catalyst's inventory after they were sold to private owners. Within fifteen days of the effective date of a landmark ordinance the City records a certified copy of the ordinance with the County Clerk and Recorder. For this property, recordation of the ordinance with the County Clerk is dated January 17, 2017 (Reception #20170003241).

The Schroeder/McMurry Property was designated for multi-faceted historical and architectural significance, specifically the following:

- 1) The residence and garage were designed in 1920 as a pair by notable local architect Montezuma Fuller and are a significant reflection of Fuller's Arts and Crafts-era design work in Fort Collins.
- 2) The residence was built by local master builder Herman Schroeder, in this case a rare reflection of his later work, as Schroeder's main contributions were Victorian-era cottages throughout east downtown Fort Collins in the early twentieth century.
- 3) The residence served as the primary residence for Frederick and Emma Schroeder, and later for Ralph, Blanch, and Hattie McMurry. Both the Schroeders and McMurrys were notable local sheep ranchers during the ranching boom in Larimer County of the early 1900s. The Schroeders lived at the property between 1920 and 1937, and the McMurrys between 1937 and 1960.
- 4) The residence and garage are significant examples of Craftsman-style Bungalow architecture in the eastside of Fort Collins 1873 Avery Plat. The property was particularly well-preserved at the time of designation in 2017.

Based on the significance of the property, the period of significance against which alterations should be considered is 1920-1960, corresponding with the construction of the property through the end of the McMurry occupancy of the property.

Character-Defining Features of 701 Mathews Street & Appropriate Treatments

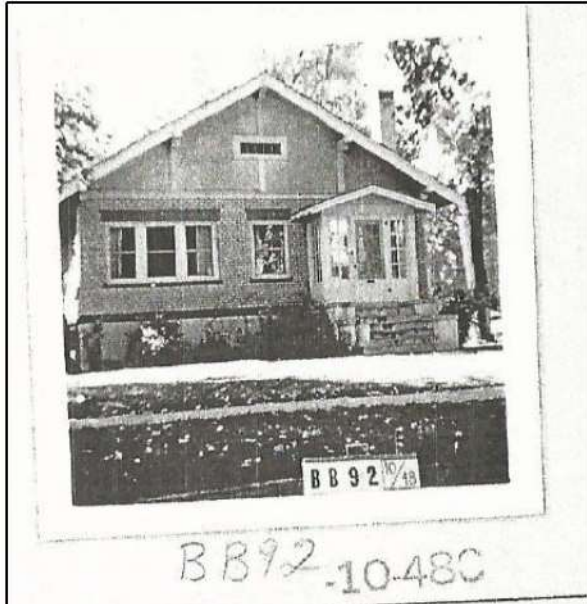
The City of Fort Collins has adopted the *U.S. Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties* to review and approve projects on historic resources in Fort Collins. In most cases, the Rehabilitation treatment method is used, which allows for changes and modernization while preserving an historic property's "character-defining features," those physical features of the property that are essential in conveying the historical importance of the property in question.

In the case of the Schroeder/McMurry property at 701 Mathews, the landmark nomination form noted the following character-defining features of this 1920 Craftsman Bungalow that contribute to its historic integrity::

- Rectangular, front-gabled roof form, with a front-gabled entry near the northeast corner and matching, shallow shed dormers on the north and south side elevations;
- Blonde pressed brick exterior walls with dark brown soldier-course sills and lintels over a poured concrete foundation;
- Stucco and faux half-timbering in the gable-ends, along with exposed beams, purlins, and rafter tails (the rafter tails are obscured by a K-style gutter as of the 2017 designation);
- Concrete front stoop with concrete sidewalls and an enclosed entry with square Classical pilasters and sidelights;
- Variable sash windows in the main and basement floors, mostly of one-over-one configuration, along with three multi-light window ribbons in each shed dormer;

Exhibit A

- Two brick chimneys, including a prominent chimney with a gablet at its base near the northeast corner;
- A matching garage, with a front-gabled roof facing Laurel Street, including matching blonde brick siding with a chimney on the east elevation, dark brown brick soldier coursed lintels and sills with boarded over windows, exposed rafter tails, and 2 wood panel doors, on a concrete foundation.



Historic images of the property from Larimer County Assessor files at the Fort Collins Museum of Discovery. The image on the left shows the property in 1948, and the image on the right shows the property in 1979.

