



Historic Preservation Services

Community Development & Neighborhood Services

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970.416.4250

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fcgov.com/historicpreservation

REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 503 Mathews Street

Laurel School National Register Historic District

ISSUED: June 17, 2021

Annmarie Banchy
503 Mathews Street
Fort Collins, CO 80524

Dear Annmarie:

This report is to inform you of the results of this office's review of proposed alterations to the William B. Miner Property at 503 Mathews Street, pursuant to Fort Collins 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:

- Repair, replacement, and/or installation of deficient or missing flashing along roof/wall junctions and possible replacement of wood shingling on rear (southwest) dormer.
 - *Regarding possible replacement of wood shingling on rear dormer: If replacement is necessary, Staff would recommend that a specification sheet for the replacement shingle product be transmitted to staff before purchase/ installation to ensure it will meet the Standards for Rehabilitation.*

Our staff review of the proposed work finds the alterations do meet the SOI Standards for Rehabilitation. The project appears to be routine in nature with minimal effects to the historic resource, and meets the requirements of Article IV cited above.

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

Annmarie Banchy and John Green	860-970-9356	
Applicant's Name	Daytime Phone	Evening Phone
503 Mathews St. UNIT 3, Fort Collins	CO	80524
Mailing Address (for receiving application-related correspondence)	State	Zip Code
abanchy@me.com		
Email		

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

N/A		
Owner's Name	Daytime Phone	Evening Phone
Mailing Address (for receiving application-related correspondence)	State	Zip Code
Email		

Project Description

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

June 21 - 25, 2021. Replace all roof flashing because current flashing does not meet code and leaks water.

- 1) Install conterflashing and step-flashing over entire roof, including at North dormer.
- 2) Remove unused antenna
- 3) Replace one HVAC base flashing, and two pipe flashings.
- 4) After confirming with HVAC, remove one HVAC pipe and reshingle to match.

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:	
<p>Describe property feature and its condition: Built in 1884, this 2 story brick triplex has irregular roof structure, consisting of hipped gables running North-South and intersection gables toward East-West. A gablet was used on the west side, and a North gabled roof overhangs dormer with dark green painted shingle wood siding.</p> <p>Ashphalt shingle roof replaced 2015 without counterflashing using sealant only. Sidewall counter-flashing was missing at many areas of roof and the sidewall flashing was protected by sealant only. Pipe boots cracked (2), HVAC (2) base flashing rusted, and one may be unused. See BanchyGreen_A.pdf.</p>	<p>Describe proposed work on feature: 1. Install approximately 106 LF step-flashing along all vertical running walls where missing. 2. Install approximately 100 LF counterflashing over all new step flashing and anywhere missing. 3. Replace 1-3" pipe flashing x2, replace HVAC base flashing, and after consult with HVAC subcontractor, remove or re-flash a second HVAC pipe.</p> <p>METHOD - Install step-flashing under shingle and install counterflashing over the lip of all step-flashing. Cut channel into brick or mortar as necessary to place 1" reglet counterflashing. Contractor is experienced with old brick and knows this is soft brick. Cut 2" groove into wood siding on window dormer.</p> <p>MATERIALS - Step-flashing is 24 gauge aluminum powder coated black. Counter-flashing is 24 gauge steel powder coated black.</p>
Feature B Name:	
<p>Describe property feature and its condition: Should the wood shingle siding on the North dormer be too old to properly work with, this will be replaced.</p> <p>Wood siding currently painted dark green.</p> <p>There is no counterflashing issues on South gabled roof addition that has unpainted cedar shake shingle for wall siding.</p>	<p>Describe proposed work on feature: Our General Contractor is Craftsmen Builders Inc, and they are prepared to replace the wood siding should this be needed to properly flash the North dormer, to match existing style and color.</p> <p>Also see pictures: BanchyGreen_A2.png BanchyGreen_A3.png BanchyGreen_South.png BanchyGreen_North.png BanchyGreen_East front and West rear.png</p>

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.

