



Planning, Development & Transportation

Community Development & Neighborhood Services

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**REPORT OF ALTERATIONS TO DESIGNATED RESOURCE**  
**Site Number/Address: 609 Peterson St.**  
**Laurel School National Register Historic District**  
**ISSUED: February 10, 2020**

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 the W.R. Freeman Residence at 609 Peterson Street, pursuant to Fort Collins Municipal Code Chapter 14, [Article IV](#).

The alterations include: After-the-fact review of chimney repair/reconstruction.

Our staff review of the proposed work finds the alterations 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><b>The property remains in historic use.</b></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><b>Chimneys are frequently an important historic feature to help define the architectural and historic character of properties in the Laurel School Historic District. While the reconstruction of the chimney appears to have salvaged the historic brick, the reconfiguration of the chimney from a simple taper (common to add decoration, to the “shelf” approach in the new chimney would not have been recommended.</b></p>	N

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	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p><b>While the chimney remains as a prominent design feature, the alterations to its design along the first floor removed the distinctive tapered approach common in Craftsman and Tudor Revival style buildings of the early-twentieth century.</b></p>	N
SOI #6	<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><b>Generally, the reconstruction of the chimney due to deterioration salvaged and reused the original brick. However, the design of the historic chimney was lost, so the project does not fully meet this Standard.</b></p>	N
SOI #7	<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><b>Since the project was not reviewed before completion, it is not clear what mortar mixture was used in the repointing. The color of the mortar appears to match survey photos from before the project, but it is unclear whether the mortar strength is appropriate for the brick.</b></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	<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>	N/A
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

While the project does not meet the Standards for Rehabilitation, this property has been subjected to several alterations that have removed historic materials or disrupted the building's integrity of design. These include replacement of historic windows with what appear to be vinyl units, alteration of the chimney as documented above, and alteration of materials along the half-wall of the front porch from lapboard to decorative stone veneer. Further alterations to the exterior of the building may result in loss of contributing status in the Historic District and loss of access to financial incentives for historic preservation.

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

Sincerely,

Jim Bertolini  
Historic Preservation Planner



Image of Chimney for 2011 design review of addition to building.



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