



Historic Preservation Services
 Community Development & Neighborhood Services
 281 N. College Ave.
 Fort Collins, CO 80524
 970.224.6078
preservation@fcgov.com
fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS
ISSUED: August 21, 2024
EXPIRATION: August 21, 2025

Agnes (Nancy) York
 130 S. Whitcomb St.
 Fort Collins, CO 80521

Dear Nancy:

As you are aware, last evening the Historic Preservation Commission gave Final Design Review approval for the work you are proposing for the Klure/Williams Property, at 130 S. Whitcomb St.

More specifically, the Commission approved:

1. Re-roofing using a substitute roofing material (wood shingles to asphalt shingles)

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>The house will retain its historic use as a single-family residence.</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>Although the wood shingle roof material is reflective of the historic roofing material that was used at the date of construction and in subsequent re-roofing jobs, the landmark nomination form for this property and guidance on the Queen Anne architectural style (such as the attached excerpt from SHPO’s “Field Guide to Colorado’s Historic Architecture & Engineering”) do not identify the wood shingle roof material as character-defining or distinctive. The proposed asphalt shingles would not compromise the historic character of the property and are a reasonable and sensitive material change under this Standard.</p>	Y

SOI #3	<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>	N/A
SOI #4	<i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i>	N/A
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>The commission finds that the material of the shingle roof on the Klure/Williams residence is not a character-defining feature, and so the proposed material change would be acceptable, and this Standard is met.</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> <p>The current property owner has replaced the wood roof in-kind in the past, but it is now deteriorated on the south side and a change of materials from wood shingles is being required to keep the house insured. The shingle form of the roof material of the historic house is considered character-defining rather than the material the shingles are made from, and so the design, color, and texture of the proposed architectural asphalt shingles can be considered a reasonable substitute for a wood shingle product, and this Standard is also met.</p>	Y
SOI #7	<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>	N/A
SOI #8	<i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i>	N/A
SOI #9	<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>	N/A

SOI #10	<p><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></p> <p>Because roofs are intended to be replaced as they are damaged over time, roofing projects are reversible; the material could be changed back to wood at a later date, if such a change is desired and allowable in the future.</p>	Y
----------------	--	----------

The Commission further suggested that a color appropriate to conveying the appearance of wood shingles be selected for the replacement product.

The Commission found that the proposed work meets the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code. Notice of the approved application has been forwarded to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Please note that all ensuing work must conform to the approved plans. Any non-conforming alterations are subject to stop-work orders, denial of Certificate of Occupancy, and restoration requirements and penalties.

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.

You may appeal this decision within two weeks by submitting a written notice of appeal to the City Clerk within fourteen (14) calendar days of this decision. Grounds and process for appeals are enumerated in Chapter 2, [Division 3](#) of the Fort Collins Municipal Code.

If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact staff at preservation@fcgov.com or at (970) 224-6078.

Sincerely,

Jim Rose, Chair
Historic Preservation Commission

Yani
970-224-6045



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

Applicant's Name	970-219-8069	Daytime Phone	Evening Phone
130 S Whitcomb Fort Collins, CO	80521		
Mailing Address (for receiving application-related correspondence)		State	Zip Code
nyork@verinet.com			
Email			

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

Owner's Name	Daytime Phone	Evening Phone
N/A		
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.

Reroofing 130 S. Whitcomb:

- Existing wood shingles are weathered with hail damage and are over 30 years old.
- My insurance company insists on roof replacement for insurance coverage.
- The intention is to use asphalt shingle replacement

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 may 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: Roof replacement	
<p>Describe property feature and its condition:</p> <ul style="list-style-type: none">• Wood shingles curl on south & west side• some have broken & have come loose• some nails have come loose.• East porch roof is already asphalt shingles.• Both dormers have rotted rafting.	<p>Describe proposed work on feature:</p> <p>This proposal is to replace the wood shingles with new asphalt shingles. By November, the insurance company's deadline.</p>
Feature B Name:	
<p>Describe property feature and its condition:</p>	<p>Describe proposed work on feature:</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 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.

Total replacement of the wood shingles.

