



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

ISSUED: November 17, 2021

EXPIRATION: November 17, 2022

ATTN: Barbara Eibach
Property Manager, Brinkman Real Estate
3528 Precision Drive | Suite 100
Fort Collins, CO 80528

Dear Ms. Eibach:

As you are aware, the Historic Preservation Commission gave Final Design Review approval at their November 18, 2021 meeting for the work you are proposing for the City Landmark property, the Old Post Office at 201 S. College Avenue.

More specifically, the Commission approved:

1. Rehabilitation of the clay tile roof to include salvage and reuse of the historic clay tiles, and replacement in-kind of any broken tiles on flat portions, as well as the decorative hip and ridge tiles.
 - a. Proposal includes installation of ventilation tiles within the roof system to allow for proper ventilation of the attic space.
2. Replacement in-kind of the membrane roof on the flat, central portion of the roof, including addition of 5 inches of height to accommodate additional insulation requirements for IEBC/IECC.
 - a. Visible portion will be approximately 2" above the clay tile ridge, and will be covered with copper flashing to match flashing in other parts of the roof system.
3. Replacement in-kind of the internal gutter system.

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships; The property will remain in mixed commercial/office use.	Y

SOI #2	<p>The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</p> <p>The clay tile roof replacement procedure appears consistent with the guidelines established in National Park Service Preservation Brief 30, The Preservation and Repair of Historic Clay Tile Roofs: https://www.nps.gov/tps/how-to-preserve/briefs/30-clay-tile-roofs.htm</p> <p>After research by the building contractor, the Post Office’s original roofing materials appear to be Mound City tiles, a clayworks in St. Louis, Missouri, no longer in operation. While the standard tiles are fairly generic and interchangeable including with the still-operating Ludowici Roof Tile company in New Lexington, Ohio, the hip tiles are highly distinctive, are mortared to the roof framing, and are no longer available for reproduction/replacement. The rehabilitation of the clay tile roof will focus on careful removal, salvage, and reinstallation of intact tiles, and replacement in-kind of any already broken tiles, or those that break during removal. After the November 10 HPC Work Session, the applicant informed staff that they had secured sufficient salvage Mound City hip tiles to ensure in-kind replacement of that distinctive roof element should any tiles be broken during removal. As a result, there will be one main deviation from a replacement in-kind:</p> <ul style="list-style-type: none"> - To meet modern roof ventilation requirements, some tiles lower on the roof will be replaced with ventilation tiles to allow for air intake into the roof system. <p>To meet modern IEBC/IECC requirements, the membrane portion of the flat roof will include an added 5” in height, 2” of which will be visible and covered with a copper flashing joint to allow for added insulation and energy performance. Considering the added height in relation to the size and massing of the building, this adaptation appears to meet this Standard.</p> <p>Replacement in-kind of the gutter system meets this Standard. Below are historic photographs from the Fort Collins Museum of Discovery archives that show the building in its historic period:</p>	Y
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1912:



1930 (circa):



1949:



1977:



SOI #3	Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	N/A
SOI #4	Changes to a property that have acquired historic significance in their own right will be retained and preserved.	N/A

SOI #5	<p>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</p> <p>The project is generally a salvage and reinstallation of building materials, with replacement in-kind where needed due to the discovery of broken tiles as the clay tiles are removed. For standard tiles, the Ludowici replacement appears to be a nearly identical in-kind replacement for any broken tiles that need removed during the project. The main concern under this Standard is the treatment of the Mound City H-3 hip tiles. After the November 10 HPC Work Session, the applicant informed staff that they had secured sufficient Mound City hip and ridge tiles of the correct style to replace any broken tiles in-kind. This Standard appears to be met.</p>	Y
SOI #6	<p>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</p> <p>The project is completing a comprehensive roof repair related to leaks in the roof that are causing water damage elsewhere in the building. The project is focusing on maximum salvage and reinstallation of the existing clay tiles after new membrane and underlayments are installed. Where standard tiles are broken, the historic Mound City tiles will be replaced with a near-identical Ludowici tile. Regarding the distinctive Mound City H-3 hip tiles, if they are broken during removal, the contractor has secured sufficient salvage Mound City tiles to replace in-kind as needed.</p>	Y
SOI #7	Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	N/A
SOI #8	Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	N/A
SOI #9	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	N/A
SOI #10	New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	N/A

The Commission found that the proposed work meets the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code. Notice of the approved application has been forwarded to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Please note that all ensuing work must conform to the approved plans. Any non-conforming alterations are subject to stop-work orders, denial of Certificate of Occupancy, and restoration requirements and penalties.

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.

You may appeal this decision within two weeks by submitting a written notice of appeal to the City Clerk within fourteen (14) calendar days of this decision. Grounds and process for appeals are enumerated in Chapter 2, [Division 3](#) of the Fort Collins Municipal Code.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Meg Dunn".

Meg Dunn, Chair
Historic Preservation Commission



Design Review Application Historic Preservation Division

Fill this form out for all applications regarding designated historic buildings within the city limits of the City of Fort Collins. Review is required for these properties under Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

Applicant Information

Old Post Office Condominium Association	970-286-3462		
Applicant's Name	Daytime Phone	Evening Phone	
3528 Precision Drive, Suite 100, Fort Collins		CO	80528
Mailing Address (for receiving application-related correspondence)		State	Zip Code
Barbara.Eibach@brinkmanre.com			
Email			

Property Information (put N/A if owner is applicant)

Old Post Office Condominium Association	970-286-3462		
Owner's Name	Daytime Phone	Evening Phone	
Same as above			
Mailing Address (for receiving application-related correspondence)		State	Zip Code
Same as above			
Email			

Project Description

Provide an overview of your project. Summarize work elements, schedule of completion, and other information as necessary to explain your project.

Repair/replace roof tiles and membrane per Formula Roofing quote.

The following attachments are REQUIRED:

- ☐ Complete Application for Design Review
- ☐ Detailed Scope of Work (and project plans, if available)
- ☐ Color photos of existing conditions

Reminders:

Complete application would need all of checklist items as well as both pages of this document.

Detailed scope of work should include measurements of existing and proposed.

Please note: if the proposal includes partial or full demolition of an existing building or structure, a separate demolition application will need to be approved.

Additional documentation may be required to adequately depict the project, such as plans, elevations, window study, or mortar analysis. If there is insufficient documentation on the property, the applicant may be required to submit an intensive-level survey form (at the applicant's expense).

Detail of Proposed Rehabilitation Work (*Required)

If your project includes multiple features (e.g. roof repair and foundation repair), you must describe each feature separately and provide photographs and other information on each feature.

Feature A Name:	
Describe property feature and its condition:	Describe proposed work on feature:

Feature B Name:	
Describe property feature and its condition:	Describe proposed work on feature:

Use Additional Worksheets as needed.

Required Additional information

The following items must be submitted with this completed application. Digital submittals preferred for photographs, and for other items where possible.

- ☐ At least one current photo for each side of the house. Photo files or prints shall be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc. If submitted as prints, photos shall be labeled
- ☐ Photos for each feature as described in the section "Detail of Proposed Rehabilitation Work". Photo files or prints shall be named or labeled with applicant name and feature letter. For example, smitha1.jpg, smitha2.jpg, smithb.jpg, smithc.jpg, etc.