History of Alterations

- 1920 – construction of the original 8-room bungalow with a partial basement and matching garage
- 1937 – reshingling (house or roof – unclear)
- 1977 - reroof
- 1980 – interior remodels for main and basement floor apartments to meet current code
- 1981 – reroof
- 1993 - reroof
- 1995 – replacement of front door

There has been no substantive history of design/project review on the property since designation in 2016.

If we do not hear from you by June 10, 2022, the City will move forward with issuing a citation. We hope to resolve this matter with you without necessitating such action. If you have questions, please contact us at 970-416-4250 or preservation@fcgov.com.

Sincerely,

Jim Bertolini
Senior Historic Preservation Planner

Exhibit B







Exhibit C

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

July 1, 2022

Daniel Grant Duffy
420 S. Loomis Ave
Fort Collins, CO 80521

RE: Revised Compliance with Municipal Code Chapter 14, Article IV to Mitigate For Prohibited Work on City Landmark at 701 Mathews St.

Mr. Duffy:

This letter is to address the violation of the City of Fort Collins' Municipal Code Sec. [14-10](#) at your property at 701 Mathews Street, and offer an alternative for correcting the violation. On May 11, 2022, City Historic Preservation staff became aware of the painting of unpainted masonry at 701 Mathews, the Schroeder/McMurry Property, designated as a City Landmark on January 3, 2017. The City issued a Stop Work Order on May 11, 2022, pursuant to City Code Section 14-6.

Since that time, the City has consulted with masonry specialists about the risks and potential outcomes of a full reversal of the painted masonry to original conditions and have determined that such a full-scale removal would damage the masonry to an unacceptable degree. The findings of those specialists from Empire Carpentry and Carlyle Investment Group are attached to this file. Considering that finding, the City is providing this revised settlement offer to mitigate for the current damage to the historic building's masonry, a character-defining feature of the property.

An offense against a historic resource carries with it a potential misdemeanor conviction and up to a \$3,000 fine for each day the offense goes unremedied. Rather than pursue prosecution City Preservation staff is providing the following revised settlement offer to replace the offer made on May 19. You always have the right to decline this offer for settlement and take the matter to trial in Municipal Court. You also have the right to seek independent legal counsel as no member of the City can provide you with legal advice.

This offer requires compliance with both of the following terms in their entirety:

1. Develop a plan to enhance your planned rehabilitation of the property in the following ways, with final details pre-approved by Preservation staff via a Certificate of Appropriateness no later than **July 29, 2022**. The Plan shall include:
 - a. Selection of a new paint scheme for the building more compatible with the Craftsman architecture of the property. This may include a new color other than black for the painted brick, but shall include a contrasting color for the wood trim and stucco features on the exterior on both the house and garage.
 - b. Replacement of non-compatible vinyl windows in the main house with wood sash windows compatible with the Craftsman architecture of the house. This may include one-over-one, three-over-one, or four-over-one configurations of windows. Existing wood window frames and trim shall be retained or, if replacement is necessary based on

Exhibit C

documented need due to condition, replaced in-kind. Installation of dual-glaze windows meeting these conditions is encouraged. Windows shall be painted to match the wood trim color selected in Term 1(a) following installation.

- c. Installation of new hopper window sashes in the garage to conform with the existing frames and hardware. Existing frames and hardware shall be retained or, if replacement is necessary based on documented need due to condition, replaced in-kind. New frames shall be multi-light, and a 2x6 lighting pattern is recommended.
 - d. Removal of the flashing along main house eave to re-expose the roof rafter tails, a character-defining feature of most Craftsman residences. The existing gutters may be retained or replaced with new gutters and downspouts that do not obscure the rafter tails.
 - e. Preservation and rehabilitation of existing basement windows, which are wood sash. As noted in previous discussion and correspondence, new egress windows are needed for the basement level. Where new egress windows are needed, they shall be a non-vinyl casement window with a false meeting rail to replicate the one-over-one sash pattern. Windows shall be painted and/or ordered to match the wood trim color selected in Term 1(a) following installation.
 - f. Note: Other rehabilitation details as already discussed in-person or via email that are otherwise compatible, including repair or replacement of the garage track and person doors, roofing, and landscape additions such as a new privacy fence, will be documented in the same Certificate of Appropriateness as the items above, or separately where building permits where you/your contractor have applied for previously discussed work are received. No change is intended to the current guidance on, and intended approval of, those previously discussed items.
2. Completely implement the above plan, after receipt of a Certificate of Appropriateness from Historic Preservation staff, no later than **December 31, 2022**. A request for an extension beyond that time due to extenuating circumstances beyond your control may be approved at the discretion of City Preservation staff upon written request from the owner.