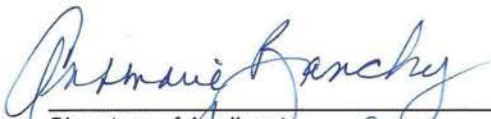
- At least one current photo for each side of the house. Photo files or prints shall be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc. If submitted as prints, photos shall be labeled
- Photos for each feature as described in the section "Detail of Proposed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

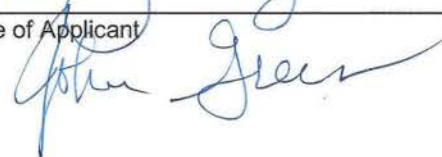
- Drawing with dimensions.
- Product specification sheet(s).
- Description of materials included in the proposed work.
- Color sample(s) or chip(s) of all proposed paint colors.

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



6/14/2021

Date



Photo Report by Bone Dry Roofing

Created by Randy Reed

Jun 7, 2021 | 21 Photos



503 Matthews St

Roof repair report





1

Chimney cap metal is rusted through, repairs not possible. Recommend replacement.

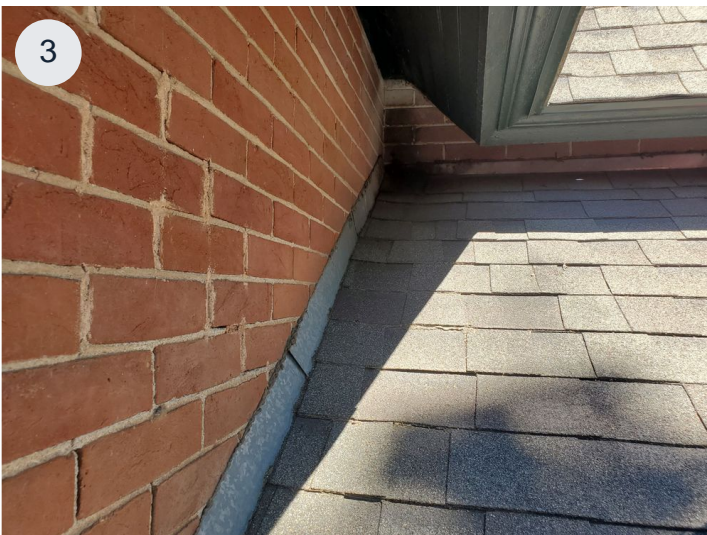
Project: Anne Marie Banchy
Date: June 4th, 2021, 10:56 a.m.
Creator: Randy Reed