Depending on the nature of the project, one or more of the following items shall be submitted. Your contractor should provide these items to you for attachment to this loan application.

- ☐ Drawing with dimensions.
- ☐ Product specification sheet(s).
- ☐ Description of materials included in the proposed work.
- ☐ Color sample(s) or chip(s) of all proposed paint colors.

- ☐ **Partial or full demolition** is a part of this project.

Partial demolition could include scopes such as taking off existing rear porches to create space for a new addition or removing an existing wall or demolishing a roof. If you are taking away pieces of the existing residence, you are likely undergoing some partial demolition.

Barbara Eibach

Digitally signed by Barbara Eibach
DN: cn=Barbara Eibach, o=Brinkman Real Estate Management,
ou, email=Barbara.Eibach@brinkmancolorado.com, c=US
Date: 2021.10.25 08:44:13 -06'00'

Signature of Applicant

10/25/21

Date





Formula Roofing and Remodeling
4560 Columbine St.
Denver, CO 80216
Phone: (303) 600-8696
Fax: (303) 600-8654

Tile and Flat Roof Replacement

10/19/2021

Barbara Eibach
Brinkman Real Estate
201 South College Avenue
Fort Collins, CO 80524
(970) 286-3462

Job: 21355: Barbara Eibach

Tile Roofing Section

Complete removal and salvage of all intact tile and trim accessories (Mound City Spanish Clay Tile- Discontinued);
Remove existing underlayment (not fully adhered to decking);
Remove all roof-related flashings not integrated into the construction, i.e. eave, sidewall, valley, penetration and counter flashing
Install Boral TileSeal Premium High Temp Self Adhering Ice & Water Barrier on ALL slopes, including at eaves, valley substrates/slopes and surrounding penetrations;
Install new 16 oz copper 2x4" 120 degree drip edge;
Install nailer boards for hips and ridges;
Install Protectowrap on all hip nailer boards;
Install "S" profile O'hagin vents (4 per slope, 16 total);
Mortar all hips (Mound City H-11);
Reinstall ridge tiles (Note: existing ridge is mortared in place. Ludowici 206 ridge will be used to maintain uniform appearance- photos attached for reference)
Reflash chimney (copper- reglet style);
Reinstall all tile as removed and furnish matching replacements for those tiles broken or discarded during work;
Field tiles to be fastened using copper nails;
50% deposit due prior to commencement, remainder due upon completion;
All scaffolding as needed; all fasteners; all sealants; all necessary labor and equipment as required to complete this installation; Clean up of all debris as generated by the work; Rotten decking to be replaced as needed at a rate of \$5.50 per sf;
Five-year warranty on all workmanship;

Qty Unit

Materials

Labor

Upper Flat Roof Replacement

WARRANTIES:
-15 Year GAF Diamond Premium NDL Manufacturer Warranty
-GAF Everguard Puncture Resistance Limited Warranty (Rated for up to 2" Hail)
-Formula Roofing & Remodeling will provide a 5 Year Workmanship Warranty

Qty Unit
20.47 SQ

REMOVE:

- Tear out, haul off and dispose of all existing roofing materials including all flashings, terminations, cover board and insulation.
- Clean the roof deck and inspect for any damaged/rotten sheathing.

INSTALL:

22.51 SQ

- 5" ISO board to achieve R-30
- RhinoBonded 60mil GAF Everguard TPO flat roofing system including, insulation board as specified by local building code, 1/4" Densdeck, 60mil TPO membrane, all necessary flashings, terminations and details to manufacturer specifications.
- Build up skylight curbs with 2"x10"s to accommodate increased height of ISO. Reflash skylights and all penetrations
- Install custom fabricated copper cap flashing at locations that receive ridge tile
- Build up south-facing transition with 2"x4"s
- Install custom fabricated 2 pc headwall and drip edge flashing on south side transition

NOTE: Upper flat roof only

PERMIT:

0.00 EA

• Formula Roofing & Remodeling will provide the permit and schedule all necessary inspections. PLEASE NOTE: Permit costs are not included in this estimate.

INCLUSIONS:	0.00	EA
<ul style="list-style-type: none">• General Conditions.• Height charge: includes cost of loading materials, removal of material and appropriate safety precautions.• Dumpster/Dump Fees: includes all costs to dispose of material and debris.• On Site Supervisor: A foreman will be required to be on site for the duration of the project to ensure all OSHA safety guidelines are followed, direct all ground traffic (pedestrians and vehicles), oversee material deliveries, meet with city/county inspectors, inspect work at the end of each working day, coordinate crews/subs to ensure seamless processes throughout the duration of the project.		

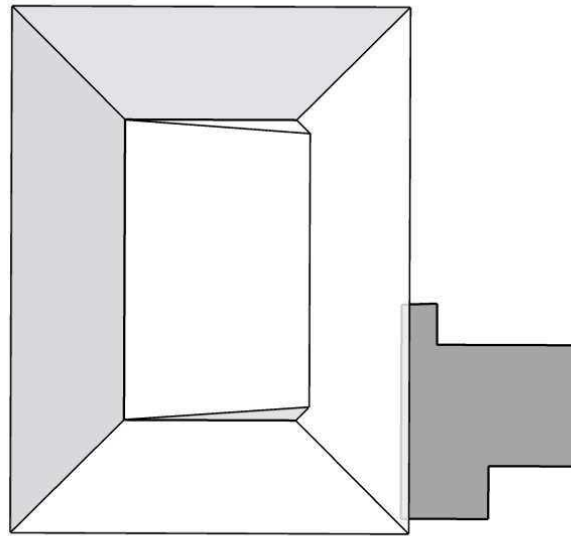
EXCLUSIONS:	0.00	EA
<ul style="list-style-type: none">• Formula Roofing & Remodeling shall not responsible for mechanical damage/marring caused by pedestrian traffic i.e. HVAC technicians, electricians, maintenance workers, plumbers, satellite/cable technicians etc. Repairs: Trip Charge (\$175.00/trip) + Material (Cost + 20%) + Labor (\$135/hr)• Snow Removal: Please note, snow removal form roof and staging area is excluded from this scope and will be billed at \$65 per hour if deemed necessary.		

Gutters Section

	Qty	Unit
INTERNAL GUTTERS:	385.00	LF
Remove existing internal gutter system; Custom fabricate and install 20 oz gutter system, soldering joints;		

Additional General Conditions Section

	Qty	Unit
INCLUDED:	1.00	EA
<ul style="list-style-type: none">• Debris Chute• Setup temp fencing along perimeter• Telehandler rental• Porta John on site for duration of project• Erect covered walkway for South entrance		

201 S College Ave, Fort Collins, CO 80524-3182

In this 3D model, facets appear as semi-transparent to reveal overhangs.