This offer does not prohibit the submission of additional rehabilitation requests to the City during or following the agreed settlement period, under the standard process outlined in Municipal Code 14, Article IV.

Landmark Designation Background

To help put this matter in context, I offer the following history of the property. The property at 701 Mathews Street, the Schroeder/McMurry Property, was designated as a City Landmark on Jan 3, 2017, by the Fort Collins City Council via Ordinance No. 140, 2016. The property was Landmarked along with four other properties owned by Housing Catalyst, the City's housing authority, as part of an agreement under the National Historic Preservation Act, to ensure the protection of historically significant properties in Housing Catalyst's inventory after they were sold to private owners. Within fifteen days of the effective date of a landmark ordinance the City records a certified copy of the ordinance with the County Clerk and Recorder. For this property, recordation of the ordinance with the County Clerk is dated January 17, 2017 (Reception #20170003241).

The Schroeder/McMurry Property was designated for multi-faceted historical and architectural significance, specifically the following:

Exhibit C

- 1) The residence and garage were designed in 1920 as a pair by notable local architect Montezuma Fuller and are a significant reflection of Fuller's Arts and Crafts-era design work in Fort Collins.
- 2) The residence was built by local master builder Herman Schroeder, in this case a rare reflection of his later work, as Schroeder's main contributions were Victorian-era cottages throughout east downtown Fort Collins in the early twentieth century.
- 3) The residence served as the primary residence for Frederick and Emma Schroeder, and later for Ralph, Blanch, and Hattie McMurry. Both the Schroeders and McMurrys were notable local sheep ranchers during the ranching boom in Larimer County of the early 1900s. The Schroeders lived at the property between 1920 and 1937, and the McMurrys between 1937 and 1960.
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Based on the significance of the property, the period of significance against which alterations should be considered is 1920-1960, corresponding with the construction of the property through the end of the McMurry occupancy of the property.

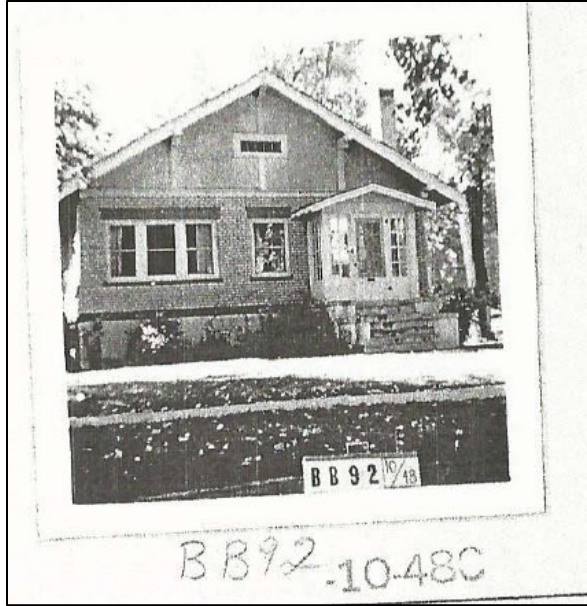
Character-Defining Features of 701 Mathews Street & Appropriate Treatments

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In the case of the Schroeder/McMurry property at 701 Mathews, the landmark nomination form noted the following character-defining features of this 1920 Craftsman Bungalow that contribute to its historic integrity::

- Rectangular, front-gabled roof form, with a front-gabled entry near the northeast corner and matching, shallow shed dormers on the north and south side elevations;
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- Concrete front stoop with concrete sidewalls and an enclosed entry with square Classical pilasters and sidelights;
- Variable sash windows in the main and basement floors, mostly of one-over-one configuration, along with three multi-light window ribbons in each shed dormer;
- Two brick chimneys, including a prominent chimney with a gablet at its base near the northeast corner;
- A matching garage, with a front-gabled roof facing Laurel Street, including matching blonde brick siding with a chimney on the east elevation, dark brown brick soldier coursed lintels and sills with boarded over windows, exposed rafter tails, and 2 wood panel doors, on a concrete foundation.

