



Planning, Development & Transportation

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REPORT OF ALTERATIONS TO DESIGNATED RESOURCE
Site Number: 313 Edwards Street, Fort Collins, 5LR.2430
Laurel School National Register Historic District
ISSUED: September 30, 2019

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

Dear Mr. Turner:

This report is to inform History Colorado of proposed alterations to the Maxon House, 313 Edwards Street, Fort Collins, CO 80524, a contributing building in the Laurel School Historic District (NRHP).

The alterations include: Increase rear roof height by 16” or more to accommodate a ¾ bathroom on the interior, as well as 2 new window openings, a dormer on the rear elevation, and two skylights.

Our staff review of the proposed work finds the alterations do not meet the following SOI standards for rehabilitation:

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 continue to serve as a residence with expanded floor space on the rear. Modifications are for continued use as a residence.</p>	Y

<p>SOI #2</p>	<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>The building is a modified I-house, where massing was historically concentrated in the I-form at the front of the house. The increased massing of the addition disrupts the historic massing of the building, turning the historic rear addition into a building section that rivals the I-form in massing and scale.</p>	<p>N</p>
<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 new developments, specifically the new wall planes and dormer, are being clad to match existing, rather than be compatible but distinguishable, which may make it difficult to read the historic building vs. modifications in the future.</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>Rear single-story additions were common on I-House residences, often sheltering a kitchen or other work space. This modification will refashion the T-extension off the rear, making the addition the more sizeable component of the building.</p>	<p>N</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>The front I-house portion is not being significantly modified, and historic materials and finishes on that section of the building appear to be retained.</p>	<p>Y</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>Roof replacement materials will be in-kind, although roof slope and height are changing.</p>	<p>Y</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>

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	<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>The modifications to the historic addition, including raising of the roof height and increased massing, will be destroying the historic roof structure of the building, and is not clearly differentiated from the historic material. The key deviation from this standard is the massing, which is transforming a modified I-House floorplan into a rectangular two-story building. Among the key impositions are changing the roof pitch and height on the rear addition, and extending the rear roof crest above the primary roof plane at the front of the property.</p>	N
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 addition involves the complete demolition of the historic rear addition’s roof framing and replacement at a new pitch and height. The proposed alteration is not reversible and would require complete reconstruction of these building features in the future. Salvage of wood materials on site is encouraged.</p>	N

The sizeable modifications may endanger the property’s ability to contribute to the Laurel School Historic District, listed in the National Register of Historic Places in 1980. While the building’s historic I-House form will remain somewhat visible from the street, the significant changes in massing at the rear of the property will disrupt the building’s historic character. While the building should remain contributing and eligible for financial incentives after this project is completed, it will likely no longer be eligible for the Colorado State Register as recommended by Tatanka Historical Associates, Inc., on September 28, 2019. Additional alterations will likely render it non-contributing, and thus no longer eligible for designation or incentives.

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