



**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](mailto:preservation@fcgov.com)  
[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

**CERTIFICATE OF APPROPRIATENESS – Minor Alteration**

**ISSUED: September 13, 2023**

**EXPIRATION: September 13, 2024**

Grace Church Presbyterian  
c/o Jeramiah Larsen (Anchor Roofing)  
4691 Concorde Ave., #1A  
Johnstown, CO 80534

Dear Property Owner:

This letter provides you with certification that proposed work to your Historic Resource, the church building at 300 Whedbee St., has been approved 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 and Land Use Code [Sec. 3.4.7](#).

The alterations reviewed include:

- In-kind reroofing (asphalt shingles)
  - *Please ensure work conforms with the guidance provided by Empire Carpentry through a Design Assistance Program grant, especially as related to flashing interfaces with the building's masonry (report 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. 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;
- Installation of roof insulation above the sheathing that will result in more than a 4-inch increase in the roof height; (note: uncovered portions at the eave should be covered with plain fascia or drip edge);
- Addition of new rooftop features including skylights, dormers, and large new vents (note: no further review is needed to install standard edge, ridge, or "turtle" vents required for meeting ventilation standards on new roofs).

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](mailto:yjones@fcgov.com) or at (970) 224-6045.

Sincerely,

Yani Jones  
Historic Preservation Planner

## Fast Track Permits

### 3.

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**1. Job site address:**

300 Whedbee St.

**2. Property owner name:**

Grace Church

**3. Property owner address:**

Street Address: : 300 Whedbee St.

City: : Fort Collins

State: : CO

Zip: : 80524

**4. Property owner phone number:**

Please enter phone number in XXX-XXX-XXXX format.

970-689-2665

**5. Project type:**

Commercial

**6. What type of commercial?**

Church

**7. Value of work (Labor and Materials)(\$):**

15500

**8. Type of permit:**

Roofing

*Please note: each individual appliance requires a separate application and permit.*

*Please note: each individual lot requires a separate application and permit.*

**Any project requiring more than one trade/license type requires an alteration permit. Stop work orders will be issued and existing permits withdrawn if permit application does not reflect the full scope of work. Please exit the survey and visit [our website](#) for instructions on submitting an alteration permit. Water heaters, furnaces, and air conditioners are exempt from this requirement.**

### 5. Gas/Wood Burning Appliances

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**New installations and conversions from wood-fired to gas-burning appliances are considered alteration permits. Please ensure you provide proper subcontractor information for your scope of work.**

### 10. Roofing

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**9. Manufacturer of materials:**

Owens Corning TruDefinition Duration FLEX

**10. Number of squares:**

50

**11. Number of stories:**

2

**12. What type of material is being removed?**

Asphalt

**13. Which landfill will the material likely be disposed in?**

Larimer County Landfill

14. How many layers are being removed?

1

15. Is it a flat roof (less than 2:12 pitch)?

No

16. Check one:

Roof Repair 50% or more of roof area. Class 4 shingle is required.

17. Contractor company name:

Anchor Roofing LLC

18. Contractor company address:

4691 Concorde Ave 1A

19. Contractor phone number:

970-666-0321

20. Contractor company email:

sarah.anchorroofing@gmail.com

21. License number:

R2510

22. Certificate number:

R2510

23. Work performed by:

License/Certificate Holder

24. Additional Information if applicable:

Majority is 14:12 pitch and some 11:12

Previously used calculation: Material values: for Asphalt Shingles, 292 lbs per square; for Wood Shake, 228 lbs per square; and for Metal 190 lbs per square. Formula: # squares (q. 80) x Material (q. 82) x layers (q. 84).

New calculation: Weight (Total Lbs.) = X\*(496.93e(-.015X))

X = number of squares

\*Layers don't matter. Removed this question.

## 11. Review

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25. 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.



Signature of: Jeremiah Larsen

Date Signed:

09/12/2023

26. Please include an email address to receive a confirmation and a copy of your answers.

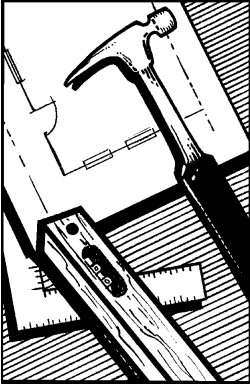
sarah.anchorroofing@gmail.com

## 12. Thank You!

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Thank you for submitting. Please note that this process may take up to 72 hours to complete.

To submit another over the counter application, click [here](#).



## **Empire Carpentry LLC**

**PO Box 245  
Bellvue, Colorado 80512**

Phone: (970) 493-3499

Fax: (970) 493-2088

empire@verinet.com

**Grace Church  
300 Whedbee St  
Fort Collins, Colorado**

**Presented through City of Fort Collins Design Assistance Program  
Historic Preservation**

**GOAL: The goal of this Narrative is to suggest a best practice in flashing roofing to the stone walls of the Church. This will give a system sympathetic to the masonry and moisture protection.**

There are three different types of flashing to do where the roof and the stone meet:

1. Step flashing with reglet counterflash.
2. Press fit step flashing and caulk top.
3. Slather method.

These may need of a mason to work in concert with the roofers during installation. That is explored below the discussion on flashing, as well as a discussion on waterproofing basement walls.