Agnes E. York
Signature of Owner

August 1, 2024
Date















Shown in Brilliant Black

QUICK SPECS

Impact Rating	Class 4
Shingle Warranty*	Limited Lifetime
Non-Prorated Period	15 Years
Algae Warranty	15 Years
Limited Wind Warranty	110 MPH
Enhanced Wind Warranty	130 MPH



Sustainable Performance™

Superior Performance & Better for the Environment

CRAFTSMANSHIP

- Up to 2X Larger Nailing Area
- Up to 50% More Adhesive Bonds
- 2X Rain Seals

PERFORMANCE

- Up to 25% Greater Tear Strength
- Up to 65% Greater Granule Adhesion
- Class 4 Impact Rating

**SUSTAINABILITY
[PER ROOF]**

- Upcycles ~5 Rubber Tires
- Upcycles ~3,200 Plastic Bags
- Cleans Smog Pollution like ~2 Trees

Vista® AR

Architectural Shingles – Aging, Algae, and Impact Resistant

Vista® AR [algae resistant] shingles are made with our patented **NEX® Polymer Modified [SBS Rubberized] Asphalt**, an innovative technology that infuses rubber and plastic polymers to strengthen the asphalt core of the shingle for superior impact resistance, granule adhesion, all-weather resilience, and aging longevity.

Vista® AR shingles are also sustainable. Upcycled polymers from used tires and plastic bags improve durability and aging resistance, while helping reduce landfill waste. And smog-reducing granules help clean the air of emission pollutants, like planting trees on your roof.

Sustainability without sacrificing performance.

BEST IN CLASS

Malarkey's Vista® AR shingles are *Best In Class* – made with the **industry's leading technology** [NEX® SBS rubberized asphalt], **highest impact rating** [Class 4], **strongest sustainability** [aging longevity, upcycled rubber & plastic, smog-reducing granules], and **superior warranty protection** for peace of mind.

Color Options

See shingle colors on a roof, or your roof, at www.malarkeyroofing.com/roof-designer.



Note: Matching colors available in high-profile EZ-Ridge® XT as well as standard low-profile RidgeFlex® hip and ridge shingles.

Performance Engineered, Sustainably Designed

NEX® RUBBERIZED ASPHALT

Asphalt core of shingle is rubberized with virgin synthetic rubber polymers (SBS) to enhance shingle strength, flexibility, and aging resistance. **Class 4 impact rating (highest rating possible).** Insurance discounts may apply.

UPCYCLED RUBBER & PLASTIC

Polymers from recycled rubber and plastic improve shingle durability and aging resistance, while **diverting the equivalent of ~5 rubber tires and ~3,200 plastic bags from the landfill per roof.**¹

RFID TAG (1 per 3-4 bundles)

Aides shingle identification, quality improvement, and lifecycle analysis.

ADHESIVE BONDS

Synthetic rubber adhesive (SEBS) resists dry-out and delivers extreme seal-down strength against high winds, wind-driven rain, and delamination. **Up to 50% more laminate bonds and 2X the rain seals of standard shingles.**

THE ZONE® LARGER NAILING AREA

Up to 2X larger nailing area, with longer and tapered shingle backing, dramatically improves installation accuracy, helps ensure nails secure BOTH shingle layers to help prevent blowoffs, and reduces the risk of leaks from troughing. **Up to 130 MPH wind warranty.**

FIBERGLASS MAT

Provides structural reinforcement, and combined with polymer modified asphalt, **up to 25% greater tear strength than the industry standard (ASTM D3462).**

ROOFING GRANULES

Deeply embedded, ceramic-coated granules protect shingle from weather and UV aging. **Up to 65% greater granule adhesion than the industry standard (ASTM D3462).**

3M™ SMOG-REDUCING GRANULES

Clean the air of emission pollutants. **Each roof has the smog-fighting potential of ~2 trees.**²

3M™ COPPER GRANULES

Reduce black streaks caused by algae growth. **15-year algae warranty.**

Malarkey Industry Firsts



Improving Our Climate

3M™ Smog-Reducing Granules



MEETS CSA A123.5 STANDARDS

¹ Assumes roof of 30 squares.

² Assumes roof of 30 squares. Source: Lawrence Berkeley National Laboratory and 3M.

Test Compliance – ASTM D7158 Class H, ASTM D3462, ASTM D3161 Class F, ASTM D3018 Type I, ASTM E108 Class A Fire Rating, UL 2218 Class 4, CSA A123.5, ICC Approval – ESR-3150, ICC-ES AC438, and FBC Approval – #14809.

