



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: April 16, 2020 (Addendum to March 16 Roof CoA)

EXPIRATION: April 16, 2021

Mountain View Community Church of Fort Collins
201 Whedbee St.
Fort Collins, CO 80524

Dear Property Owner:

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:

1. Partial in-kind roof replacement (sloped sections only) with asphalt shingle (previously approved on March 16, 2020).
 - *Addendum Note: Work approved on March 16 modified by applicant to include replacement of decking, removal of asbestos tile roof shingles underneath asphalt shingles, and installation of new ridge and eave/edge vents.*
2. Replacement of gutters and downspouts in-kind.
3. Repainting of trim features and windows to match gutters.
 - *Condition Note 1: Painting should avoid overly abrasive physical or chemical removal of previous paint layers.*
 - *Condition Note 2: Paint type should not be waterproof (i.e., should be breathable). Oil-based paints are generally encouraged for historic woodwork.*

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 the following National Park Service guidance as you complete this project:

- Preservation Brief #4, [Roofing for Historic Buildings](#).
- Preservation Brief #10, [Exterior Paint Problems on Historic Woodwork](#)

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 (items already approved indicated by strikethrough):

- 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, such as ~~sheathing/decking~~, 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~~;
- Application of water sealants, including waterproof wood treatments or waterproof paints.

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.

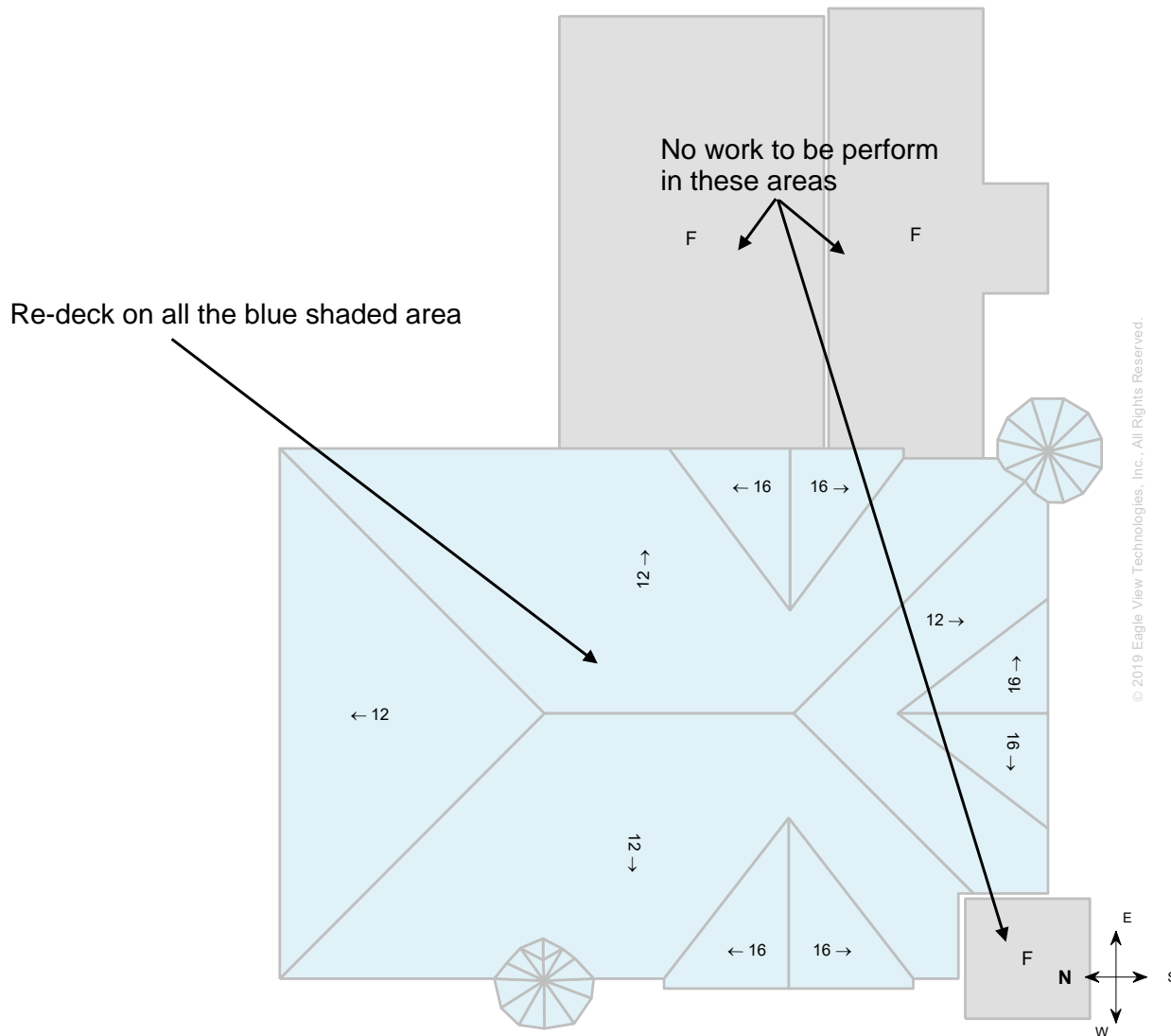
If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at jbertolini@fcgov.com or 970-416-4250.