Exhibit C



Historic images of the property from Larimer County Assessor files at the Fort Collins Museum of Discovery. The image on the left shows the property in 1948, and the image on the right shows the property in 1979.

History of Alterations

- 1920 – construction of the original 8-room bungalow with a partial basement and matching garage
- 1937 – reshingling (house or roof – documentation unclear)
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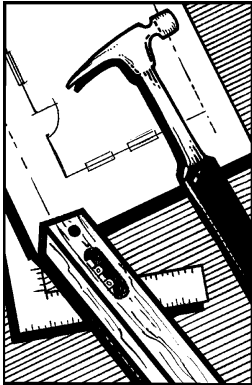
If we do not hear from you by July 22, 2022, the City must move forward with issuing a citation. We hope to resolve this matter with you through this settlement offer and avoid such action. To indicate your acceptance, you may sign below, or submit a letter indicating your acceptance to Historic Preservation Services. If you have questions, please contact us at 970-416-4250 or preservation@fcgov.com.

Sincerely,

Maren Bzdek
Historic Preservation Services Manager

Cc: Claire Havelda, Assistant City Attorney; Paul Sizemore, Director, Community Development & Neighborhood Services

Exhibit A - Masonry consultation **Exhibit C**



Empire Carpentry LLC

PO Box 245
Bellvue, Colorado 80512

Phone: (970) 493-3499

Fax: (970) 493-2088

empire@frii.com

Date: 6/30/2022

TO: Mr. Jim Bertolini

Sr. Historic Preservation Planner Community Development and Neighborhood Services
281 N College Ave
Ft. Collins, CO 80524

RE: 701 Mathews Paint Coatings Removal

Job Scope & Description:

On June 15th we met with yourself, Kyle Baber of Carlyle Investment Group and the homeowner to assess possible remediation of the black paint that had been applied to brick and stucco at 701 E Mathews. There were three (3) sample areas where chemical paint removers had been applied. There was a non-painted brick chimney on the garage that was used as a comparison.

Observations:

None of the test areas restored the brick to the original brick appearance.

The mortar joints continued to look black with minimal change.

Conclusions:

Basically we concur with Mr. Baber's report. That is to say that in our opinion it would take multiple applications of a chemical paint remover to approach the original appearance of the brick. Not only would this be expensive, the brick would most likely be damaged in the process. The same would be true of the mortar joints.

Please feel free to contact me with any questions.

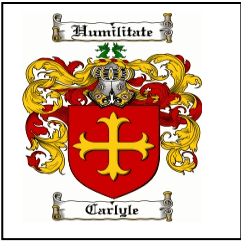
Sincerely

Rick Massey

Empire Carpentry

Cell : 970-566-1286

Exhibit C



Carlyle Investment Group LLC

6701 North County Road 15, Fort Collins, CO 80524

970.765.6576/kebab243@yahoo.com

June 30, 2022

Mr. Jim Bertolini

Sr. Historic Preservation Planner

Community Development and Neighborhood Services

281 N College Ave

Ft. Collins, CO 80524

RE: 701 Mathews Coatings Removal

Dear Jim,

As discussed at our June 15, 2022 at the site with yourself, Mr. Rick Massey, Empire Carpentry and the homeowner It is my professional opinion that the removal of the Unauthorized coatings to the exterior Masonry and Stucco would not be feasible. The following observations are the basis of this opinion:

A thick black layer(s) of paint have been applied to all Exterior Masonry and Stucco ~7000 SF;

The Chimney on the Garage remains unpainted and serves as a visual template for coatings removal expectations;

Three test patches were applied by the contractor using three types of chemical peel remover. The remover was applied and ~ 50 minutes were spent cleaning the coatings from the masonry with hand methods. One chemical product performed quite well by industry standards. However, the amount of paint residue left in the inclusions of the brick and mortar joints was significant. In my opinion, the additional effort to remove the paint from the pits and inclusions of the brick will damage the exterior glazing on the brick which would eventually cause the brick to weather and require replacement.

Based on the time required to adequately clean the brick would be extremely costly and could run in the \$35-40.00/sf range (\$245,000 - \$280,000.00) without the cost of repainting and repair of all the mortar joints. I would estimate at least a 10% damage range for the brick during this process (~700 SF) at a minimum.

A second method using soda or corn husks (soft media) would likely result in the same result and possible be more abrasive to the brick glaze. Again, Cost would be in the same range if not more as it would require erecting a blast containment around the home to mitigate the dust.

