



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

REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 125 E. Myrtle Street

Laurel School National Register Historic District

ISSUED: July 2, 2020

ATTN: Richard Taranow
RHT, LLC
2731 Granada Hills Drive
Fort Collins, CO 80525

Dear Mr. Taranow:

This report is to inform you of the results of this office's review of proposed alterations to the apartment building at 125 E. Myrtle Street, which is potentially eligible as a City Landmark, pursuant to Fort Collins Land Use Code, Chapter 3.4.7 and Municipal Code Chapter 14, Article IV. A copy of this report may be forwarded to the Colorado Office of Archaeology and Historic Preservation as well.

The alterations reviewed include:

- Replacement of ballast roof with standing seam metal roof product.

Our staff review of the proposed work finds the alterations do not meet the SOI Standards for Rehabilitation. However, the roofing permit has been approved due to the following factors:

1. Due to the low visibility of the roof, the change in materials is not expected to have a significant adverse effect on the historic property and would not prevent the property from being designated as a City Landmark in the future.
2. Available substitutes for the historic roofing material would present modifications to the historic character that would be similar in alteration to the proposed standing seam metal roof.
3. Based on holistic considerations regarding roofing, which frequently needs replaced at regular intervals due to weather damage and normal wear and tear, the metal roofing presents a stronger building maintenance option for the overall health of this property above more traditional TPO membrane, rolled asphalt, or other roofing products. The metal roof is expected to last longer, assist with building heat gain, and presents a superior recycling opportunity at the end of its service life as opposed to asphalt/membrane products.

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](#), as you complete this project. Please note

that work beyond that indicated in your permit application/correspondence requires additional approval.

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



Design Review Application Historic Preservation Division

Fill this form out for all applications regarding designated historic buildings within the city limits of the City of Fort Collins. Review is required for these properties under Chapter 14, Article IV of the Fort Collins Municipal Code.

Applicant Information

NOCO Roofing	970-223-7663	
Applicant's Name	Daytime Phone	Evening Phone
303 W Harmony Road Fort Collins		CO 80526
Mailing Address (for receiving application-related correspondence)	State	Zip Code
office@nocoroofing.com		
Email		

Property Information (put N/A if owner is applicant)

RHT LLC	(970) 223-7663	
Owner's Name	Daytime Phone	Evening Phone
125 East Myrtle Fort Collins		CO 80524
Mailing Address (for receiving application-related correspondence)	State	Zip Code
rtaranow@comcast.net		
Email		

Project Description

Provide an overview of your project. Summarize work elements, schedule of completion, and other information as necessary to explain your project.

Tear off, haul and dispose of gravel ballast--33.55 SQ
Install ice and water barrier and metal roofing - 26 gauge
Install snow guard/stop

The following attachments are REQUIRED:

- Complete Application for Design Review
- Detailed Scope of Work (and project plans, if available)
- Color photos of existing conditions

Reminders:

Complete application would need all of checklist items as well as both pages of this document.

Detailed scope of work should include measurements of existing and proposed.

Please note: if the proposal includes partial or full demolition of an existing building or structure, a separate demolition application will need to be approved.

Additional documentation may be required to adequately depict the project, such as plans, elevations, window study, or mortar analysis. If there is insufficient documentation on the property, the applicant may be required to submit an intensive-level survey form (at the applicant's expense).

Detail of Proposed Rehabilitation Work (*Required)

If your project includes multiple features (e.g. roof repair and foundation repair), you must describe each feature separately and provide photographs and other information on each feature.

Feature A Name: Reroof	
Describe property feature and its condition: Current gravel ballast roof is deteriorating	Describe proposed work on feature: Replacing gravel ballast roof with 26 gauge metal roofing material. Installing ice and water barrier and snow guard/stop
Feature B Name:	
Describe property feature and its condition:	Describe proposed work on feature:

Use Additional Worksheets as needed.

Required Additional information

The following items must be submitted with this completed application. Digital submittals preferred for photographs, and for other items where possible.