Report Details

Report: 41410282

Roof Details

Total Roof Area = 10,079 sq ft
 Total Roof Facets = 8
 Predominant Pitch = 7/12
 Number of Stories >1
 Total Ridges/Hips = 271 ft
 Total Valleys = 73 ft
 Total Rakes = 0 ft
 Total Eaves = 475 ft
 Total Penetrations = 43
 Total Penetrations Perimeter = 477 ft
 Total Penetrations Area = 411 sq ft

Report Contents

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Contact: Aaron Anderson
 Company: DBI
 Address: 1261 Broadway, 9th Floor
 New York NY 10001
 Phone: (302) 383-6320

Measurements provided by www.eagleview.com



Certified Accurate

www.eagleview.com/Guarantee.aspx

Images

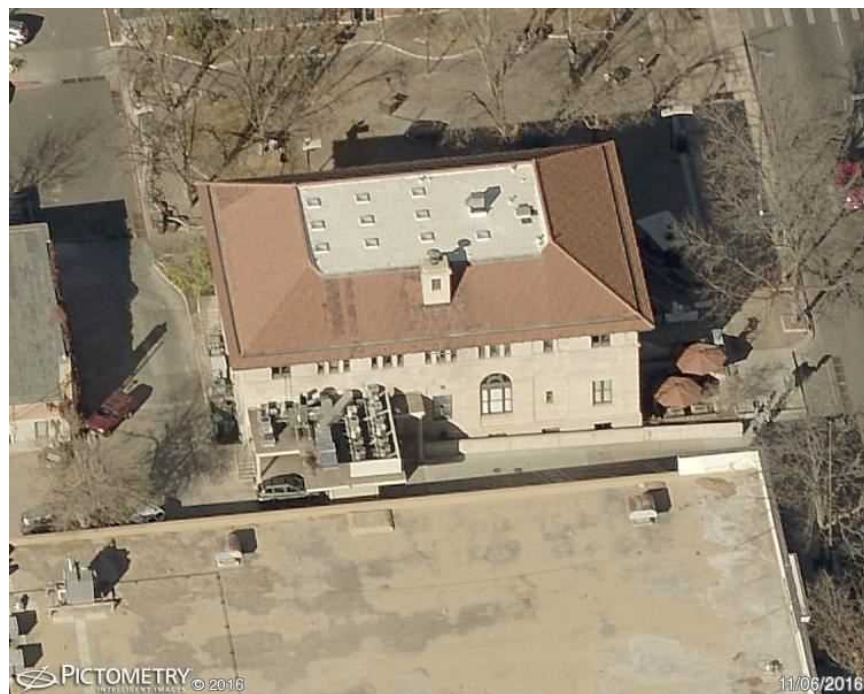
The following aerial images show different angles of this structure for your reference.



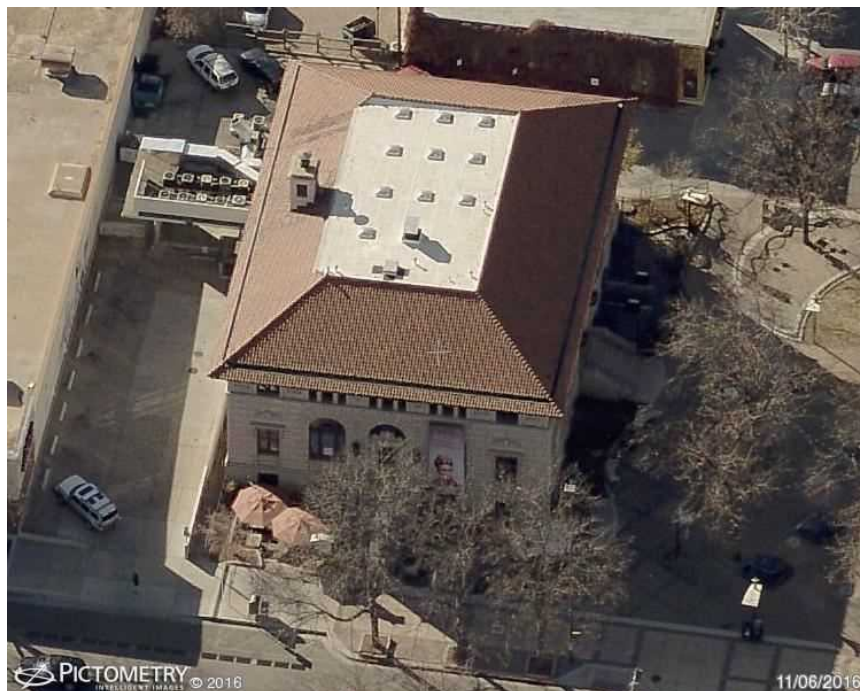
North Side



South Side



East Side



West Side



Length Diagram

Total Line Lengths:

