



## 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)

## REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 617 Peterson St.

Laurel School National Register Historic District

ISSUED: January 17, 2023

Gladys M. Frick/Trustee  
c/o William Steeves, Roof Restoration Inc.  
526 S. College Ave.  
Fort Collins, CO 80524

Dear Property Owner:

This report is to inform you of the results of this office's review of proposed alterations to the Chateau Apartments at 617 Peterson St., 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:

- Reroofing (TPO)

Our staff review of the proposed work finds the alterations meet the SOI Standards for Rehabilitation and the project appears to be routine in nature with minimal effects to the historic resource, meeting 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 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 you have any questions regarding this report, 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



## 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 617 Peterson Street City/State/Zip Ft. Collins, 80524

## Property Owner Information

Name Gladys M Frick Trust Phone Number 970.484.1467

Address 526 S College Ave City/State/Zip Ft. Collins, CO 80524

☒ 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? 1 What kind of material are they? EPDM

What new roofing materials are you using? 60 mil reinforced TPO

Is there existing insulation? ☒ Yes ☐ No Will any insulation be removed/replaced? ☐ Yes ☒ No

## Value of Construction

Residential and Commercial = Labor and Materials \$ \$ 29,751.00

## Materials

Manufacturer Versico, Mechanically Attached TPO # of Squares 70 # of Stories 2

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)

Existing is one layer of EPDM over a 1/2" cover board on wood deck. Overlay with a 1/2" High Density Glass Faced IS and a 60 mil TPO system, Manufacturer's Warranty

## Contractor Information

Name Roof Restoration, Inc.

Address 487 N. Denver Ave City/State/Zip Loveland, CO 80537

Phone Number 970.617.2008 Email noah@roofrestorationinc.com

License R-3731(+) Certificate 4210-R(+)

## 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

William Steeves

Signature

William Steeves

Date

1/13/2023

## COMMERCIAL ROOFTOP QUESTIONS.

1. What is the slope of the roof?  $\frac{1}{4}$ " per foot

2. Are you going to be tearing off or keeping existing layers?

Keeping

-if keeping existing layers how many layers are there? - 1

-what kind of material are they? EPDM -

3. What new roofing materials are you using? Reinforced 60 mil TPO

4. Is there existing insulation? Cover Board only - insulated below deck

-if there is existing insulation is it staying or will it be removed? STAYING

5. Once these questions have been ask and answered then pass it along to Russ.