



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
fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS – Minor Alteration
ISSUED: December 11, 2023
EXPIRATION: December 11, 2024

FoCo Beer and Building LLC
c/o Tyler Jenkins, Weatherguard Roofing and Restoration
63 Inverness Dr E, Suite 210
Englewood, CO 80112

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Bradley Residence and Rock Walls at 1510 S. College Ave., 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.

The alterations reviewed include:

- Re-roofing (Malarkey Vista AR asphalt shingles in natural wood color replacing other asphalt material roofing)
 - *Rolled edge appearance of roof shall be maintained.*

Notice of the approved application will be 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 or at (970) 224-6045.

Sincerely,

Yani Jones
Historic Preservation Planner

From: [Tyler Jenkins](#)
To: [Historic Preservation](#)
Subject: [EXTERNAL] Re: Historical Building in Fort Collins
Date: Friday, December 8, 2023 12:43:17 PM

Hello,

We will be moving forward with the Malarkey Vista Class 4 shingles. Color -Natural Wood

Vista® AR shingles - Malarkey Roofing Products

<https://www.malarkeyroofing.com/products/shingles-overview/vista-ar-shingles/>

Sincerely,

Tyler Jenkins
Project Manager
Weatherguard Roofing and Restoration
Cell | 608-377-0328
Email | tjenkins@wcrestoration.com

On Tue, May 23, 2023, 9:28 AM Historic Preservation <preservation@fcgov.com> wrote:

Hi Tyler!

Thanks for reaching out about this – Yes, 1510 S College Ave is a designated Fort Collins Landmark, the Bradley Residence and Rock Walls. That means that all exterior alterations need to undergo review for compliance with historic preservation regulations and receive a “Certificate of Appropriateness” prior to work starting. The part of the Municipal Code that deals with design review for historic properties is [Chapter 14, Article IV](#), and we have adopted the [Secretary of the Interior’s Standards for the Treatment of Historic Properties](#) and most often use the “rehabilitation” standards.

The National Park Service does have a “Preservation Brief” on [roofing for historic buildings](#), in case you’re interested and would like to give it a read, but since the original roofing material has already been replaced with a kind of asphalt shingles in this case, it’s not super informative!

If the roof needs to be replaced due to the wind/water damage, an in-kind material replacement would be approved for this building, with care taken to maintain the existing rolled edge appearance. We would ask that the color of the new roof be either a dark gray or brown, which better represents the thatch roof of the English Norman Cottage style of the building than red, which is more associated with clay tiles.

I hope that helps!

Take care,

Yani

.....
YANI JONES

Pronouns: She/Her ([What's this?](#))

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

(970) 658-0263

<https://www.fcgov.com/historicpreservation/>

From: Tyler Jenkins <tjenkins@wgrestitution.com>
Sent: Tuesday, May 23, 2023 6:42 AM
To: Historic Preservation <preservation@fcgov.com>
Subject: [EXTERNAL] Historical Building in Fort Collins

Good morning,

My name is Tyler Jenkins and I am a Project Manager for Weatherguard Roofing and Restoration. I have been contacted by the owner of Prost Biergarten located at 1510 S College Ave, Fort Collins, CO 80524 to look at the roof.

The property has sustained wind damage from March 31, 2023 and because of all the recent rain they are starting to notice water damage. I inspected the property on 5/20/23 and while I was there the owner, Joe DeLine, informed me that the building is classified as an Historical Building per the City of Fort Collins.

I am having difficulty finding the proper roofing codes to follow to be able to assist Mr.

DeLine. Can your office share those documents with me so me and my team are following the city's codes correctly?

Any information would be greatly appreciated.

Sincerely,

Tyler Jenkins

Project Manager

Weatherguard Roofing and Restoration

Website | <https://www.wgrestoration.com>

Cell | 608-377-0328

Email | tjenkins@wgrestoration.com





More Parking
on Lake St.

NO Parking
in Alley

NO PARKING
EXCEPT FOR
LOADING AND UNLOADING
PASSENGERS