Ridges = 127 ft**Hips = 144 ft**

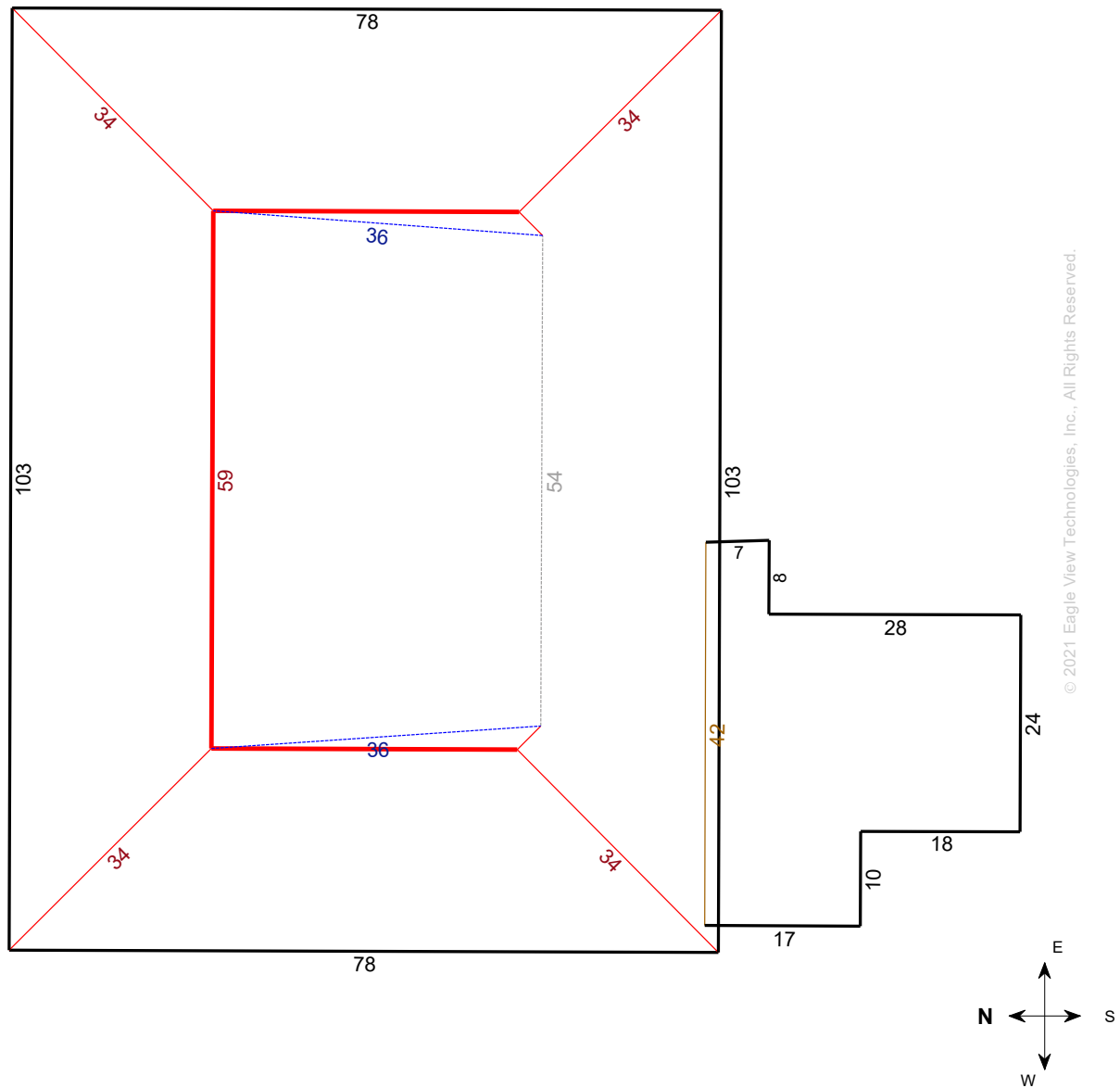
Valleys = 73 ft

Rakes = 0 ft

Eaves = 475 ft

Flashing = 43 ft

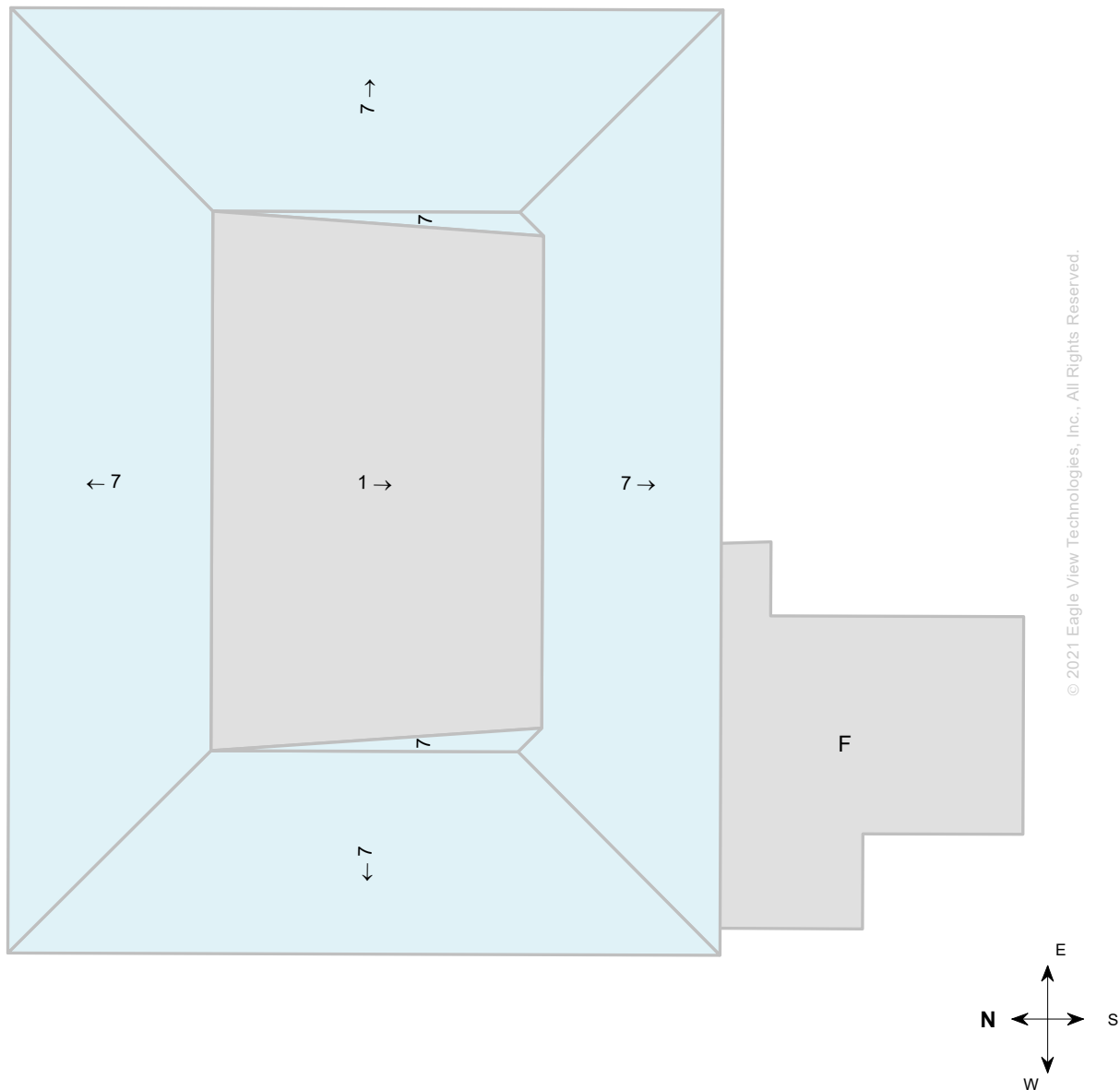
Step flashing = 0 ft

Parapets = 0 ft

Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5 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).

