



Planning, Development & Transportation

Community Development & Neighborhood Services

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CERTIFICATE OF APPROPRIATENESS – Minor Alteration (No Application Required)

ISSUED: November 20, 2019

EXPIRATION: November 20, 2020

(Amended from October 23, 2019 COA)

Carlos Gallegos
719 E. Prospect Rd
Fort Collins, CO 80525

Dear Mr. Gallegos:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property has been approved without an application 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:

- Replacement of residence and garage roof in-kind (asphalt shingles).
- ADDED ITEM: Replacement of deteriorated decking with OSB (oriented strand board).
 - Evaluation: OSB is a common replacement material for sheathing. Installation of vents and ice/water shield should prevent moisture buildup, a long-term maintenance concern with OSB. Advise regular maintenance inspections of roof to avoid chronic water retention in product.

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 #4, [Roofing for Historic Buildings](#) 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:

- Work affecting, or repair of, a chimney;
- Repair or replacement of historic decorative or functional features on or near the roof, such as fascia, purlins, brackets, eaves, gutters, and dormers;
- Replacement of substructure to the roof beyond those already approved (decking), such as rafters or trusses;
- Installation of roof insulation above the sheathing that will result in more than a 2-inch increase in the roof height;
- Addition of new rooftop features including skylights, dormers, and new vents.

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
Historic Preservation Planner

Advanced Exteriors, Inc. Roof Scope Sheet - Steep Slope

Customer Name(s):

Address:

then

1 layer

25 year

Job #:

Description	House	Garage	Shed 1	Shed 2	Total
Top Layer Material (Only) - Type/Year					
# Additional Layers Off (Quantity & Type)	<i>1 layer 30 year</i>	<i>1 layer 30 year</i>	<i>1 layer 25 year</i>	<i>1 layer metal</i>	
SQ Shingles Off (Steep Slope - Total Existing)	1343	905	150		
SQ Shingles On - (Ordering - Includes Waste Factor of 15%)	1544	1099.55	165		
SQ Low-Slope Off (Existing Product)	—	—	—		
SQ Modified Bitumen On (< 2/12 Pitch)	—	—	24		
SQ Decking Off (No Waste) - (Spaced Gaps or Delaminated?)	1343	—	—		
# Courses IWS (Exists Y/N?) - Main Soffit 0" Porch —x	276.9	—	—		
SQ Double-Felt Off (2/12 - 4/12 pitch) Synthetic Felt Exists Y(N?)	—	—	—		
SQ Steep Off (7/12, 8-9/12, 10-12/12, > 12/12)	—	—	—		
SQ High Charge Off (2nd-Story Area)	120	—	—		
SQ Bad Access Off (Over 36" Step) - (Tearoff Y/N? Loading Y/N?)	1343	—	150		
LF Hip/Ridge (High-Profile Exists Y/N?) Product On - <i>TR</i>	65.5	25	—		
LF Ridge Vent Existing (Billing Only)	—	—	—		
LF Ridge Vent On (Ordering) - Product On -	—	—	—		
LF Multi-Use Vent On (Eave/Clerestory/Off-Peak) - (Existing Y/N?)	—	—	—		
LF Rake 1" x 2" Drip Edge (Existing Y/N? Painted Y/N?)	—	—	—		
LF Eave 2" x 2" Drip Edge (Existing Y/N? Painted Y/N?)	—	—	—		
LF 2" x 4" Drip Edge (Low-Slope Eave Gap? Painted Y/N?)	225.4	122.4	35		
LF Headwall Flashing (4" x 5") - (Painted Y/N? Beauty Course Y/N?)	21.9	—	—		
LF Step Flashing (Chimney Not Included) (Painted Y/N?)	56.4	—	—		
LF Valley (W-Metal, Galvanized) IWS or 90 # Roll Roofing Exists?	27.7	—	—		
LF Termination Bar or Counterflashing - (Need Cant Strip Y/N?)	—	—	15		
# Chimneys (Type <i>brick/stucco</i>) 24" x 24" (Need Cricket Y/N?)	2	—	—		
# Skylights - Flash Only " x " (# Solar Tubes D&R)	—	—	—		
# Skylights Replace (Curb or Deck?) " x " #	—	—	—		
# Standard Pipe Jack Flashings - Up to 3 1/2" Pipe (# of 4")	—	—	—		
# Split Boot Pipe Jack Flashings (Meter Mast/Water Line/Cane?)	—	—	—		
# Existing Vents (Turtle Turbine Dome) - Billing	—	2	—		
# Existing Powered Vents - Billing (Order Replacement Y/N?)	—	1	—		
# New Vents - (Turtle/Turbine) - Ordering	—	2	—		
# New Dome Vents (AirVent B-144) - Ordering	3	—	—		
# Exhaust Caps (Replace Y/N?) Sizes - 4" & 6"	—	—	—		
# Furnace Caps (Replace Y/N?) Sizes - " & "	—	—	—		
# Flue Caps # Chimney Chase Covers (Getting Bid Y/N?)	—	—	—		
# Painted Vents Total - (Billing Only - Not Including Pipe Jacks)	—	—	—		
# Painted Pipe Jack Flashings Total (Billing Only)	—	—	—		
# Satellites (D&R or Remove?) (# Antenna D&R Or Remove?)	—	—	—		
# Skyhooks Existing (Super Boot Flashing or Remove Eyelet?)	—	—	—		
# Solar Panels (D&R or Remove? Sub or Roofers? PV or Thermal?)	—	—	—		
# Swamp Coolers (Remove or D&R? # Pitch Pans Needed)	—	—	—		
Garage Enclosed Ceiling (Ventilated Attic Area Y/N?)	—	—	—		
Soffit Vents Existing (Sufficient Intake Ventilation Y/N?)	NO	—	—		
Gutters Mounted Through Existing Gutter Apron Y/N?	NO	—	—		
Humidifier Y/N? Whole House Fan Y/N? (Prohibits Ridge Vent)	NO	—	—		