Sincerely,

Jim Bertolini
Historic Preservation Planner

PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 12/12



Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

LENGTH DIAGRAM

Total Line Lengths:

Ridges = 76 ft

Hips = 164 ft

Valleys = 179 ft

Rakes = 120 ft

Eaves = 187 ft

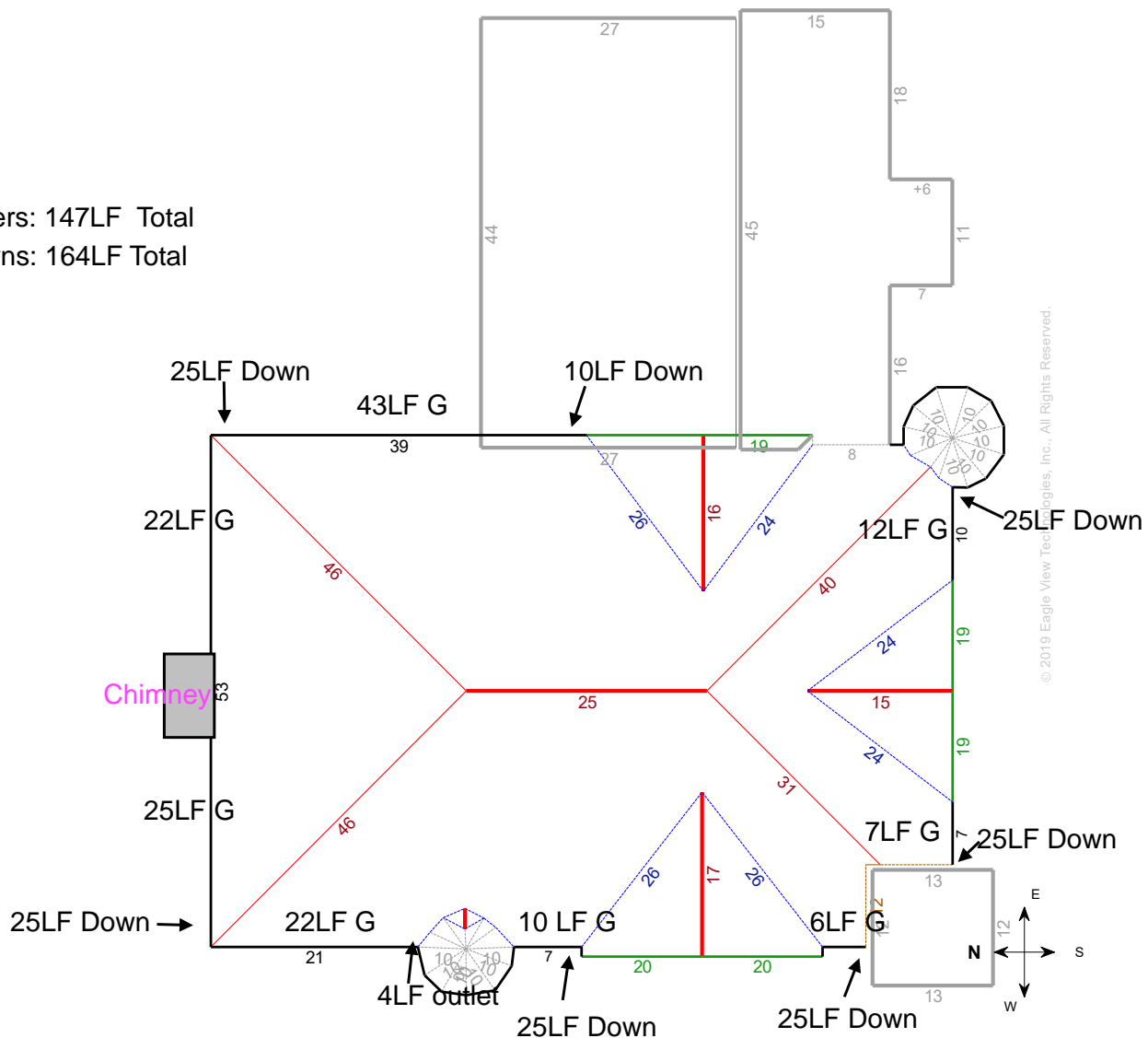
Flashing = 46 ft

Step flashing = 23 ft

Parapets = 274 ft

Gutters: 147LF Total

Downs: 164LF Total



Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).



