



Historic Preservation Services

Community Development & Neighborhood Services

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REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 417 E. Magnolia St.

Laurel School National Register Historic District

ISSUED: August 4, 2023

Kirra Hughes & Tai Mesches
417 E. Magnolia St.
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 C.J. Hayes House at 417 E. Magnolia 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:

- In-kind roof replacement (asphalt shingle)

Our staff review of the proposed work finds the alterations do 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 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; (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 may be reached at preservation@fcgov.com or 970-224-6078.

Sincerely,

Jim Bertolini
Senior Historic Preservation Planner