



Planning, Development & Transportation

Community Development & Neighborhood Services

281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.2740
970.224.6134- fax
fcgov.com

REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

**Site Number/Address: 416 E. Elizabeth Street
Laurel School National Register Historic District**

ISSUED: October 7, 2019

Amended: November 7, 2019 (amendments in italics)

Jeffrey & Barbara Clem
3260 S. Garfield Ave.
Loveland, CO 80537-7541

Dear Jeffrey & Barbara:

This report is to inform you of the results of this office's review of proposed alterations to 416 E. Elizabeth Street in Fort Collins. The alterations reviewed include:

- In-kind replacement of an asphalt shingle roof.
- *Installation of edge vent along the rear (north) roof slope, 3' above the eave.*

Our staff review of the proposed work finds the alterations do meet the SOI Standards for Rehabilitation. A summary is provided below:

- A routine repair or in-kind replacement with minimal effects to the historic resource, and;
- Meets the criteria and standards in Chapter 14, Article IV of the Fort Collins Municipal Code.

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 consider National Park Service Preservation Brief #4, [Roofing for Historic Buildings](#) during the project.

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.
- Replacement of substructure to the roof, such as sheathing/decking, rafters, or trusses.
- Installation of roof insulation above the sheathing that will result in more than a 2-inch increase in the roof height.
- Addition of new rooftop features including skylights, dormers, and new vents.
 - *Project amended to include new vents (11/7/2019). Installation of edge vent on rear (north) slope should keep project consistent with SOI Standards.*

If you have any questions regarding this report, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at jbertolini@fcgov.com or 970-416-4250.

Sincerely,

Jim Bertolini
Historic Preservation Planner

Jim Bertolini

From: carll@greatroofing.com
Sent: Thursday, November 7, 2019 2:01 PM
To: Jim Bertolini
Subject: RE: [FWD: City of Fort Collins - Inquiry - 416 E. Elizabeth] Please reply to FoCo

Hi Jim,

1. Yes that is correct
2. The soffit of this roof is open so it doesn't actually connect to the attic at all. Installing it 3 feet up allows the eave vents to be installed so they are properly connected to the attic. Because this is being installed in the rear of the house the vents will not be visible from the street and will only be visible from the back yard.

Thanks,
Carl Ladwig

----- Original Message -----

Subject: RE: [FWD: City of Fort Collins - Inquiry - 416 E. Elizabeth]
Please reply to FoCo
From: Jim Bertolini <jbertolini@fcgov.com>
Date: Thu, November 07, 2019 12:01 pm
To: "noahd@greatroofing.com" <noahd@greatroofing.com>
Cc: "carll@greatroofing.com" <carll@greatroofing.com>

Thanks Noah! Two quick follow-ups:

1. Just confirming, the plan is to install this mid-slope (3' above the eave) on the rear (north) slope only, correct?
2. Edge vents are a common solution for historic buildings like this where the eaves are open and soffits aren't feasible, but typically we recommend this kind of product be installed at the eave line rather than mid-slope to reduce visual effects. Is there a reason you're not doing that here?

JIM BERTOLINI

Pronouns: he/him/his
Historic Preservation Planner
Community Development & Neighborhood Services
281 North College Avenue
970-416-4250 office
jbertolini@fcgov.com

From: noahd@greatroofing.com <noahd@greatroofing.com>
Sent: Wednesday, November 6, 2019 5:36 PM
To: Jim Bertolini <jbertolini@fcgov.com>
Cc: carll@greatroofing.com
Subject: RE: [FWD: City of Fort Collins - Inquiry - 416 E. Elizabeth] Please reply to FoCo

Hello Jim, I have the specs for the deck-air attached. We are going to be installing it on the back of the home, 3ft up the roof. Please let me know if you need anything else.

Thanks, Noah

----- Original Message -----

Subject: [FWD: City of Fort Collins - Inquiry - 416 E. Elizabeth] Please reply to FoCo

From: carll@greatroofing.com

Date: 10/30/19 11:40 am

To: noahd@greatroofing.com

Hey Noah,

Can you send them this info? I don't have the answer.

----- Original Message -----

Subject: [FWD: City of Fort Collins - Inquiry - 416 E. Elizabeth]

From: <holleyk@greatroofing.com>

Date: Tue, October 29, 2019 1:44 pm

To: carll@greatroofing.com

Can you please send what he is asking for?

Thanks So Much,

Holley Kaufman

709 W Littleton Blvd., Unit 200

Littleton, CO 80120

720-389-8371

holleyk@greatroofing.com

----- Original Message -----

Subject: City of Fort Collins - Inquiry - 416 E. Elizabeth

From: Jim Bertolini <jbortolini@fcgov.com>

Date: Tue, October 29, 2019 1:27 pm

To: "holleyk@greatroofing.com" <holleyk@greatroofing.com>

Hello,

I'm responding to your voice mail left with Neighborhood Services regarding the building at 416 E. Elizabeth in Fort Collins, Colorado. This property is a contributing building to the Laurel School Historic District, listed in the National Register of Historic Places in 1980. Under Municipal Code Chapter 14, [Article IV](#), exterior projects are reviewed for their consistency with the City's adopted preservation standards, the [*Secretary of the Interior's Standards for the Treatment of Historic Properties*](#). It looks like we already reviewed a roofing permit for this property earlier this month. An edge

vent may not be an issue, but could you send me the specifications on the vent, specifically what elevations it will be installed on and its height above the eave? Thanks!

