



Historic Preservation Services

Community Development & Neighborhood Services

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REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 1121 Remington Street
Laurel School National Register Historic District
ISSUED: March 24, 2020

Emilie Hebert
1121 Remington St.
Fort Collins, CO 80524

Dear Ms. Hebert:

This report is to document proposed alterations to the May House at 1121 Remington Street, 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.

The alterations include: Expansion of window opening on rear (west) elevation of historic barn to meet Building Code egress requirements. Installation of casement window meeting fire egress/ingress requirements (material not specified).

Our staff review of the proposed work finds the alterations may meet the [SOI Standards for Treatment of Historic Properties](#), based on the conditions on materials outlined below. 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 barn was rehabilitated by a previous owner into a living space in 2012. Exterior alterations at that time altered the character of the barn in ways that did not meet the Standards. The current project is not expected to further effect distinctive features of the barn.</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>Some historic exterior siding will be removed for the window enlargement, however, the window opening should remain within the visible extent of the historic hay loft opening.</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>The new window will be a wood/wood-clad or vinyl casement product (wood or wood-clad would meet the Standards). The new window configuration would be reasonably compatible with the historic barn but would be clearly distinguishable as new due to the new materials and configuration.</p>	Y
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>The existing vinyl window units were installed in c.2012 and are not historic.</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>While some exterior wood siding will be removed as part of this project, the majority of wood siding will remain in place and the new window opening will be compatible with the historic hay loft opening that has since been sided over.</p>	Y
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>	N/A
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>	N/A
SOI #8	<p><i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i></p>	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

As noted above, a wood or wood-clad casement window is recommended to avoid additional adverse effects to the historic barn relating to its rehabilitation as a living space. If vinyl is installed, this would have a negative effect on the property's historic character, but it would remain a contributing resource to the property and the Laurel School Historic District.

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

Design Review Application Historic Preservation Division

Fill this form out for all applications regarding designated historic buildings within the city limits of the City of Fort Collins. Review is required for these properties under Chapter 14, Article IV of the Fort Collins Municipal Code.

Applicant Information

Applicant's Name Charles Spiegel **Daytime Phone** 970-391-9650 **Evening Phone** 970-498-8546
Mailing Address (for receiving application-related correspondence) 1015 July View Rd. **State** CO **Zip Code** 80524
Email CharCoConstruct@aol.com CO 80524

Property Information (put N/A if owner is applicant)

Owner's Name _____ **Daytime Phone** _____ **Evening Phone** _____
Mailing Address (for receiving application-related correspondence) _____ **State** _____ **Zip Code** _____
Email _____

Project Description

Provide an overview of your project. Summarize work elements, schedule of completion, and other information as necessary to explain your project.

The following attachments are REQUIRED:

- ☐ Complete Application for Design Review
- ☐ Detailed Scope of Work (and project plans, if available)
- ☐ Color photos of existing conditions

Reminders:

Complete application would need all of checklist items as well as both pages of this document.

Detailed scope of work should include measurements of existing and proposed.

Please note: if the proposal includes partial or full demolition of an existing building or structure, a separate demolition application will need to be approved.

Additional documentation may be required to adequately depict the project, such as plans, elevations, window study, or mortar analysis. If there is insufficient documentation on the property, the applicant may be required to submit an intensive-level survey form (at the applicant's expense).

Required Additional information

The following items must be submitted with this completed application. Digital submittals preferred for photographs, and for other items where possible.

- ☐ At least one current photo for each side of the house. Photo files or prints shall be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc. If submitted as prints, photos shall be labeled
- ☐ Photos for each feature as described in the section "Detail of Proposed Rehabilitation Work". Photo files or prints shall be named or labeled with applicant name and feature letter. For example, smitha1.jpg, smitha2.jpg, smithb.jpg, smithc.jpg, etc.

Depending on the nature of the project, one or more of the following items shall be submitted. Your contractor should provide these items to you for attachment to this loan application.

- ☐ Drawing with dimensions.
- ☐ Product specification sheet(s).
- ☐ Description of materials included in the proposed work.
- ☐ Color sample(s) or chip(s) of all proposed paint colors.

☐ **Partial or full demolition** is a part of this project.

Partial demolition could include scopes such as taking off existing rear porches to create space for a new addition or removing an existing wall or demolishing a roof. If you are taking away pieces of the existing residence, you are likely undergoing some partial demolition.

Signature of Applicant

Date



3" ^{EACH}
bigger on sides
20" lower

New
White Vinyl - Casement - Egress
Existing 24x24



Same location
just bigger

1121 Remington
Emilie Hebert
985-209-8716





