



Planning, Development & Transportation

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REPORT OF ALTERATIONS TO DESIGNATED RESOURCE
628 Peterson Street
Laurel School National Register Historic District
ISSUED: September 3, 2019

Mr. Steve Turner
State of Colorado Historic Preservation Officer
1200 Broadway
Denver, Colorado 80203

Dear:

This report is to inform History Colorado of proposed alterations to 628 Peterson Street.

The alterations include: Demolition of existing garage and construction of a new garage.

Our staff review of the proposed work finds the alterations generally meet the SOI Standards for Rehabilitation, with some minor exceptions. A summary has been provided below:

Applicable Code Standard	Summary of Code Requirement and Analysis	Standard Met (Y/N)
SOI #1	<p><i>A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;</i></p> <p>Property will remain a residential property. New garage will retain spatial organization of site in relationship to main house.</p>	Y
SOI #2	<p><i>The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</i></p> <p>New garage will retain spatial organization of site in relationship to main house.</p>	Y

<p>SOI #3</p>	<p><i>Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</i></p> <p>The proposed new garage has several design features that do not allow the structure to be easily read as compatible new construction, suggesting a false sense of historical development. It is recommended that the design elements be softened, such as removing the triangular shingling in the roof gable, and removing the batten trim along the foundation.</p>	<p>N</p>
<p>SOI #4</p>	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p>	<p>N/A</p>
<p>SOI #5</p>	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p>	<p>N/A</p>
<p>SOI #6</p>	<p><i>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i></p>	<p>N/A</p>
<p>SOI #7</p>	<p><i>Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</i></p>	<p>N/A</p>
<p>SOI #8</p>	<p><i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i></p>	<p>N/A</p>
<p>SOI #9</p>	<p><i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i></p> <p>New construction is not completely differentiated from the old, although its massing, size, and scale are appropriate. As noted above, it is recommended certain design elements, like shingling in the gable ends and the batten skirt along the foundation, be removed. Other design elements are common features of compatible new construction, such as the size, massing, use of primary siding, and eave returns. Compatible new construction generally takes cues from the primary historic building, but should be easily distinguishable as new construction.</p>	<p>N</p>

SOI #10	<p><i>New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i></p> <p>The new structure will not be attached to the primary building.</p>	Y
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The property will remain contributing to the Historic District after the project is completed.

If you have any questions regarding this review, please contact me. I may be reached at jbertolini@fcgov.com or 970-416-4250.

Sincerely,

Jim Bertolini
Historic Preservation Planner