2

Evidence of past repairs to failing chimney cap

Project: Anne Marie Banchy
Date: June 4th, 2021, 10:56 a.m.
Creator: Randy Reed



3

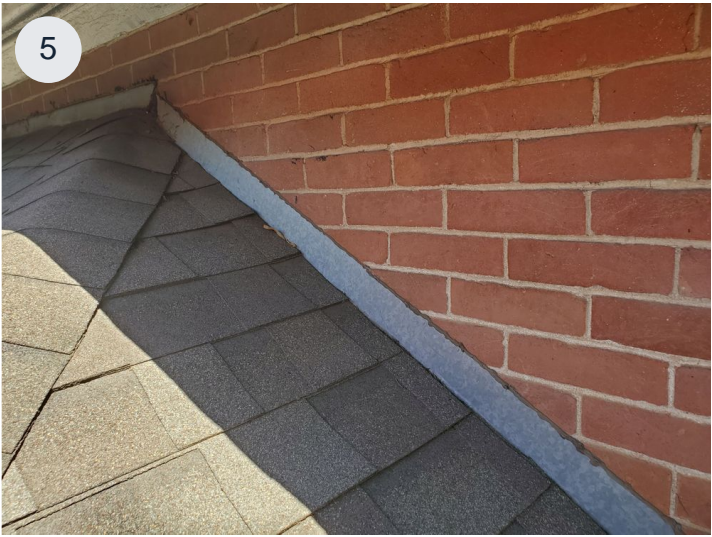
Missing counter flashing at wall

Project: Anne Marie Banchy
Date: June 4th, 2021, 10:58 a.m.
Creator: Randy Reed



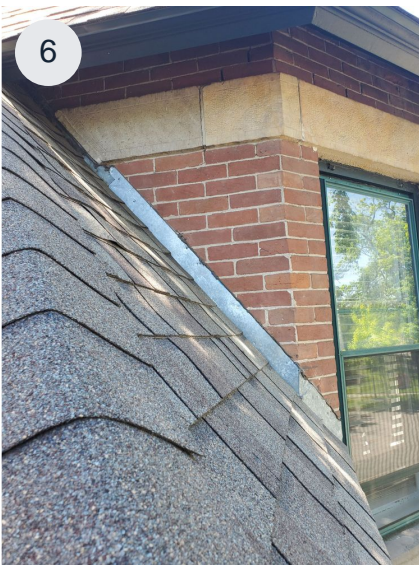
4 Shingles missing step flashing along all vertical running walls.

Project: Anne Marie Banchy
Date: June 4th, 2021, 10:58 a.m.
Creator: Randy Reed



5 Missing step and counter flashing

Project: Anne Marie Banchy
Date: June 4th, 2021, 10:59 a.m.
Creator: Randy Reed



6 Missing step flashing and counter flashing

Project: Anne Marie Banchy
Date: June 4th, 2021, 11:00 a.m.
Creator: Randy Reed



Missing step flashing and counter flashing

Project: Anne Marie Banchy
Date: June 4th, 2021, 11:05 a.m.
Creator: Randy Reed



No step flashing behind siding, wall is flashed wrong allowing water to enter behind metal.

Section missing "bird block" metal underneath soffit

If wood siding on dormer is too old and warped to properly work with we recommend replacement. Will add precautionary line item quoting price to replace.

Project: Anne Marie Banchy
Date: June 4th, 2021, 11:05 a.m.
Creator: Randy Reed



Window transition missing appropriate flashing

Project: Anne Marie Banchy
Date: June 4th, 2021, 11:05 a.m.
Creator: Randy Reed



No step flashing behind siding, wall is flashed wrong allowing water to enter behind metal.

Section missing "bird block" metal underneath soffit

If wood siding on dormer is too old and warped to properly work with we recommend replacement. Will add precautionary line item quoting price to replace.

Project: Anne Marie Banchy
Date: June 4th, 2021, 11:06 a.m.
Creator: Randy Reed



Missing metal "bird block" flashing

Project: Anne Marie Banchy
Date: June 4th, 2021, 11:06 a.m.
Creator: Randy Reed



Horizontal wall missing counter flashing metal at headwall.

Project: Anne Marie Banchy
Date: June 4th, 2021, 11:06 a.m.
Creator: Randy Reed



Window flashed improperly, missing counter flashing

Project: Anne Marie Banchy
Date: June 4th, 2021, 11:06 a.m.
Creator: Randy Reed



Metal pipe boot failing, water or electrical line through shingle and caulked.

Replace pipe boot and feed line through new pipe boot

Project: Anne Marie Banchy
Date: June 4th, 2021, 11:08 a.m.
Creator: Randy Reed



Add bird block flashing and step flashing at ridgeline transition

Project: Anne Marie Banchy
Date: June 4th, 2021, 11:09 a.m.
Creator: Randy Reed



Chimney missing all appropriate counter flashing and front and back pans

Project: Anne Marie Banchy
Date: June 4th, 2021, 11:09 a.m.
Creator: Randy Reed



Missing step flashing and counter flash

Project: Anne Marie Banchy
Date: June 4th, 2021, 11:09 a.m.
Creator: Randy Reed



3" pipe boot old and failing, repairs not possible
Recommend replacement

Project: Anne Marie Banchy
Date: June 4th, 2021, 11:10 a.m.
Creator: Randy Reed



HVAC pipe base is rusting and starting to deteriorate metal.

