



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

REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 506 E. Magnolia St.
Laurel School National Register Historic District
ISSUED: August 28, 2025

James Carter
c/o Liz Westers, Westers Roofing Inc.
PO Box 207186
Fort Collins, CO 80527

Dear Property Owner:

This report is to inform you of the results of this office's review of proposed alterations to the George O'Hair Residence/Schlagel Residence at 506 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 reroofing (asphalt shingles)

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 or at 970-224-6078.

Sincerely,

Yani Jones, Historic Preservation Planner

Fast Track Permits

3.

Beginning on Monday, October 9th, you have the option to pull one permit for multiple appliances of the same kind.

Multiple furnaces and air conditioners can be included on one mechanical permit.

Multiple water heaters can be included on one water heater permit.

Water heaters and furnaces may NOT be included on the same permit.

A \$65 fee per appliance will be assessed.

1. Job site address:

506 E Magnolia Fort Collins CO 80524

2. Property owner name:

James Carter

3. Property owner address:

Street Address: : 1917 SEMINOLE DR

City: : Fort Collins

State: : CO

Zip: : 80525

4. Property owner phone number:

Please enter phone number in XXX-XXX-XXXX format.

970-305-2479

5. Project type:

Residential

6. What type of residential?

Single Family Detached

7. Value of work (Labor and Materials)(\$):

5500

8. Type of permit:

Roofing

As of October 9th, 2023 multiple appliances of the same type (ex: furnaces, air conditioners or multiple water heaters) can be installed on the same permit. A \$65 per appliance fee will still be assessed.

Please note: each individual lot requires a separate application and permit.

Any project requiring more than one trade/license type requires an alteration permit. Stop work orders will be issued and existing permits withdrawn if permit application does not reflect the full scope of work. Please exit the survey and visit [our website](#) for instructions on submitting an alteration permit. Water heaters, furnaces, and air conditioners are exempt from this requirement.

5. Gas/Wood Burning Appliances

New installations and conversions from wood-fired to gas-burning appliances are considered alteration permits. Please ensure you provide proper subcontractor information for your scope of work.

11. (untitled)

Include all contractors necessary for your scope of work. Applications without proper contractors listed will be rejected.

12. Roofing

9. Manufacturer of materials:

IKO Nordic

10. Number of squares:

18

11. Number of stories:

1

12. Is it a flat roof (less than 2:12 pitch)?

No

13. How many layers are being removed?

1

14. What type of material is being removed?

Asphalt

15. Which landfill will the material likely be disposed in?

Larimer County Landfill

16. Check one:

Roof Repair 50% or more of roof area. Class 4 shingle is required.

17. Contractor company name:

Westers Roofing Inc

18. Contractor company address:

8513 S County Rd 13 fort Collins co 80525

19. Contractor phone number:

9706901845

20. Contractor company email:

NEWROOF@WESTERSROOFING.COM

21. License number:

r-1555

22. Certificate number:

1942-R

23. Work performed by:

Exempt Roofer (1099)

24. Exempt roofer name:

R Square

25. Exempt Roofer License EX_____:

ex-266(r)

26. Additional Information if applicable:

Remove asphalt shingles and determine need for replacement/addition of sheathing (unsure if necessary until job is started), install class 4 shingles, ice and water, drip edge, vents as necessary, synthetic felt, to code and per manuf requirements

Previously used calculation: Material values: for Asphalt Shingles, 292 lbs per square; for Wood Shake, 228 lbs per square; and for Metal 190 lbs per square. Formula: # squares (q. 80) x Material (q. 82) x layers (q. 84).

New calculation: Weight (Total Lbs.) = $X \cdot (496.93e^{-.015X})$

X = number of squares

***Layers don't matter. Removed this question.**

13. Review

27. 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

A large, stylized handwritten signature in black ink, appearing to read "Liz Westers". The signature is fluid and cursive, with a long horizontal stroke at the end.

Signature of: LIZ WESTERS, WESTERS ROOFING, INC

Date Signed:

08/27/2025

28. Please include an email address to receive a confirmation and a copy of your answers.

newroof@westersroofing.com

14. Thank You!

Thank you for submitting. Please note that this process may take up to 72 hours to complete.

To submit another over the counter application, click [here](#).



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