Pitch Diagram

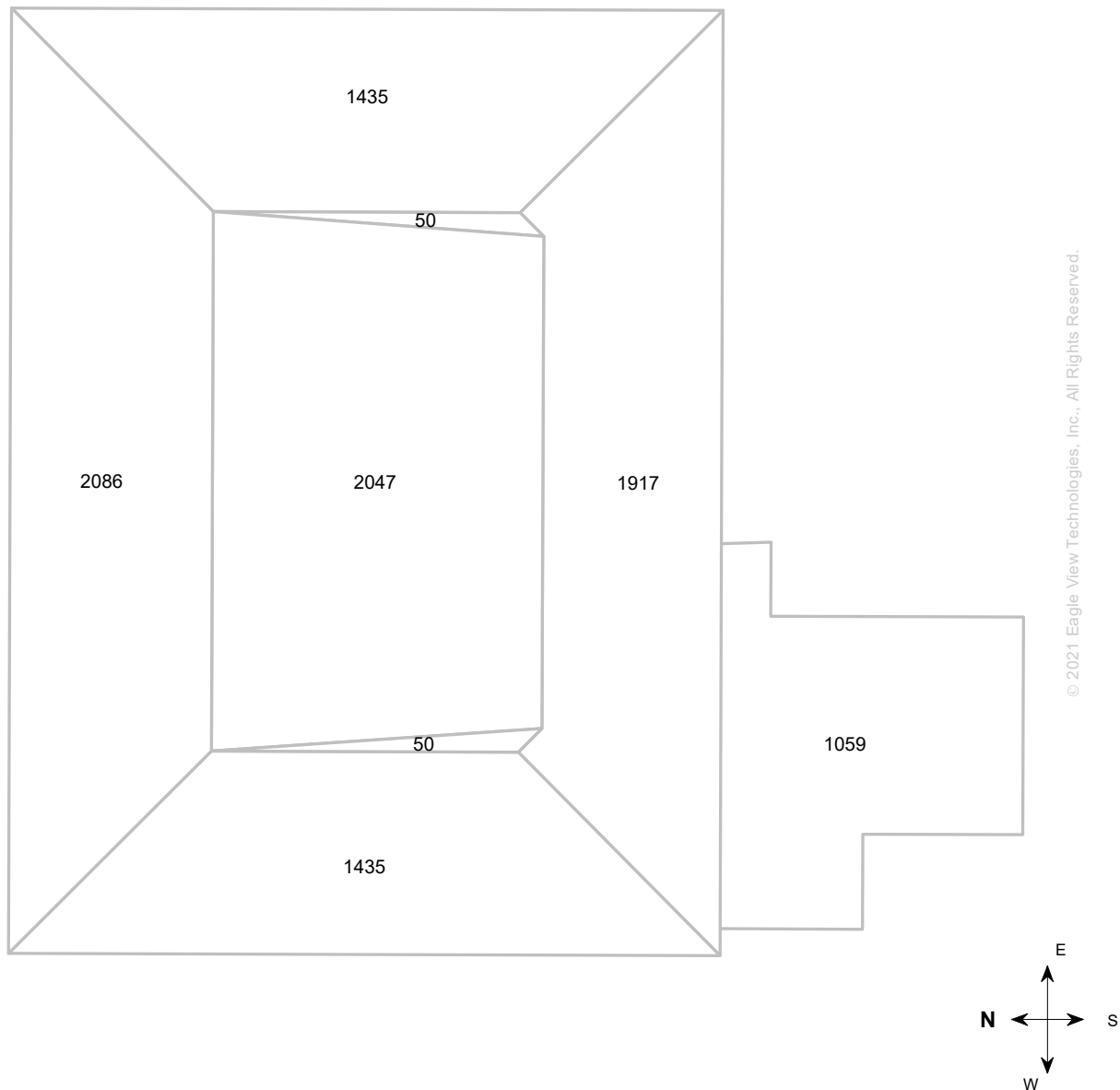
Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 7/12.



Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9). 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).

Area Diagram

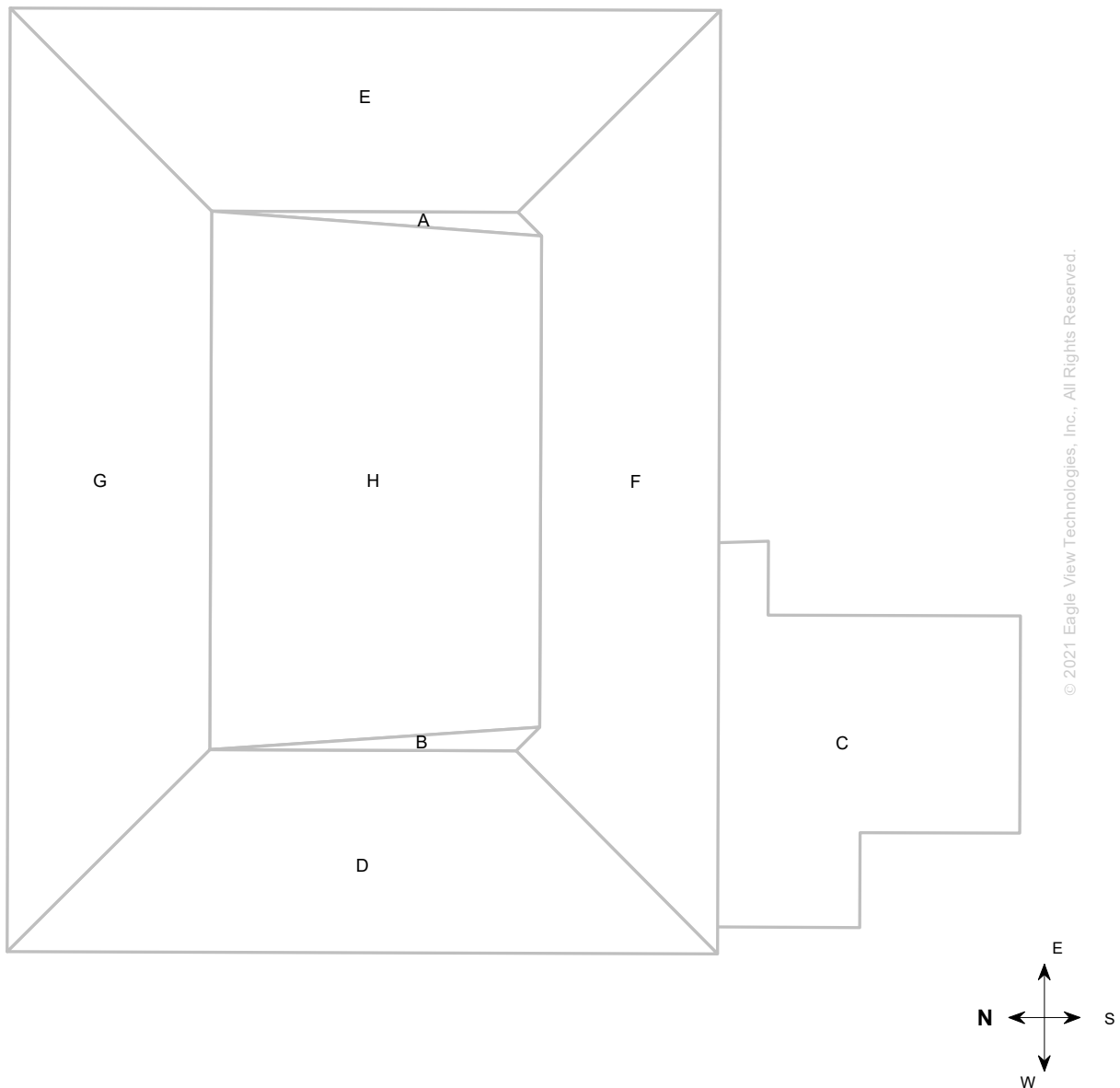
Total Area = 10,079 sq ft, with 8 facets.