Repair is possible, but recommend replacement

Project: Anne Marie Banchy
Date: June 4th, 2021, 11:10 a.m.
Creator: Randy Reed



Customer believes this HVAC stack may be dead/inactive. After confirming status either replace HVAC base flashing or remove pipe and reshingle

Project: Anne Marie Banchy
Date: June 4th, 2021, 11:10 a.m.
Creator: Randy Reed



Project: Anne Marie Banchy
Date: June 4th, 2021, 11:12 a.m.
Creator: Randy Reed

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description**Sloped roofing material:** • [Asphalt shingles](#)**Limitations****Roof inspection limited/prevented by:** • Lack of access (too high/steep)**Inspection performed:** • By walking on roof**Observations & Recommendations****RECOMMENDATIONS \ General****1. Condition:** • Roof images

1. Roof images



2. Roof images

*W gable**Likely
NOT in
service*

ROOFING

503 Mathews Street, Fort Collins, CO January 5, 2021

Report No. 2601

www.sitelogicinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



5. Not let into mortar joints



6. Not let into mortar joints



EXTERIOR

503 Mathews Street, Fort Collins, CO January 5, 2021

Report No.: 2001

www.sitelogicinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Roofing & downspout material: • [Galvanized steel](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Soffit (under eaves) and fascia (front edge of eaves): • [Wood](#)

Wall surface & trim: • [Brick](#) • [Wood](#)

Walkways: • [Concrete](#) • [Flagstone](#)

Pool: • [Concrete](#)

Deck: • [Wood](#)

Limitations

Inspection limited/prevented by: • [Snow / ice / frost](#)

Observations & Recommendations

RECOMMENDATIONS \ General

4. **Condition:** • Exterior images



8. Front



9. Rear

ROOF DRAINAGE \ Gutters



12. Missing

NORTH

WALLS \ Masonry (brick, stone) and concrete**6. Condition:** • **Mortar deterioration**

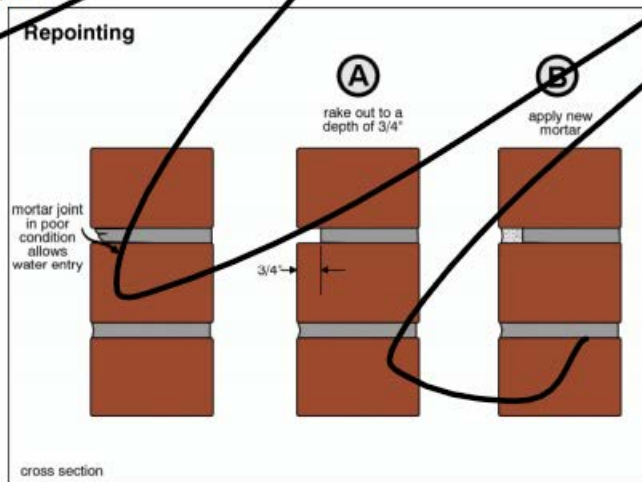
Exterior walls had many areas of mortar joint deterioration at time of inspection. These areas should be re-pointed to prevent continued deterioration from freezing moisture. The Inspector recommends you consult with a qualified contractor to discuss options and costs for re-pointing using Portland Cement.

Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement

Location: Throughout Exterior Walls

Task: Repair Recommended

Time: less than 1 year

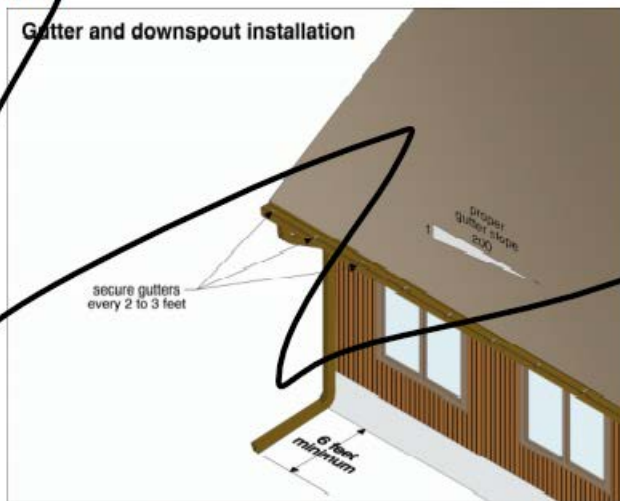


Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Exterior

Task: Provide

Time: As soon as possible



10. Missing

SOUTH



11. Missing