



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

fcgov.com/historicpreservation

REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 634 Mathews St.

Laurel School National Register Historic District

ISSUED: September 30, 2020

Gretchen & David Osborn
1302 S. Shields St., A-203
Timnath, CO 80547

Dear Mr. & Ms. Osborn:

This report is to inform you of the results of this office's review of proposed alterations to the Princeton Apartments building at 634 Mathews 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 (TPO membrane).

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;
- Replacement of substructure to the roof, such as sheathing/decking, rafters, or trusses;
- Installation of roof insulation above the sheathing that will result in more than a 2-inch increase in the roof height;
- Addition of new rooftop features including skylights, dormers, and new vents.

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)

OSBORN DAVID L AND GRETCHEN GDBA PRINCETON APARTMENTS	(970) 689-8803	
Owner's Name	Daytime Phone	Evening Phone
3844 BIDENS GATE DR TIMNATH	CO	80547
Mailing Address (for receiving application-related correspondence)	State	Zip Code
kris@myfortcollinshome.com		
Email		

Project Description

Provide an overview of your project. Summarize work elements, schedule of completion, and other information as necessary to explain your project.

Apartment Complex: Remove 67.44 squares of Single ply membrane - Fully adhered system - 45 mil. Remove 67.44 squares of built-up roofing - gravel ballast. Install 67.44 squares of Single ply membrane - Fully adhered system - 45 mil. Install roofing taper system. This item will be needed to meet the City of Fort Collins code requirements to eliminate ponding on the roof.
Install 68.75 squares of glass mat gypsum-1/4" to create class-A fire rating per code and to fulfill manufacture requirements.

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: Roof replacement/repair on apartment complex from hail damage and water pooling.	Describe proposed work on feature: Apartment Complex: Remove 67.44 squares of Single ply membrane - Fully adhered system - 45 mil. Remove 67.44 squares of built-up roofing - gravel ballast. Install 67.44 squares of Single ply membrane - Fully adhered system - 45 mil. Install roofing taper system. This item will be needed to meet the City of Fort Collins code requirements to eliminate ponding on the roof. Install 68.75 squares of glass mat gypsum-1/4" to create class-A fire rating per code and to fulfill manufacture requirements.
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.

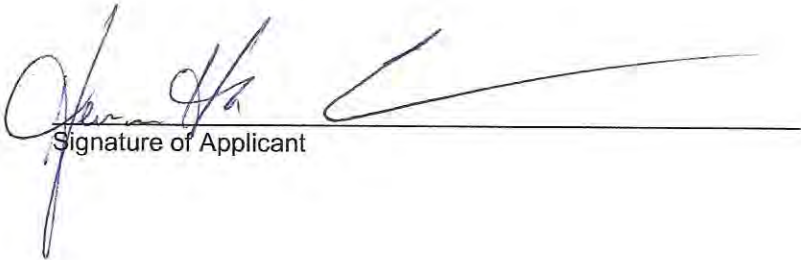
- At least one current photo for each side of the house. Photo files or prints shall be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc. If submitted as prints, photos shall be labeled
- Photos for each feature as described in the section "Detail of Proposed 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

09/29/2020

Date



Jim Bertolini

From: Historic Preservation
Sent: Tuesday, September 29, 2020 8:00 PM
To: Office NOCO Roofing
Subject: RE: [EXTERNAL] 634 Mathews Street Design Review Application and Photos

Henrietta,

Thanks so much for sending this in ahead of time. This property is in the Laurel School Historic District but whether it is historic or not has not been officially determined. If the owners are interested in clarifying that status for future project planning, we'd be happy to discuss the options. Quick clarification – it looks like this project will not be replacing the mansard wood shingling, just replacing the flat roof portions with new membrane, correct?

If the owners are considering replacing the wood shingling as well, the fastest option would be in-kind replacement with wood shingles meeting the City's enhanced fire code stipulations, but we could likely approve reasonable substitutes like stone-coated metal shingles or cement fiber panels that mimic the shingle pattern.

If you could send me the clarification as soon as you're able, I'll get this cleared right away – you could probably submit for your roofing permit as well. Cheers!

JIM BERTOLINI

Pronouns: he/him/his
Historic Preservation Planner
Community Development & Neighborhood Services
281 North College Avenue
970-416-4250 office
jbertolini@fcgov.com

[Tell us about our service, we want to know!](#)

From: AccuLynx <reply@mail.acculynx.com>
Sent: Tuesday, September 29, 2020 4:51 PM
To: Historic Preservation <preservation@fcgov.com>
Subject: [EXTERNAL] 634 Mathews Street Design Review Application and Photos



NOCO Roofing
Fort Collins, CO

Please find the attached design review application and photos for your review.

Sincerely,

Henrietta Tindall

303 W Harmony Road

Fort Collins, CO 80526

Office: 970-223-ROOF (7663)

Fax: 970-493-2933

Email: office@[nocoroofing.com](mailto:office@nocoroofing.com)

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NOCO Roofing | 303 W Harmony Road | Fort Collins, CO 80526

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654
Princeton

FOR RENT
970-639-8183



654
Princeton

MY HOUSE FOR RENT
970-689-8113



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