

From: [Jim Bertolini](mailto:Jim.Bertolini)  
To: [Ian Armstrong](mailto:Ian.Armstrong)  
Cc: [ian@planetroofingcolorado.com](mailto:ian@planetroofingcolorado.com)  
Subject: RE: B1911530 - COA for Roof on 2112 E Harmony - City Landmark  
Date: Monday, September 23, 2019 10:47:02 AM  
Attachments: [jimgb001.png](#)

Ian and Ms. Hutchison,

Thank you for the additional information. Please consider this e-mail your Certificate of Appropriateness for the roofing at the Harmony School at 2112 E. Harmony, meeting the requirements for Chapter 14, Article IV of Municipal Code referenced below.

As a reminder, this property is a City Historic Landmark, designated by City Council in 1997. Under [Chapter 14, Article IV](#) of City Municipal Code, exterior projects on properties listed as Fort Collins Historic Landmarks are reviewed for consistency with the [Secretary of the Interior's Standards for Rehabilitation](#) as adopted under City Code before permits can be issued. This also ensure the owner retains access to grants, loans, and [tax credits](#) available for historic buildings in Colorado. I would note for the owner that non-profit entities can sell the credit to taxable entities such as banks and wireless carriers as well.

Your roofing permit appears to be compatible replacement of rolled asphalt with additional material and insulation. The additional 5" of height will remain below the parapet wall. This is consistent with the Standards, so I've cleared our division's section of your permit. I did want to send you a copy of the National Park Service's Preservation Brief 4 on [Roofing for Historic Buildings](#), which may be of help on this and future projects. If repair or replacement is necessary beyond replacement of the roof membrane and underlayment (i.e., work on masonry, etc.), please contact us immediately so we can get that treatment approved. I've copied Cathy Hutchison at the Harmony School so she has a copy of this for her records as well. Let us know if you have questions. Thanks!

**JIM BERTOLINI**  
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From: Ian Armstrong <[ian@planetroofingcolorado.com](mailto:ian@planetroofingcolorado.com)>  
Sent: Monday, September 23, 2019 10:13 AM  
To: Jim Bertolini <[jbertolini@fcgov.com](mailto:jbertolini@fcgov.com)>  
Subject: Re: B1911530 - Roof for 2112 E Harmony - City Landmark

Hi Jim,

No problem! Here's a pic of the wall to show that it's significantly tall enough to accommodate the 5" raise. Let me know if you need anything else or more pics.

Thanks!

Ian



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From: Jim Bertolini <[jbertolini@fcgov.com](mailto:jbertolini@fcgov.com)>  
Sent: Monday, September 23, 2019 9:58:03 AM  
To: Ian Armstrong <[ian@planetroofingcolorado.com](mailto:ian@planetroofingcolorado.com)>  
Subject: B1911530 - Roof for 2112 E Harmony - City Landmark

Ian,

I'm reviewing your request for a commercial roofing permit on a Fort Collins Historic Landmark, at 2112 E. Harmony Road, the Harmony School. Under Chapter 14, [Article IV](#) of Municipal Code, City Landmarks are subject to review on exterior alterations to confirm work meets the [Secretary of the Interior's Standards for Treatment of Historic Properties](#). Generally, roofing permits are cleared quickly, and most everything looks in order. However, your application did mention the roof height will be raised 5". Unfortunately, our records for the building don't specify the height of the parapet wall, so I want to confirm with you that the 5" increase will remain masked behind the parapet wall of the building prior to issuing your Certificate of Appropriateness for this. Do you have photos or a roof spec sheet you send on? Thanks!

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