Note: This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

Notes Diagram

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



Penetrations Notes Diagram

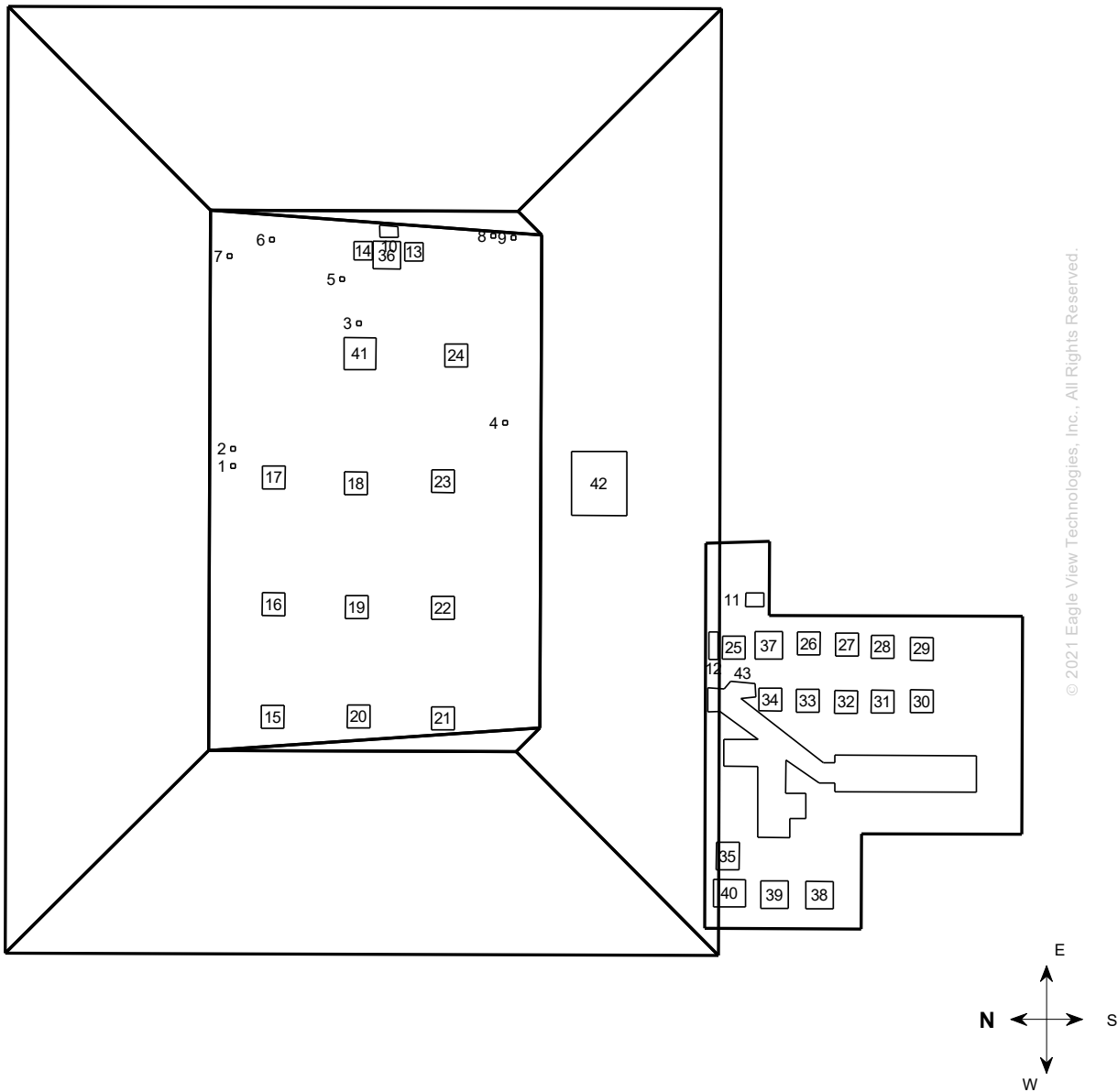
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 43

Total Penetrations Perimeter = 477 ft

Total Penetrations Area = 411 sq ft

Total Roof Area Less Penetrations = 9,668 sq ft



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Report Summary

Below is a measurement summary using the values presented in this report.

All Structures

Areas per Pitch

Roof Pitches	0/12	1/12	7/12
Area (sq ft)	1059.1	2047.0	6972.9
% of Roof	10.5%	20.3%	69.2%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Waste Calculation Table

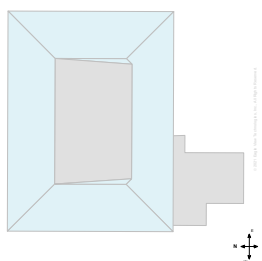
Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sq ft)	10,079	11,087	11,288	11,591	11,792	12,095	12,296
Squares	100.8	110.9	112.9	115.9	117.9	120.9	123.0

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.

Penetrations	1-6	7-9	10	11	12	13-14	15-28	29-34	35	36
Area (sq ft)	0.2	0.3	2.5	3	3	4	6.2	6.3	7.5	9
Perimeter (ft)	2	2	6.5	7	8	8	10	10	11	12
	37-39	40	41	42	43					
Area (sq ft)	9	10.5	12.2	49	152.4					
Perimeter (ft)	12	13	14	28	107.4					

Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

All Structures Totals



Total Roof Facets = 8
Total Penetrations = 43

Lengths, Areas and Pitches

Ridges = 127 ft (3 Ridges)
Hips = 144 ft (6 Hips).
Valleys = 73 ft (2 Valleys)
Rakes † = 0 ft (0 Rakes)
Eaves/Starter ‡ = 475 ft (11 Eaves)
Drip Edge (Eaves + Rakes) = 475 ft (11 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 43 ft (1 Lengths)
Step flashing = 0 ft (0 Lengths)
Total Penetrations Area = 411 sq ft
Total Roof Area Less Penetrations = 9,668 sq ft
Total Penetrations Perimeter = 477 ft
Predominant Pitch = 7/12
Total Area (All Pitches) = 10,079 sq ft

Property Location

Longitude = -105.0775654
Latitude = 40.5852898

Notes

This was ordered as a commercial property. There were no changes to the structure in the past four years.

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.

Online Maps

Online map of property

http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=201+S+College+Ave,Fort+Collins,CO,80524-3182

Directions from DBI to this property

http://maps.google.com/maps?f=d&source=s_d&saddr=1261+Broadway,+9th+Floor,New+York,NY,10001&daddr=201+S+College+Ave,Fort+Collins,CO,80524-3182





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Upload Date: Tuesday, October 19, 2021 10:40 AM

Uploaded By: Nick Dillen

Tags: Edited



img_1673.jpg

Upload Date: Tuesday, October 19, 2021 10:39 AM

Uploaded By: Nick Dillen

Tags: Edited



img_3288.jpg

Upload Date: Tuesday, October 19, 2021 10:37 AM

Uploaded By: Nick Dillen

Tags: Edited

Remove existing flat roofing material, install new 5" ISO, reflash skylights, install new TPO



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Upload Date: Tuesday, October 19, 2021 10:36 AM

Uploaded By: Nick Dillen

Tags: Edited



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Uploaded By: Nick Dillen

Tags: Edited



img_3273.jpg

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Tags: Edited

North Museum



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Tags: Edited



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Uploaded By: Nick Dillen

Tags: Edited

Proposed Replacement Tiles vs Existing



IMG_9160.HEIC

Upload Date: Tuesday, October 05, 2021 5:04 PM

Uploaded By: Nick Dillen



IMG_8983.HEIC

Upload Date: Thursday, September 30, 2021 8:40 AM

Uploaded By: Nick Dillen



IMG_8982.HEIC

Upload Date: Thursday, September 30, 2021 8:39 AM

Uploaded By: Nick Dillen



img_3290.jpg

Upload Date: Monday, September 27, 2021 5:28 PM

Uploaded By: Tony Chavez

Tags: During pictures



Existing Hip Tiles

img_4983.jpg

Upload Date: Wednesday, September 15, 2021 12:03 PM

Uploaded By: Nick Dillen



IMG_5003.jpg

Upload Date: Monday, August 30, 2021 8:43 AM

Uploaded By: Nick Dillen



IMG_4936.jpg

Upload Date: Monday, August 30, 2021 8:43 AM

Uploaded By: Nick Dillen

Existing Tile Sample (reverse)



Mound City (Back)



**Ludowici
Seville (front)**



Seville Back



The image shows two ancient copper axe heads placed side-by-side on a grey, textured surface. The axe head on the left is wider at the base and tapers towards the top, with a relatively smooth, dark reddish-brown patina. The axe head on the right is narrower and more conical, with a more heavily textured and mottled reddish-brown surface. Both objects have a small hole near the top edge, likely for a haft.