Disclaimer: Photographs of shingles may not accurately represent their true color or the variations of color blends that will appear on the roof. **Before installation, five or six shingles should be laid out and reviewed for desired color.** Colors and specifications subject to change without notice. Shingle colors not available in all regions.

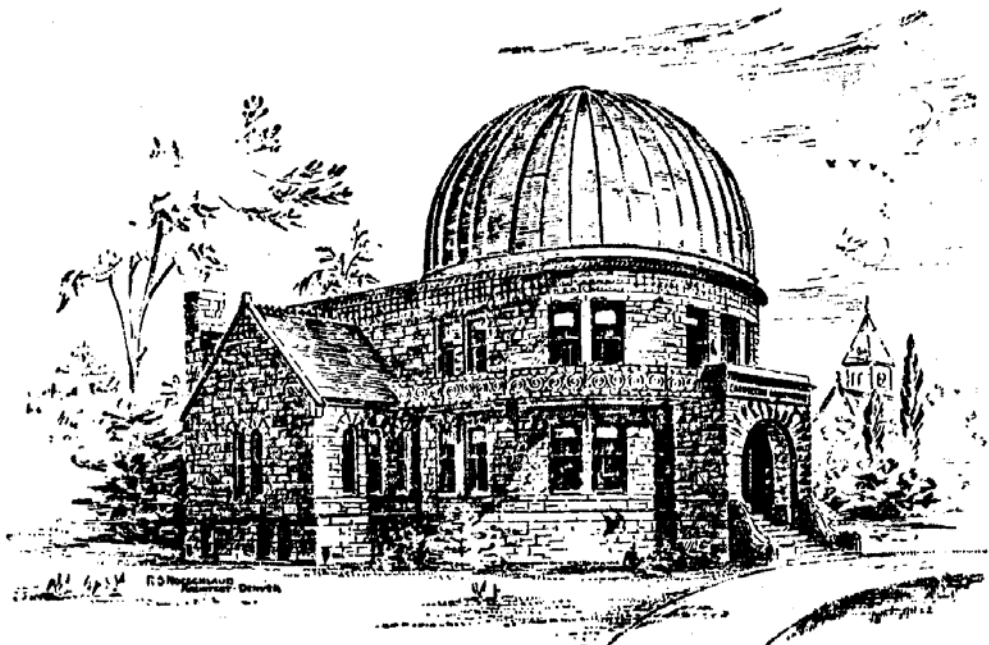
+ For complete warranty information, please reference Malarkey's **Shingle and Accessory Warranty** available at www.malarkeyroofing.com/warranties.

This version supersedes all previous versions. Rev. 04/24

www.malarkeyroofing.com
800-545-1191
Made in Oklahoma City, OK



FIELD GUIDE
TO
COLORADO'S HISTORIC
ARCHITECTURE
&
ENGINEERING



CHAMBERLIN OBSERVATORY.



OFFICE *of* ARCHAEOLOGY *and* HISTORIC PRESERVATION
COLORADO HISTORICAL SOCIETY

Queen Anne



Denver

Queen Anne is perhaps the most ornate style of the Victorian period evident in Colorado. Popular between 1880 and 1910, the style varies from the highly decorative to a more restrained version found in many residential neighborhoods. General characteristics include a vertical orientation, asymmetrical massing, corner towers and bays, prominent decorative porches, projecting gables, and contrasting materials, particularly brick and wood.

The degree of ornamentation usually distinguishes the high style. Ornamentation is emphasized on a high style Queen Anne through the use of scalloped and painted shingles in the gables, decorative bargeboards, sunburst detailing, and turned spindles on porches and balconies. The corner tower is prominent, but not always found on a high style building, nor is it always located on the corner.

Simpler Queen Anne buildings are less ornate, but usually feature shingled gables, asymmetrical massing, and some decorative detailing. These examples have enough decoration to distinguish them as members of the stylistic category.

Common elements:

- corner tower
- dormers
- scalloped and shaped shingles
- iron roof cresting
- sunburst detailing
- turned spindles
- porch
- conical roof
- multiple gables
- bargeboard



Pueblo