NOTE: All photos courtesy of Will Dressor of:

**Anchor Roofing.**

**4691 Concord Ave Unit 1A, Johnstown, CO 80534**

**(970) 690-1020**

### **Flashing Discussion**

#### **Type 1 Flashing: Step flashing with reglet counter flash.**

The high pitch roofs occasionally run next to high stone wall; especially by the belltower. On the sides there is flat roof shingles sealed to the stone wall. Some existing Reglet counter flash can be seen from a possible earlier installation (Figure 1).

The connection of the top of the roof and a vertical wall has an existing flexible flashing that looks good. There is no counterflash on this area (Figure 2).

*General Contracting & Design - Residential & Commercial - Remodeling - Preservation*

**SUGGESTED:**

- When roof is removed, existing counterflashing should be bent up and left in place. Flashing should be checked for deterioration and replaced if deteriorated.
- New step flashing should be installed with the roofing.
- The reglet counterflashing should be bent down over the step flash. New counterflashing should be installed where missing.
- Reglet Counterflashing need not be a hard metal flashing. A softer aluminum flash may fit into mortar space between stone and shape better to the uneven stone wall.
- A full length counterflash could be placed over the head wall flashing where the top of the roof meets the stone wall.



Figure 1: Existing conditions - Tall wall to roofing. Note some reglet flashing installed.



Figure 2: Yellow box showing roof - wall flashing failure. Flashing at top of roof and wall meeting looks to be holding but missing counterflashing.

Below is an example of a reglet flash system.

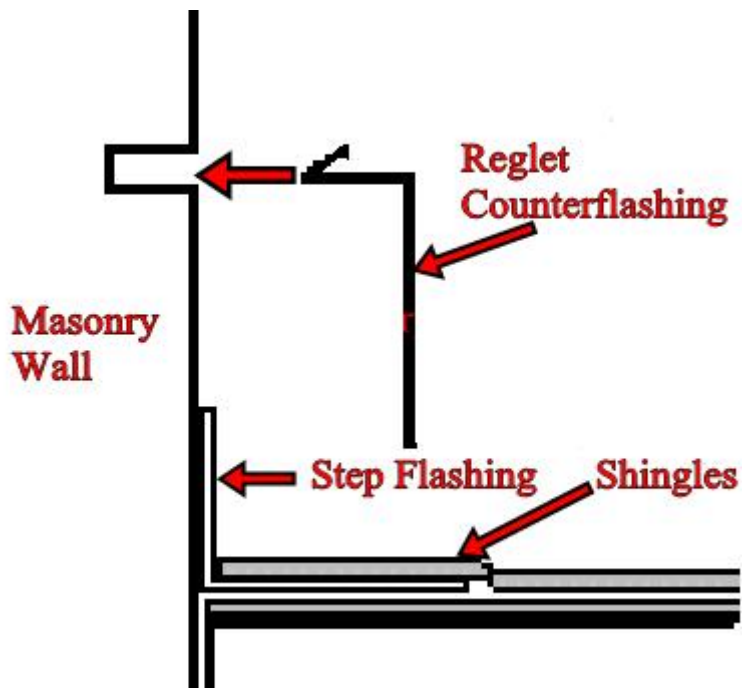


Figure 3: Example of Reglet Flashing (courtesy of Old House Web).

**Type 2 Flashing: Press fit and caulk.**

The largest area of roof and wall contact is where the sides of the shingles meet the parapet caps. This area is basically protected by the overlay of the stone parapet cap (Figure 3).





Figure 4: Roof showing existing tar flash of roof to parapet. Note chimney flash.

A cut step flash is suggested along the wall below the parapet stone. Each installed piece could include a flexible caulk on the rear top of the flashing before installation. That would seal well against the wall. None of this would be visible. This could be a rigid metal step flashing.

**Type 3 Flashing: Slather method.**



Figure 5: Low pitched roof invades wind sill and makes flashing hard.

An addition on the north side, most likely covering a stair, has a low pitch roof because of a window sill above. A traditional counterflash would not work well here. A possibility maybe to place a flexible adhesive flash against the wall with a flexible metal bar attached to stone for a tight seal. Otherwise a slathered caulk or tar can be used but is hard to remove and visually suffers.

**Mason Connection:**

While the roofer has their equipment on the roof, The Mason can either install the reglet counterflash and seal with mortar or just seal in the roofer supplied counterflash. There are some sealants that can be used instead of mortar. If these are used, the reglet can be installed and sealed by the roofer alone.

It was noted that the finish masonry joints between the parapet caps may have deteriorated. If the masonry joints are failing, a mason should be hired to restore the joints and stop any possible interior wall failure due to moisture. A Masonry crew will cost about \$2000.00 a day.

Please Contact me with further questions.

Kevin Murray

August 10<sup>th</sup> 2023