Exhibit C
Carlyle Investment Group, LLC

The only other option that I have seen performed in the past is to remove and flip the brick, but that is typically a strategy for smaller repair areas and may not even be feasible on this volume of surface area. That would be a question for a mason but it would be my guess that there would be substantial loss in the process.

Based on the economic, feasibility, and aesthetic quality of the paint removal It is my opinion that the removal of the coatings is not possible. As a coatings removal professional I would not even attempt this project without a significant damage waiver clause (30-40%). Removing the paint from the pits and inclusions would significantly damage the glaze at an even higher percentage.

I believe this sums up our conversation of the 15th at the property. 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





Lowe's Custom Order Quote

Quote # 201795480

Quote Name: Mathews Windows

Date Printed: 11/6/2023

Customer: ROBERT KIRK

Email:

Address: 701 MATTHEWS ST
FORT COLLINS, CO 80523

Phone: (816) 813-5300

Store: (2697) LOWE'S OF FORT COLLINS,
CO

Associate: GABRIELLE CAMPBELL (4023211)

Address: 4227 CORBETT DRIVE
FORT COLLINS, CO 80525-0000

Phone: (970) 232-7910

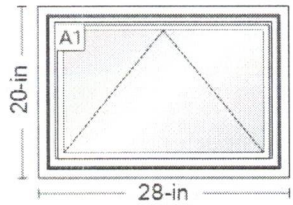
Item Total: 18

PreSavings Total: \$11,222.10

Freight Total: \$0.00

Labor Total: \$0.00

Pre-Tax Total: \$11,222.10



Architect | | Traditional Awning | Vent | 28 X 20
| Classic White
Room Location: None Assigned

Product Warranty



Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
100-1	Architect Traditional Awning Vent 28 X 20 Classic White	84 days	\$1,338.76	\$1,338.76	5		\$6,693.80

These awning windows were not a part of this review and were not associated with building permit B2400816.

Begin Line 100 Description

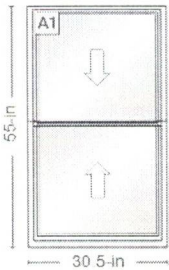
--- Line 100-1 ---

A1: Non-Standard Size Non-Standard Size Vent
Awning. Frame Size: 28 X 20. Architect Series.
Northern
Climate Zone 5

Standard
Clad
Pine
5"
3 11/16". Painted
Standard Enduraclad
Classic White. Bright White Paint Interior.
Ogee
Ogee
Standard. Glass: Insulated Dual Low-E
Advanced Comfort Low-E Insulating Glass Argon
Non High Altitude. Wash Hinge Hardware
Fold-Away Crank
Matte Black
No Limited Opening Hardware
No Integrated Sensor
Right Jamb. No Screen. Combination U-Factor
0.26
U-Factor 0.26
Combination SHGC 0.27
SHGC 0.27
VLT 0.49
CPD PEL-N-30-14563-00001
Satisfied Energy Star Zones None
Yes
Performance Class CW
PG 50
Calculated Positive DP Rating 50
Calculated Negative DP Rating 50
Year Rated 11
Egress Not Applicable. Yes,

Remake: No
In-Store Pick-up
EA
10/18/2023
False
True
877-473-5527
. 84 Days. 949819
WTS Pella Arch Window. 33070.
Grille: No Grille
Wrapping Information: Branch Supplied
4 9/16"
5 7/8"
Standard Four Sided Jamb Extension
Factory Applied
Pella Recommended Clearance
Perimeter Length = 96".

End Line 100 Description



Lifestyle | Double Hung | 30.5 X 55 | Without
HGP | Classic White
Room Location: None Assigned

Product Warranty



Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
200-1	Lifestyle Double Hung 30.5 X 55 Without HGP Classic White	35 days	\$1,016.07	\$1,016.07	3		\$3,048.21
Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
200-2	Screen Full Screen Classic White InView	35 days	\$73.76	\$73.76	3		\$221.28
Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
200-3	Hardware Options Matte Black Sash Lift (0F37MB00)	35 days	\$13.28	\$13.28	3		\$39.84

Begin Line 200 Descriptions

---- Line 200-1 ----

A1: Non-Standard Size
 Double Hung
 Equal. Frame Size: 30 1/2 X 55. Lifestyle Series. No Package
 Without Hinged Glass Panel
 Northern
 Climate Zone 5

