



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: May 5, 2023

EXPIRATION: May 5, 2024

Michael Ring
c/o Adam Trainor, 970 Services
504 W. Eisenhower Blvd., Suite 1
Loveland, CO 80537

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the [name of property] at [address] have been approved by the City's Historic Preservation Division because the proposed work meets the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

- 1) Re-roofing house and 2 garages – Wood shingles to asphalt shingles

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 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.

Property owners can appeal staff design review decisions by filing a written notice of appeal to the Director of Community Development & Neighborhood Services within fourteen (14) days of this decision. 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 970-658-0263.

Sincerely,

Yani Jones
Historic Preservation Planner

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	<p><i>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;</i></p> <p>This project does not impact the residential use of this property.</p>	Y
SOI #2	<p><i>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.</i></p> <p>Because the wood material of the shingle roof is not a character-defining feature of this house or the garages, distinctive materials are not being removed.</p>	Y
SOI #3	<p><i>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.</i></p>	N/A
SOI #4	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p>	N/A
SOI #5	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p>Because the wood material of the shingle roof is not a character-defining feature of this house or the garages, distinctive materials are not being removed.</p>	Y
SOI #6	<p><i>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.</i></p> <p>Because the wood material of the shingle roof is not a character-defining feature of this house or the garages, replacement with a shingle product of another material type is an acceptable approach.</p>	Y
SOI #7	<p><i>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.</i></p>	N/A

SOI #8	<i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i>	N/A
SOI #9	<i>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.</i>	N/A
SOI #10	<i>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.</i>	N/A



ROOFING PERMIT APPLICATION

Date _____
Application # _____

281 N College Ave. Fort Collins, CO 80524
970-416-2740 buildingservices@fcgov.com

ALL information is REQUIRED. Incomplete applications will not be accepted.

Job Site Address 1400 W Oak Street City/State/Zip Fort Collins, CO 80521

Property Owner Information

Name Michael Ring Phone Number 703-346-4927

Address 1400 W Oak Street City/State/Zip Fort Collins, CO 80521

RESIDENTIAL Single Family Detached Townhome (attached) Duplex Apartment/Condo Garage/Other

COMMERCIAL Bank Bar Church Hotel/Motel Medical Office Office Retail Restaurant

COMMERCIAL STRUCTURES

Are you tearing off existing roofing materials to the decking? Yes No
If keeping existing layers, how many layers are there? _____ What kind of material are they? _____
What new roofing materials are you using? _____
Is there existing insulation? Yes No Will any insulation be removed/replaced? Yes No

Value of Construction
Residential and Commercial = Labor and Materials \$ \$ 11,400.00

Materials

Manufacturer Owens Corning Duration Flex # of Squares 38 # of Stories 1

FLAT ROOF (less than 2:12 pitch) Yes No

ASPHALT ROOF REPAIRS ONLY Roof Repair 49% of roof area max. Class 4 shingle is **not** required.
 Roof Repair 50% or more of roof area. Class 4 shingle **is required.**
Note location(s) of areas to be repaired in space provided below.

Additional Information (if applicable) Reroof down to decking and install 7/16 osb and class 4 impact resistant shingle. House dwelling

Contractor Information

Name 970 Services - Adam Trainor

Address 102 S Saint Louis Ave City/State/Zip Loveland, CO 80537

Phone Number 970-888-0970 Email corinne@970services.com

License R-2490 Certificate 3686-R

WORK PERFORMED BY License/Certificate Holder Payroll Employees Exempt Roofer (1099): EX-_____
 Homeowner Company Name: 970 Services

I hereby acknowledge that I have read this application and state that the above information is complete and correct. I agree to comply with all requirements contained herein and city ordinances and state laws regulating building construction. **I know that a permit is not valid until it has been paid and issued.**

Print Name Adam Trainor Signature _____ Date 4/28/2023



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