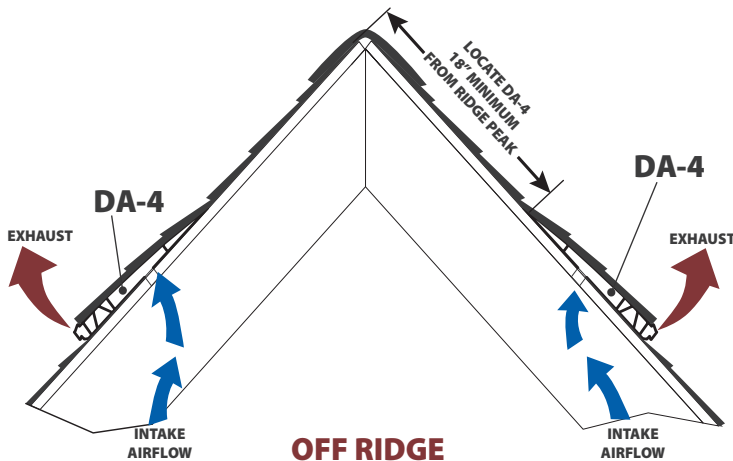
Fully Supported
Tapered Transition.

Exterior Baffle
Design Prevents
Debris Build-Up.

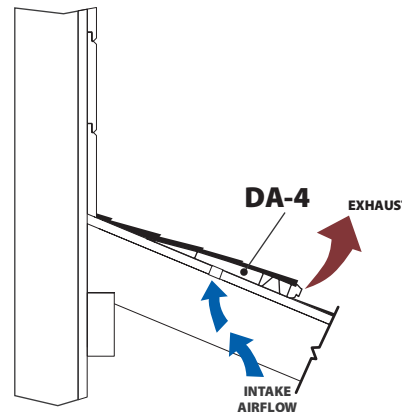
Low Profile Blends
into Roof.

Your Multi-Purpose Exhaust Vent Solution.

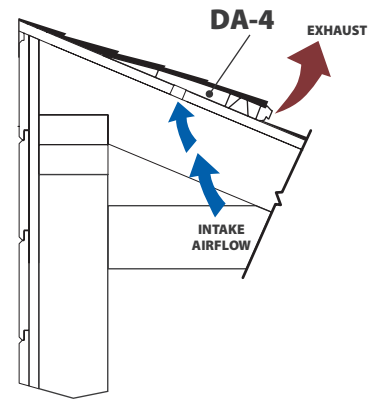
EXHAUST INSTALLATION APPLICATIONS:



OFF RIDGE



ROOF MEETS WALL



SINGLE SLOPE

DA-4 FEATURES:

- ▶ 2½" ring shank nails included.
- ▶ Made from the same durable, long lasting and field tested material as the Lomanco Omni Series vents.
- ▶ Fits roof pitches 3/12 to 16/12.
- ▶ Unique design provides enhanced weather protection.
- ▶ Integrated end plug every 2 inches.
- ▶ 9 square inches of Net Free Area per linear foot.
- ▶ Molded nail lines.
- ▶ Slot width guidelines.
- ▶ Patented design.
- ▶ The DA-4 can be used as an intake vent (see reverse).
- ▶ **Lifetime Limited Warranty.**

Model	Length (ft.)	NFA (in. ²)	Roof Pitch	Packaged
DA-4	4'	36	3/12 to 16/12	10 Per Box

Molded-in Cut
Lines for Tapered
Transitions.

Engineered
Material
Guarantees
Longevity.

10 Supported
Nail Holes.

Shingle Stop
Alignment Tabs.

MADE IN USA



CSA
Approved



Texas Department of
Insurance "Windstorm"
Approved

MIAMI-DADE COUNTY
APPROVED

Lomanco recommends balancing the intake ventilation system to the chosen exhaust ventilation system, a balanced system consists of 50% intake ventilation and 50% exhaust ventilation.

Lomanco ventilation calculations are based on the IRC/FHA standard of one square foot of ventilation for every 300 square feet of attic floor space. For ventilation calculators and additional information, visit our website, lomanco.com.

LO459_1214



lomanco



lomancovents



Fully Supported
Tapered Transition.

Off Roof Edge Installation

Roof Deck Installed Intake Ventilation Made for Roofers.

Molded-in Cut
Lines for Tapered
Transitions.

Engineered
Material
Guarantees
Longevity.

10 Supported
Nail Holes.

Shingle Stop
Alignment Tabs.



Low Profile
Blends into
Roof Profile.