**Mound City H-3 vs.
Ludowici H-11**



Mound City vs Ludowici

The image shows two red ceramic roof tiles placed side-by-side on a grey concrete surface. The tile on the left is labeled 'Ludowici #206' and features a traditional S-shape with a central raised ridge and a smaller secondary ridge. The tile on the right is labeled 'Mound City R-1' and has a more complex, multi-ridged profile. Both tiles show signs of wear and weathering.

Ludowici #206 vs Mound City R-1

O'HAGIN MFG. – Vents for Clay S Tile

Used in Conjunction with Ludowici Roof Tile:

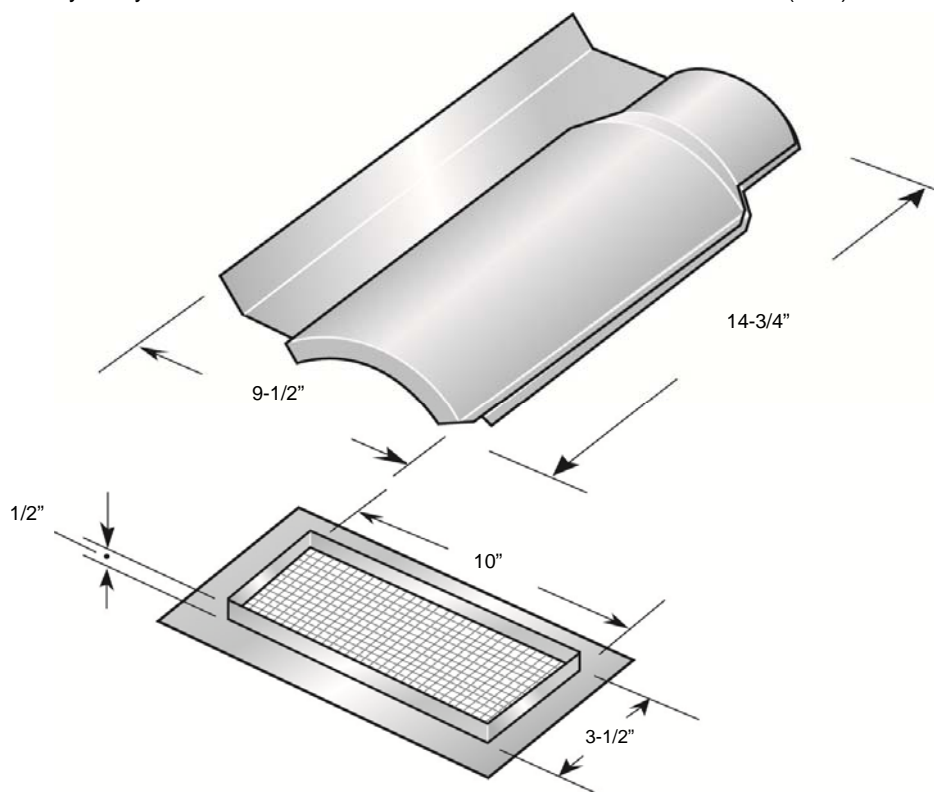
13-1/4" Spanish "S"

O'Hagin Mfg.'s attic vents for tile roof applications are designed as a two-piece system consisting of a primary vent (subflashing) and a secondary vent (cover). The cover is designed specifically to match the profile (tile) of the selected roofing material. All vents may be contractor-painted, with select profiles available in pre-painted galvanized steel where shown.

O'Hagin's Standard Attic Vents - designed specifically to blend into the surrounding roofing material and available in standard mill finish galvanized steel, aluminum, and copper – with select vents being available in pre-painted colors. Color stability, durability and chalk-resistance properties are achieved by using the most technologically-advanced application process available.

O'Hagin's WeatherMaster™ and WeatherMaster HD™ Attic Vents – same unique features as O'Hagin's Standard Attic Vents and designed specifically for areas where rain or snow may be a concern, O'Hagin's WeatherMaster™ attic vents feature an interior stainless-steel diffuser that breaks down wind-driven rain and snow before it can enter the attic.

O'Hagin's Fire & Ice® Attic Vents – same unique features as O'Hagin's Standard Attic Vents but with an available option featuring an interior stainless matrix that resists the intrusion of flames and burning embers. These patent-pending attic vents are accepted for use by many local fire officials for installation in Wildland Urban Interface (WUI) zones.



NET FREE VENTILATION AREA*

25 sq. in. / 161.29 sq. cm.

SECONDARY VENT (COVER)

Standard	WeatherMaster™	Fire & Ice®	Material	Lbs/Kg
502500050	702500050	502500850	Galvanized, 26 Ga/G90	3.25/1.48
502500150	702500150	502500950	Copper, 16 oz.	4.00/1.82
502500250	702500250	502500A50	Aluminum, .032	1.80/0.82

PRIMARY VENT (SUBFLASHING)

Material	Lbs/Kg
Galvanized, 26 Ga/G90	1.25/0.47
Copper, 16 oz.	2.00/0.75
Galvanized, 26 Ga/G90	1.25/0.47

- *Net Free Ventilation Area figures are based on independent evaluation reports.
- All weights and measures are approximate.
- All O'Hagin Mfg.'s attic vents, when installed according to manufacturer's recommendations, are part of a complete roofing system. Failure to properly install all components will negatively impact overall performance and may void warranty protections.
- Installation Instructions and Warranty information are available on O'Hagin Mfg.'s website at www.ohagin.com.
- O'Hagin Mfg.'s vents are manufactured and protected under one or more of the following patents: D456,531, D457,234, D458,391, D458,392, D469,889, D479,885, D504,172, D512,774, D549,316, 6,050,039, 6,129,628, 6,354,051, 6,390,914, 6,447,390, 6,491,579, 7,101,279. Other U.S. and foreign patents are pending.



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Rev. 02/20/14

Jim Bertolini

From: Nick Dillen <nick@formularoofing.com>
Sent: Monday, November 15, 2021 4:04 PM
To: Jim Bertolini
Cc: Barbara Eibach; David Baltz
Subject: [EXTERNAL] Re: Re: Ft Collins HPC - 201 S. College - Agenda posted
Attachments: Flat Copper Transition.jpeg

Our coppersmith came out on Saturday along with our foremen on the project. I've attached a diagram of the proposed transition from the flat to the tile on the south side of the museum. We took a core sample of the existing flat materials, which are about 3" in height, meaning once we install the 5" of ISO we'll only see about a 2" rise in overall height. Let me know if you need additional details on the proposed transition flashing.

