



## 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](mailto:preservation@fcgov.com)

[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

### **CERTIFICATE OF APPROPRIATENESS – Minor Alteration**

**ISSUED: September 16, 2022**

**EXPIRATION: September 16, 2023**

Debra Applin  
c/o Mike Montoya, Ethos General Contractors  
1608 Sheely Dr.  
Fort Collins, CO 80526

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Arthur Sheely House, at 1608 Sheely Dr. 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 - Replacement of cement tile with asphalt shingles

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 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](mailto:yjones@fcgov.com) or at (970) 224-6045.

Sincerely,

Yani Jones, Historic Preservation Planner

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	<p><i>A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;</i></p> <p><b>This project will not change the use of the property.</b></p>	Y
SOI #2	<p><i>The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</i></p> <p><b>Although the original roof of this house was wood shake, it was replaced with a cement tile product in 2000; this is not a character-defining feature of the house.</b></p>	Y
SOI #3	<p><i>Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</i></p>	N/A
SOI #4	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p><b>The cement tile roof material is not a change that has acquired historic significance in its own right because it occurred in 2000.</b></p>	Y
SOI #5	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p><b>The original wood roof was not a character-defining feature of this house; the distinctive low-pitch of the roof and its wide overhanging eaves will not be impacted by the roofing material replacement.</b></p>	Y
SOI #6	<p><i>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i></p>	N/A

<b>SOI #7</b>	<i>Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</i>	<b>N/A</b>
<b>SOI #8</b>	<i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i>	<b>N/A</b>
<b>SOI #9</b>	<p><i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i></p> <p><b>Although it is a different material than this house originally had, no historic materials would be lost from this re-roofing project, and asphalt shingle roofs are compatible with mid-century architecture and Ranch houses like this one.</b></p>	<b>Y</b>
<b>SOI #10</b>	<i>New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	<b>N/A</b>



# ROOFING PERMIT APPLICATION

Date \_\_\_\_\_  
Application # \_\_\_\_\_

281 N College Ave. 970-416-2740  
Fort Collins, CO 80524 buildingservices@fcgov.com

**ALL information is REQUIRED. Incomplete applications will not be accepted.**

Job Site Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

### Property Owner Information

Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

RESIDENTIAL  Single Family Detached  Townhome (attached)  Duplex  Apartment/Condo  Garage/Other

COMMERCIAL  Bank  Bar  Church  Hotel/Motel  Medical Office  Office  Retail  Restaurant

### COMMERCIAL STRUCTURES

Are you tearing off existing roofing materials to the decking?  Yes  No  
If keeping existing layers, how many layers are there? \_\_\_\_\_ What kind of material are they? \_\_\_\_\_  
What new roofing materials are you using? \_\_\_\_\_  
Is there existing insulation?  Yes  No Will any insulation be removed/replaced?  Yes  No

**Value of Construction**  
Residential and Commercial = Labor and Materials \$ \_\_\_\_\_

### Materials

Manufacturer \_\_\_\_\_ # of Squares \_\_\_\_\_ # of Stories \_\_\_\_\_

FLAT ROOF (less than 2:12 pitch)  Yes  No

**ASPHALT ROOF REPAIRS ONLY**  Roof Repair 49% of roof area max. Class 4 shingle is **not** required.  
 Roof Repair 50% or more of roof area. Class 4 shingle **is required.**

Note location(s) of areas to be repaired in space provided below.

Additional Information (if applicable) \_\_\_\_\_

### Contractor Information

Name \_\_\_\_\_


Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Phone Number \_\_\_\_\_ Email \_\_\_\_\_

License \_\_\_\_\_ Certificate \_\_\_\_\_

**WORK PERFORMED BY**  License/Certificate Holder  Payroll Employees  Exempt Roofer (1099): EX- \_\_\_\_\_  
 Homeowner Company Name: \_\_\_\_\_

I hereby acknowledge that I have read this application and state that the above information is complete and correct. I agree to comply with all requirements contained herein and city ordinances and state laws regulating building construction. **I know that a permit is not valid until it has been paid and issued.**

Print Name \_\_\_\_\_ Signature  Date \_\_\_\_\_

# Claim 4931: Deb Applin of Fort Collins, CO



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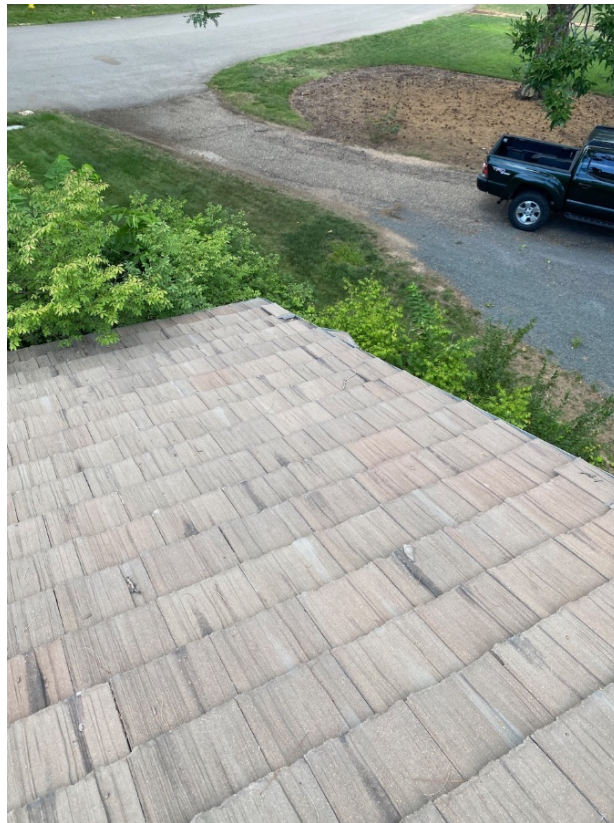
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