Exterior Baffle
Design Prevents
Debris Build-up.

Roof Edge Installation

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- ▶ Unique design provides enhanced weather protection.
- ▶ Integrated end plug every 2 inches.
- ▶ 9 square inches of Net Free Area per linear foot.
- ▶ Molded nail lines.
- ▶ Intake slot width guidelines.
- ▶ Patented design.
- ▶ The DA-4 can be used as an exhaust vent (see reverse).
- ▶ **Lifetime Limited Warranty.**

Model	Length (ft.)	NFA (in. ²)	Roof Pitch	Packaged
DA-4	4'	36	3/12 to 16/12	10 Per Box



Texas Department of
Insurance "Windstorm"
Approved



CSA
Approved



Want more info?
Scan this QR
code with your
smartphone.

Lomanco recommends balancing the intake ventilation system to the chosen exhaust ventilation system, a balanced system consists of 50% intake ventilation and 50% exhaust ventilation.

Lomanco ventilation calculations are based on the IRC/FHA standard of one square foot of ventilation for every 300 square feet of attic floor space. For ventilation calculators and additional information, visit our website, lomanco.com.



Jim Bertolini

From: Admin Assurance <admin@assurancecontractors.com>
Sent: Thursday, April 16, 2020 4:18 PM
To: Jim Bertolini
Subject: Re: 328 Remington Street
Attachments: lo459_deckair_da-4.pdf

Jim,

Please see the attached eave vent we are planning to install.

On Thu, Apr 16, 2020 at 3:50 PM Jim Bertolini <jbertolini@fcgov.com> wrote:

Sashelly,

Sorry to send multiple emails on this. Could you also clarify what type of eave vent you're planning to install? (a link to the product info online is fine). There's a couple different product types out there so I want to make sure. What I've often seen referred to as "edge vents" are excellent for a property like this where the eave line is a distinctive feature of the building. Something that's more of a soffit might be problematic due to the style and exterior materials of the building. Just send me a note once you're able. Thanks!

JIM BERTOLINI

Pronouns: he/him/his

Historic Preservation Planner

Community Development & Neighborhood Services
281 North College Avenue
970-416-4250 office
jbertolini@fcgov.com

[Tell us about our service, we want to know!](#)

From: Jim Bertolini
Sent: Thursday, April 16, 2020 3:12 PM
To: Admin Assurance <admin@assurancecontractors.com>
Subject: RE: 328 Remington Street

Sashelly,

Quick follow-up question on your fascia and window color question. I assume the church is interested in repainting those to match the gutters, is that correct? We typically advise against non-breathable paints like latex-based products in favor of oil-based as they are significantly healthier for the wood components. Thanks!

JIM BERTOLINI

Pronouns: he/him/his

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[Tell us about our service, we want to know!](#)

From: Admin Assurance <admin@assurancecontractors.com>
Sent: Wednesday, April 15, 2020 9:14 AM
To: Historic Preservation <preservation@fcgov.com>
Cc: Jim Bertolini <jbertolini@fcgov.com>
Subject: 328 Remington Street

Good morning Jim,

Below you will find the details from work to be done on the Mountain View Church in regard to the re-roof:

1. The only work to be done is on the shingle portion, the flat roof areas are going to remain untouched. Shingles to be installed - OC Duration Storm in Driftwood
2. Asbestos company will remove 1 layer of slate, 1 layer of decking and 1 layer of shingles.
3. We will do a re-deck. Since we have to remove some layers of decking and slate, the height might stay around the same or less than an inch lower.

4. Ventilation: 76LF of ridge vent (all ridges) and 60LF of eave vents; we are doing 30' on the north side, 20' on the Eastside and 10' on the Westside. The will be installed 3 FT above the eave spread out evenly.

6. Gutters: current color is classic cream but we will be installing royal brown from Norandex - 147LF of gutters & 164Lf of downspouts to replace.

5. This job will take around two weeks of production

Attachments: gutter installation diagram, ventilation diagram, permit, and pictures.

Notes: In the permit work description it says that this project will be done by payroll employees and that is not the case. I have attached the permit application for reference.

On another note, what we would need to do if the church would like to change the windows and the fascia color? What would be the process?

Please feel free to contact me if you have any questions. Let me know if we are good to proceed with roof replacement if approve.

Thank you,

Sashelly Vargas

Operations Coordinator

970-797-2502 ext 709

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Note: Assurance Roofing is now Assurance Contractors!

Office number: 970.797.2502

FAX: 888.837.2137

admin@assurancecontractors.com

www.assurancecontractors.com

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Shingles

Decking

Slate













ROYAL
BROWN

CC-022
NX CREAM
MC CLASSIC CREAM
VM CLASSIC CREAM

