



Historic Preservation Services

Community Development & Neighborhood Services

281 North College Avenue

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970.416.4250

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REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 335 Edwards St.

Laurel School National Register Historic District

ISSUED: November 17, 2020

RHT, LLC
2731 Granada Hills Drive
Fort Collins, CO 80525

Dear Property Owner:

This report is to inform you of the results of this office's review of proposed alterations to the L.M. Haines House at 335 Edwards 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:

- In-kind roof replacement for house and garage (asphalt shingle)

Our staff review of the proposed work finds the alterations do meet the SOI Standards for Rehabilitation. The requirement for a design review application has been waived because 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. 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;
- 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 ventilation standards on new roofs).

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	970-213-6600	
Owner's Name	Daytime Phone	Evening Phone
335 Edwards Street 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 down two layers (top layer-asphalt, bottom layer-wood shake) of roofing materials to decking.

Install new roofing materials to include GAF Armorshield II (Class 4) shingles.

Install required code items.

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:	
Describe property feature and its condition: Hail damaged house roof	Describe proposed work on feature: Tear down two layers (top layer-asphalt, bottom layer-wood shake) of roofing materials to decking. Install new roofing materials to include GAF Armorshield II (Class 4) shingles. Install required code items.

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

11/17/2020

Date



Google Maps 337 Edwards St



Image capture: Jun 2019 © 2020 Google

Fort Collins, Colorado



Street View