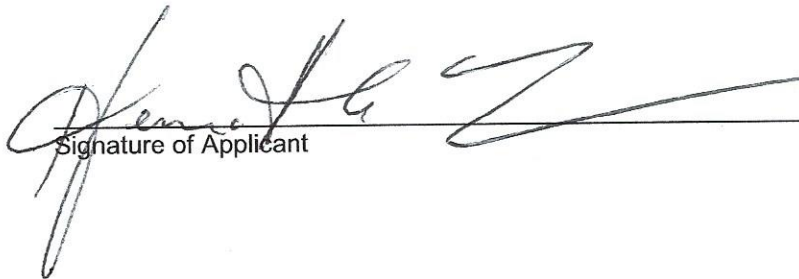
- At least one current photo for each side of the house. Photo files or prints shall be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc. If submitted as prints, photos shall be labeled
- Photos for each feature as described in the section "Detail of Proposed Rehabilitation Work". Photo files or prints shall be named or labeled with applicant name and feature letter. For example, smitha1.jpg, smitha2.jpg, smithb.jpg, smithc.jpg, etc.

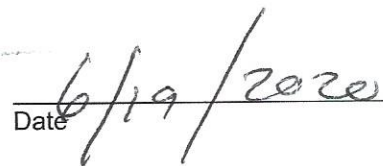
Depending on the nature of the project, one or more of the following items shall be submitted. Your contractor should provide these items to you for attachment to this loan application.

- Drawing with dimensions.
- Product specification sheet(s).
- Description of materials included in the proposed work.
- Color sample(s) or chip(s) of all proposed paint colors.

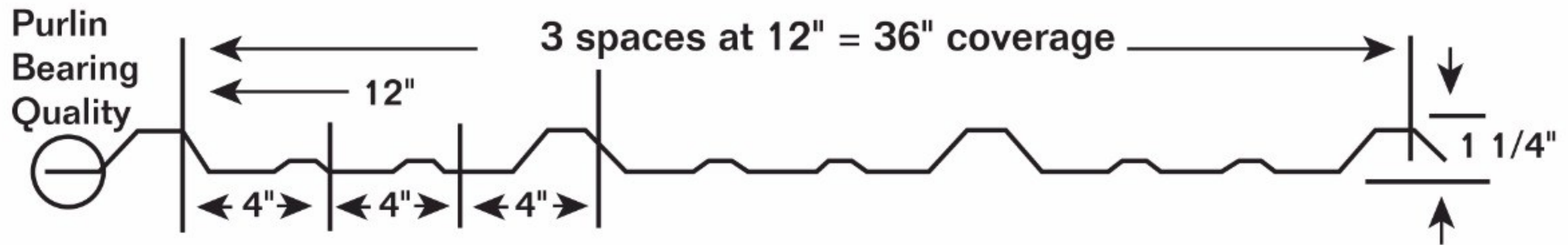
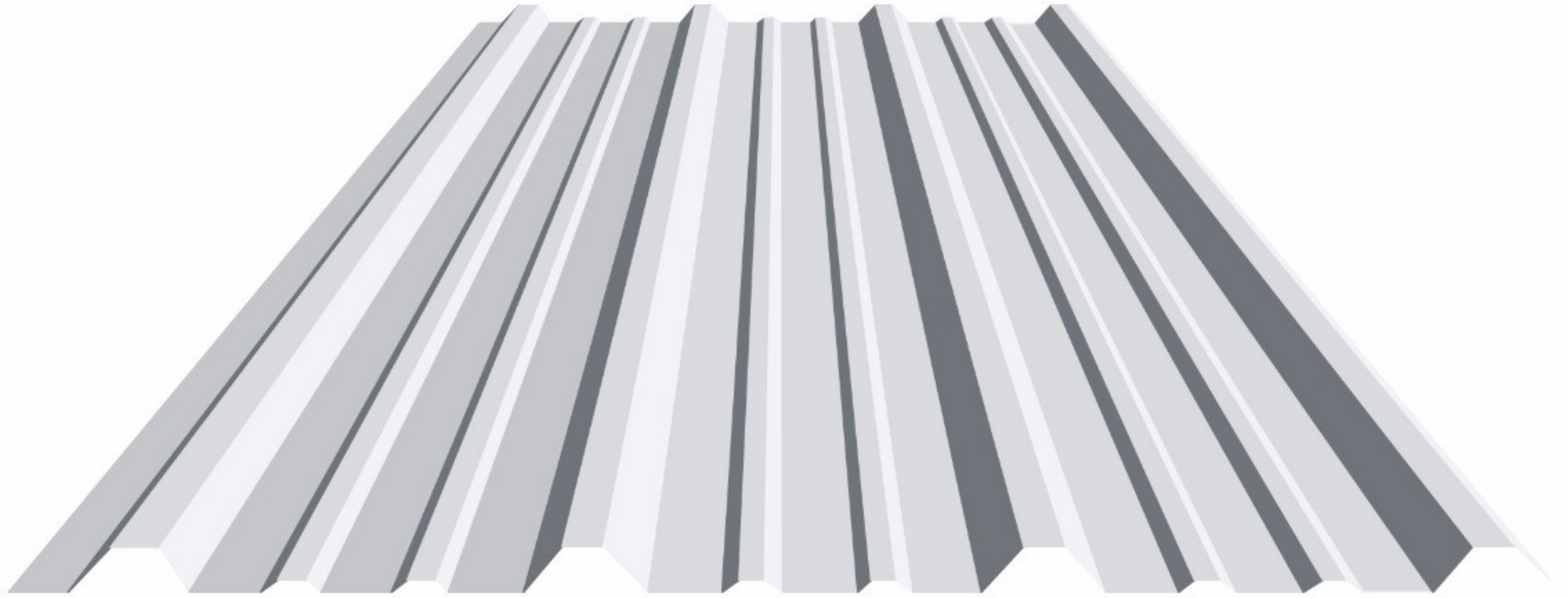
Partial or full demolition is a part of this project.