Thanks!

Nick

On Mon, Nov 15, 2021 at 2:35 PM Nick Dillen <nick@formularoofing.com> wrote:
Sounds good, see you then!

On Mon, Nov 15, 2021 at 1:20 PM Jim Bertolini <jbertolini@fcgov.com> wrote:

Perfect – I'll plan on introducing you both and Barbara, I'll direct the HPC chair (Meg Dunn) to you first if you'd like to say anything before you hand off to Nick.

The Zoom link is at the top of the agenda that is posted on the HPC website, here:
<https://www.fcgov.com/cityclerk/landmark-preservation.php>

We'll get you promoted to speaker once we hit your item. Let me know if you have other questions. Thanks!

JIM BERTOLINI

Pronouns: he/him/his

Historic Preservation Planner

Community Development & Neighborhood Services
281 North College Avenue
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jbertolini@fcgov.com

From: Barbara Eibach <barbara.eibach@brinkmanre.com>
Sent: Monday, November 15, 2021 1:18 PM
To: Jim Bertolini <jbertolini@fcgov.com>; Nick Dillen <nick@formularoofing.com>

Cc: David Baltz <david.baltz@brinkmanre.com>

Subject: [EXTERNAL] RE: Re: Ft Collins HPC - 201 S. College - Agenda posted

Hi Jim- I plan on attending the meeting via zoom as a representative of Brinkman. Can you please send me the calendar invite when you have a chance? Thanks!

Barbara Eibach, Property Manager

Barbara.Eibach@BrinkmanRE.com

3528 Precision Drive | Suite 100

Fort Collins, CO 80528

Mobile: 970-286-3462 www.BrinkmanRE.com



From: Jim Bertolini <jbertolini@fcgov.com>

Sent: Friday, November 12, 2021 9:31 AM

To: Nick Dillen <nick@formularoofing.com>

Cc: Barbara Eibach <barbara.eibach@brinkmanre.com>; David Baltz <david.baltz@brinkmanre.com>

Subject: RE: Re: Ft Collins HPC - 201 S. College - Agenda posted

Thanks Nick! I'll update my staff report to reflect the first point. That's great to hear!

On the ridge-to-membrane joint, feel free to bring that information to the meeting on Wednesday if you need some time to process that. New information for the HPC packet needs received by 5pm on Monday but you can just provide information and answer that question in the meeting.

Quick logistical check-in for you and Barbara. Will Brinkman or Formula Roofing be making a formal presentation on Wednesday or just short remarks and available to answer questions? Either is fine but I like to introduce the applicants and let the HPC chair know if there won't be an applicant presentation.

Cheers!

JIM BERTOLINI

Pronouns: he/him/his

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From: Nick Dillen <nick@formularoofing.com>
Sent: Thursday, November 11, 2021 12:08 PM
To: Jim Bertolini <jbertolini@fcgov.com>
Cc: Barbara Eibach <barbara.eibach@brinkmanre.com>; David Baltz <david.baltz@brinkmanre.com>
Subject: [EXTERNAL] Re: Ft Collins HPC - 201 S. College - Agenda posted

Hi Jim, answers below:

- Mound City vs. Ludowici hip tile backup replacements: Concern that the sizing may not line up – if replacement hip tiles are used on the same hip as salvaged originals, will they lay appropriately? Should the full set of hip tiles be replaced instead to avoid slippages or other maintenance issues?

We actually located sufficient stock of the existing Mound City hip tiles for this project so we do not anticipate any issues with how they lay; the existing appearance will be maintained.

- Joint between new membrane roof and ridge tiles – can you discuss or show how the added height of 5” will affect the connection between the clay tile roof section and the membrane section.

Our coppersmith is planning a site visit for Monday at about 10am, David can you confirm if we can get roof access at that time? I'll have a more detailed response on this topic following his assessment.

Please let me know if you have any other questions or concerns in the interim.

Thank you!

Nick

On Wed, Nov 10, 2021 at 7:39 PM Jim Bertolini <jbertolini@fcgov.com> wrote:

Barbara and Nick,

I'm passing on a couple of requests for information that came up at tonight's HPC Work Session. Would either of you be able to either submit additional information (email response is fine) addressing the questions below, or plan to address them in your presentation/remarks next Wednesday?

1. Mound City vs. Ludowici hip tile backup replacements: Concern that the sizing may not line up – if replacement hip tiles are used on the same hip as salvaged originals, will they lay appropriately? Should the full set of hip tiles be replaced instead to avoid slippages or other maintenance issues?
2. Joint between new membrane roof and ridge tiles – can you discuss or show how the added height of 5" will affect the connection between the clay tile roof section and the membrane section.

Those were the only two questions that came up in addition to that already addressed in the packet. If you need to clarify anything with me ahead of time, I'll have some availability on Friday and then early next week. Cheers!

JIM BERTOLINI

Pronouns: he/him/his

Historic Preservation Planner

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From: Jim Bertolini

Sent: Friday, November 5, 2021 4:10 PM

To: Barbara Eibach <barbara.eibach@brinkmanre.com>; Nick Dillen <nick@formularoofing.com>

Cc: David Baltz <david.baltz@brinkmanre.com>

Subject: RE: Ft Collins HPC - 201 S. College - Agenda posted

Barbara,

I'm just letting you know the agenda for the November 17 HPC meeting is posted and is online here (materials for your item appear in pages 75-143): <https://www.fcgov.com/cityclerk/landmark-preservation.php>

The Work Session on November 10 is at 5:30 pm and is virtual only (via Zoom). It is open to the public but there is not public comment/discussion – the HPC will have reviewed the packet and will ask staff for any additional information needed for their discussion on 11/17. The zoom link is at the top of the 11/10 work session agenda. You don't have to attend this but can if you like – I'll pass on any information requests by Thursday morning.

The regular meeting is November 17 also at 5:30 pm and is a hybrid held online (via Zoom) and in Council Chambers. If attending virtually, the zoom link is at the top of the 11/17 regular meeting agenda. If attending in-person, masks are required in City Hall. Your item is second on the discussion that may take some time to discuss (I'm guessing we won't get to your material until around 7 but that depends on the discussion before that). After the staff presentation, you'll have the opportunity to make a presentation. It is helpful if you let us know who will be speaking ahead of time and send on any presentation materials by Monday, November 15, at the latest. We ask that you keep any remarks or presentation to about 15 minutes. After that, the HPC may ask some follow-up questions, will deliberate, and then should have a decision made about the roof project.

If you have any questions in advance of the meeting, please let me know. Thanks!

JIM BERTOLINI
Historic Preservation Planner

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The diagram illustrates a cross-section of a roof edge. The top portion shows the 'Existing System' with red roof tiles and a dark metal edge. The bottom portion shows the 'New System' with a grey metal deck and a new edge profile. A green line traces the path of the new system, with arrows indicating specific dimensions: 4.75 inches for the top flange, 0.75 inches for the vertical lip, 6 inches for the horizontal base, and 4 inches for the bottom flange.

Existing System

New System

4.75"

0.75"

6"

4"