JIM BERTOLINI

Pronouns: he/him/his

Historic Preservation Planner

Community Development & Neighborhood Services

[City of Fort Collins](#)

281 North College Avenue

970-416-4250 office

jbertolini@fcgov.com



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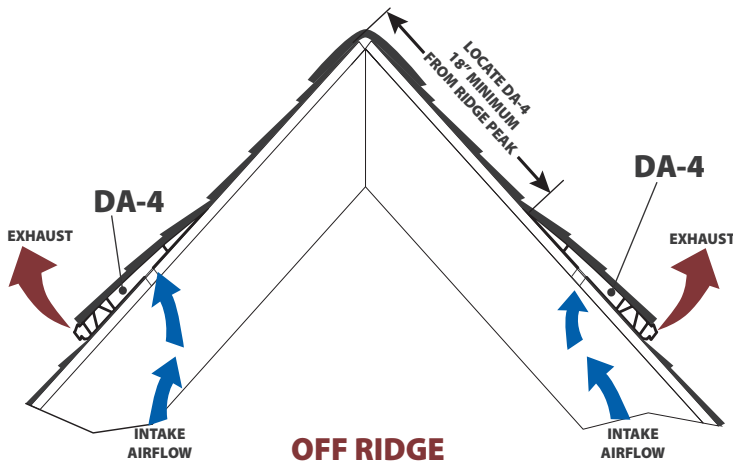
Fully Supported
Tapered Transition.

Exterior Baffle
Design Prevents
Debris Build-Up.

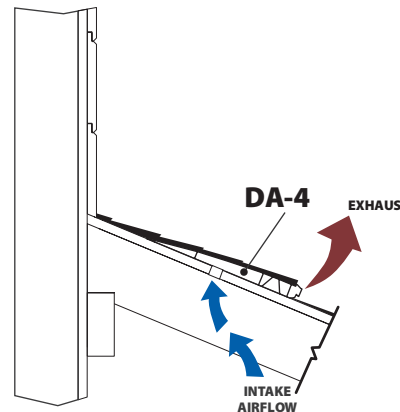
Low Profile Blends
into Roof.

Your Multi-Purpose Exhaust Vent Solution.

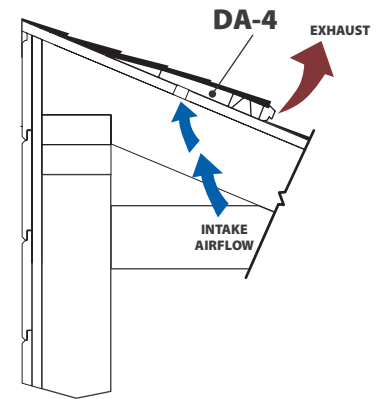
EXHAUST INSTALLATION APPLICATIONS:



OFF RIDGE



ROOF MEETS WALL



SINGLE SLOPE

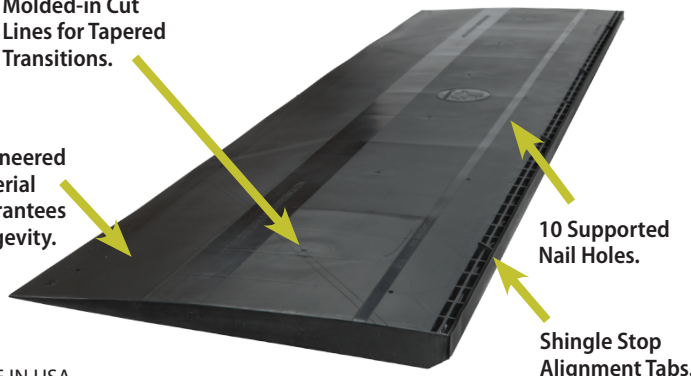
DA-4 FEATURES:

- ▶ 2½" ring shank nails included.
- ▶ Made from the same durable, long lasting and field tested material as the Lomanco Omni Series vents.
- ▶ Fits roof pitches 3/12 to 16/12.
- ▶ Unique design provides enhanced weather protection.
- ▶ Integrated end plug every 2 inches.
- ▶ 9 square inches of Net Free Area per linear foot.
- ▶ Molded nail lines.
- ▶ Slot width guidelines.
- ▶ Patented design.
- ▶ The DA-4 can be used as an intake vent (see reverse).
- ▶ **Lifetime Limited Warranty.**

Model	Length (ft.)	NFA (in. ²)	Roof Pitch	Packaged
DA-4	4'	36	3/12 to 16/12	10 Per Box

Molded-in Cut
Lines for Tapered
Transitions.