Partial demolition could include scopes such as taking off existing rear porches to create space for a new addition or removing an existing wall or demolishing a roof. If you are taking away pieces of the existing residence, you are likely undergoing some partial demolition.


Signature of Applicant


Date

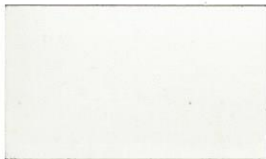




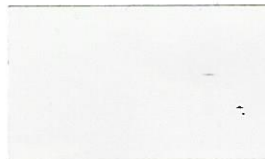


MS COLORFAST45® PAINT SYSTEM

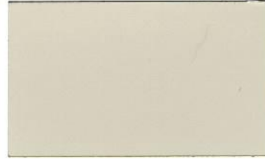
29 & 26 GAUGE



White (30)



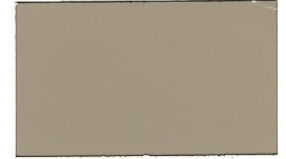
★ Polar White (80)



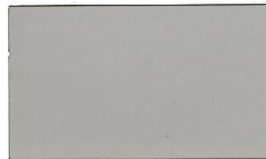
★ Light Stone (63)



★ Mocha Tan (22)



★ Carlsbad Canyon (10)



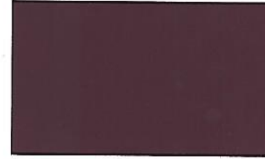
Ash Grey (25)



★ Charcoal (17)



★ Burnished Slate (49)



★ Burgundy (15)



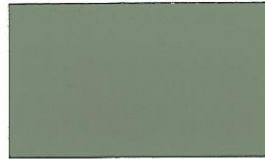
★ Ocean Blue (35)



Forest Green (26)



★ Fern Green (07) Low Gloss



★ Patina Green (58)



★ Red (24)



★ Patriot Red (73)

Upcharge will apply



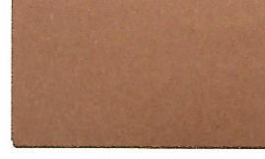
Brown (12)



★ Mocha Brown (13)



★ Black (06)



★ Native Copper (190) †

Upcharge will apply



★ Rustic Steel (W45) PVDF

26 Ga. Only Upcharge will apply



★ Galvalume (41)

Non-Painted Finish 25 Year Warranty



★ Galvanized (00)

Non-Painted Finish No Warranty



★ All Colors Meet or Exceed Steep Slope ENERGY STAR® Requirements

† Native Copper color may vary visually based on reflection and/or installation angles

metalsales.us.com

45 Year Paint Warranty

metal sales
manufacturing corporation



7990 East I-25, Frontage Road
Longmont, CO 80504
800.289.7663 Toll Free
303.702.5440 Phone
800.289.1617 Fax

See the back page for other finish options.
All colors carry a 45 year limited paint warranty.
Color selections are close representations but are limited by processing and viewing conditions. Actual samples are available by request.



DIAGONAL PARKING
2 HR PARKING
ONE TIME PER DAY
MON - FRI
8 AM TO 5 PM
ZONE 12 PERMIT EXEMPT
←→



2
ONE HOUR PER DAY
MON-FRI 8 AM TO 5 PM
RESERVED

125

MYRTLE
FLATS

2
121



MYRTLE
FLATS