Clad
 Pine
 5"
 3 11/16"
 Jambliner Color: Gray. Standard Enduraclad
 Classic White. Bright White Paint Interior.
 Glass: Insulated Low-E Advanced Comfort Low-E Insulating Glass Argon Non High Altitude.
 Cam-Action Lock
 1 Lock
 Matte Black
 No Limited Opening Hardware
 Order Sash Lift
 1 Lift
 No Integrated Sensor. Full Screen
 Classic White
 InView™. Combination U-Factor 0.26
 U-Factor 0.26
 Combination SHGC 0.29
 SHGC 0.29
 VLT 0.55
 CPD PEL-N-35-00430-00001
 Satisfied Energy Star Zones None
 Yes
 Performance Class LC
 PG 40
 Calculated Positive DP Rating 40
 Calculated Negative DP Rating 40
 Year Rated 08-11
 Clear Opening Width 27.312
 Clear Opening Height 24.25
 Clear Opening Area 4.599417
 Egress Does not meet typical United States egress
 but may comply with local code requirements.
 Yes,

Remake: No
 In-Store Pick-up
 EA
 10/18/2023
 False
 True
 877-473-5527
 . 35 Days. 943063
 WTS Pella LS Window. 33070.
 Grille: No Grille
 Wrapping Information: Branch Supplied
 4 9/16"
 5 7/8"
 Standard Four Sided Jamb Extension
 Factory Applied
 Pella Recommended Clearance
 Perimeter Length = 171".

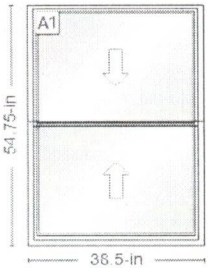
---- Line 200-2 ----

Screen Full Screen Classic White InView

---- Line 200-3 ----

Hardware Options Matte Black Sash Lift (OF37MB00)

End Line 200 Descriptions



Lifestyle | Double Hung | 38.5 X 54.75 |
 Without HGP | Classic White
 Room Location: None Assigned

Product Warranty



Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
300-1	Lifestyle Double Hung 38.5 X 54.75 Without HGP Classic White	35 days	\$1,116.31	\$1,116.31	1		\$1,116.31
Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
300-2	Screen Full Screen Classic White InView	35 days	\$80.62	\$80.62	1		\$80.62

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
300-3	Hardware Options Matte Black Sash Lift (OF37MB00)	35 days	\$11.02	\$11.02	1		\$11.02

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
300-4	Hardware Options Matte Black Sash Lift (OF37MB00)	35 days	\$11.02	\$11.02	1		\$11.02

Begin Line 300 Descriptions

---- Line 300-1 ----

<p>A1: Non-Standard Size Non-Standard Size Double Hung Equal. Frame Size: 38 1/2 X 54 3/4. Lifestyle Series. No Package Without Hinged Glass Panel Northern Climate Zone 5</p>	<p>Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad Classic White. Bright White Paint Interior. Glass: Insulated Low-E Advanced Comfort Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 2 Locks Matte Black No Limited Opening Hardware Order Sash Lift 2 Lifts No Integrated Sensor. Full Screen Classic White InView™. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.29 SHGC 0.29 VLT 0.55 CPD PEL-N-35-00430-00001 Satisfied Energy Star Zones None Yes Performance Class LC PG 30 Calculated Positive DP Rating 30 Calculated Negative DP Rating 30 Year Rated 08-11 Clear Opening Width 35.312 Clear Opening Height 24.125 Clear Opening Area 5.915986 Egress Meets Typical 5.7 sqft (E) (United States Only). Yes,</p>	<p>Remake: No In-Store Pick-up EA 10/18/2023 False 877-473-5527 . 35 Days. 943063 WTS Pella LS Window. 33070. Grille: No Grille Wrapping Information: Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Pella Recommended Clearance Perimeter Length = 187".</p>
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---- Line 300-2 ----

Screen Full Screen Classic White InView		
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---- Line 300-3 ----

Hardware Options Matte Black Sash Lift (OF37MB00)		
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---- Line 300-4 ----

Hardware Options Matte Black Sash Lift (OF37MB00)		
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End Line 300 Descriptions

Accepted by: _____

Date: 11/6/2023

Pre-Tax Total	\$11,222.10
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This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

****** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ******