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REPORT OF ALTERATIONS TO DESIGNATED RESOURCE
Site Number/Address: 425 Mathews Street
Laurel School National Register Historic District
ISSUED: November 27, 2019

Dr. Sarah Breseke & Wouter Montfrooij
425 Mathews St.
Fort Collins, CO 80524

Dear Dr. Breseke and Mr. Wontfrooij:

This report is to inform you of the results of this office’s review of proposed alterations to the Clyde Brown House at 425 Mathews, 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:

- Repoint and repair masonry throughout building and foundation, including repair of both chimneys. Coal chute will be infilled to provide structural stability but will remain visible.

Our staff review of the proposed work finds the alterations [do/do not] meet the [SOI Standards for Treatment of Historic Properties](#). A summary is provided below:

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	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 is not changing use as a result of this project.</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>The brick exterior is a defining feature and will be repointed/repared consistent with NPS Preservation Brief 2, Repointing Mortar Joints in Historic Masonry Buildings. The stone foundation will be repointed/repared, also consistent with Brief 2 as noted above.</p>	Y
SOI #3	<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>Work on the masonry and foundation consists of repair. No additions or conjectural features are proposed as part of this project.</p>	N/A
SOI #4	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p>This project is not proposing the removal of any character-defining features or historic alterations, such as the rear “mud porch” addition.</p>	N/A
SOI #5	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p>The project involves repair/repointing of masonry for the building walls, foundation, and chimneys, all of which are character-defining features. Proposed work is expected to preserve distinctive features of the masonry, and will undertake a mortar analysis prior to completing repointing. In the cases of deteriorated elements, such as the retaining wall for the basement stair and the two chimneys, the project will repair and, where necessary, reconstruct these elements using the same materials. In cases where materials are too deteriorated to salvage, they will be replaced in-kind. The enclosure of the coal chute would typically not be recommended but appears necessary to bolster the brick wall above – the feature will remain visible, but infilled.</p>	Y

<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>Masonry work is entirely repair, focusing on repointing/repair of masonry joinery. In some cases, replacement will be necessary (some deteriorated bricks and stucco), and the project will replace these elements in-kind.</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>The masonry work proposed will be completed following a mortar analysis by experienced masons familiar with NPS Preservation Brief 2 on repointing historic buildings. Repointing is not expected to cause damage to the building.</p>	<p>Y</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>Excavation is not proposed as a part of this project.</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>N/A</p>
<p>SOI #10</p>	<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>N/A</p>

This project is not expected to have a negative effect on the building’s contributing status to the Laurel School Historic District. Furthermore, as a property that is eligible for City Landmark designation, and for potential listing in the National and State Registers individually, the project should allow the property to retain this eligibility.

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