Engineered
Material
Guarantees
Longevity.



10 Supported
Nail Holes.

Shingle Stop
Alignment Tabs.

MADE IN USA



Lomanco recommends balancing the intake ventilation system to the chosen exhaust ventilation system, a balanced system consists of 50% intake ventilation and 50% exhaust ventilation.

Lomanco ventilation calculations are based on the IRC/FHA standard of one square foot of ventilation for every 300 square feet of attic floor space. For ventilation calculators and additional information, visit our website, lomanco.com.

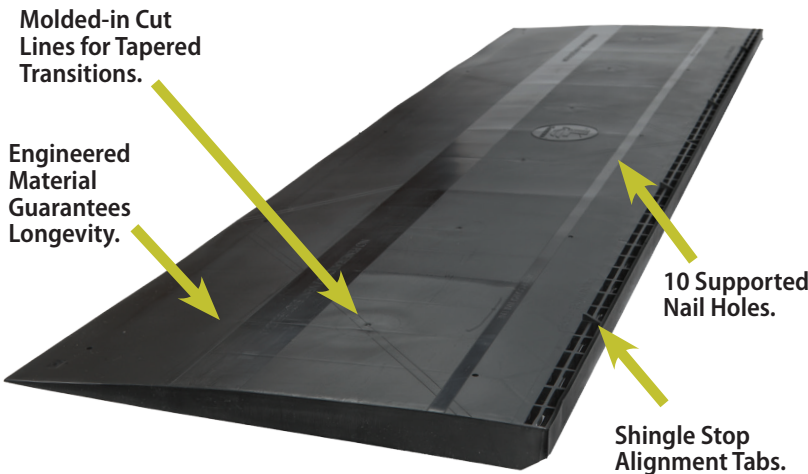
LO459_1214



Fully Supported
Tapered Transition.

Off Roof Edge Installation

Roof Deck Installed Intake Ventilation Made for Roofers.



DA-4 FEATURES:

- ▶ 2½" ring shank nails included.
- ▶ Made from the same durable, long lasting and field tested material as the Lomanco Omni Series vents.
- ▶ Fits roof pitches 3/12 to 16/12.
- ▶ Unique design provides enhanced weather protection.
- ▶ Integrated end plug every 2 inches.
- ▶ 9 square inches of Net Free Area per linear foot.
- ▶ Molded nail lines.
- ▶ Intake slot width guidelines.
- ▶ Patented design.
- ▶ The DA-4 can be used as an exhaust vent (see reverse).
- ▶ **Lifetime Limited Warranty.**

Model	Length (ft.)	NFA (in. ²)	Roof Pitch	Packaged
DA-4	4'	36	3/12 to 16/12	10 Per Box



Want more info?
Scan this QR
code with your
smartphone.

Lomanco recommends balancing the intake ventilation system to the chosen exhaust ventilation system, a balanced system consists of 50% intake ventilation and 50% exhaust ventilation.

Lomanco ventilation calculations are based on the IRC/FHA standard of one square foot of ventilation for every 300 square feet of attic floor space. For ventilation calculators and additional information, visit our website, lomanco.com.

Deck-Air® Passes 30 Day Ice Dam Test.

The Lomanco Deck-Air®, Model DA-4, shingle over intake vent was subjected to a simulated 30 day ice dam test in controlled laboratory settings. **At no point during the 30 day testing was weather infiltration into the attic space observed.** The Deck-Air®, Model DA-4, provides superior weather protection in extreme weather conditions.

TEST ROOF DECK SETUP:

- ▶ Deck-Air® vent installed per instructions on a 3/12 pitch test roof deck.
- ▶ Roof deck interior insulated on all sides except underside of roof deck.
- ▶ Internal heat source controlled by thermostat.
- ▶ Gutter installed $\frac{3}{4}$ " below roof plane.
- ▶ Test roof deck is placed in a climate controlled test chamber.



Deck-Air® Vent
Installed on
Test Roof Deck



30 DAY ICE DAM TESTING:

- ▶ Water is applied through a slow drip system to represent snow melt.
- ▶ Once ice dam encompasses Deck-Air® vent, freeze/thaw cycling begins.
- ▶ Freeze/Thaw Cycle: Roof deck interior is heated to 70°F for 8 hours while test chamber is kept just below freezing. After 8 hour period, heat source is shut off and test chamber temp is lowered to 0°F for 16 hours.
- ▶ Water is reapplied as necessary.



Deck-Air® Vent
During Freeze and
Thaw Cycles



RESULTS:

- ▶ Slot cutout under Deck-Air® was constantly monitored for infiltration during the 30 day period.
- ▶ **No weather infiltration through the Deck-Air® vent was observed during the 30 day test.**



Deck-Air® Vent
Exterior and Interior
During Test



LO496 0114