



Planning, Development & Transportation

Community Development & Neighborhood Services

281 North College Avenue
 P.O. Box 580
 Fort Collins, CO 80522.0580

970.416.2740
 970.224.6134- fax
 fcgov.com

REPORT OF ALTERATIONS TO DESIGNATED RESOURCE
Site Number/Address: 637 Peterson Street
Laurel School National Register Historic District
ISSUED: October 3, 2019

David & Jessica Hansen
 637 Peterson Street
 Fort Collins, CO 80524

Dear David and Jessica Hansen:

This report is to inform you and History Colorado of proposed alterations to 637 Peterson Street, a contributing building to the Laurel School Historic District, listed in the National Register of Historic Places in 1980.

The alterations include: Installation of thirteen flush, rooftop photo-voltaic solar panels on the roof, on rear (west) slope and south slope of a non-historic addition on the rear of the property.

Our staff review of the proposed work finds the alteration does meet the SOI Standards for Rehabilitation. A summary is 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>The property will remain in residential use.</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 solar panels will be installed on the rear elevations of the building, clustered primarily on a non-historic, compatible addition completed in 2013, with some panels on a rear (west-facing) slope of the historic building with limited visibility to the public right-of-way on Peterson Street.</p>	Y

SOI #3	<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>	N/A
SOI #4	<i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i>	N/A
SOI #5	<i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i> The solar panels will be installed primarily on a 2013 addition roof and the rear (west-facing) slope of the historic building. The project is not expected to have a significant impact on historic materials, features, finishes, and construction techniques that characterize the property.	Y
SOI #6	<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>	N/A
SOI #7	<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>	N/A
SOI #8	<i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i>	N/A
SOI #9	<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> The solar panels will be installed primarily on a non-historic roof section and at the rear of the property, minimizing visibility from the public right-of-way (Peterson Street). The project should have a minimal effect on character-defining features as viewed	Y
SOI #10	<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>	N/A

This project is not expected to affect the building’s contributing status in the historic district, and should allow the property to retain access to financial incentives available for historic preservation.

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

Sincerely,

Jim Bertolini
Historic Preservation Planner

cc. Steve Turner, Colorado State Historic Preservation Officer