



Historic Preservation Services

Community Development & Neighborhood Services

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REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 721 Peterson Street

Laurel School National Register Historic District

ISSUED: July 22, 2020

Ellen Yastrow & Rob Sims
721 Peterson Street
Fort Collins, CO 80524

Dear Ms. Yastrow and Mr. Sims:

This report is to document proposed alterations to the A.E. Dubber Residence at 721 Peterson 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:

- Rehabilitation of existing porch to reverse non-historic c.2018 alterations and restore historic porch configuration based on c.1948 photograph.
Note: The drawings reviewed include the insertion of a new window into the porch gable. After consultation with the applicant, that project element will be removed from the project as it is conjectural (there does not appear to have ever been a window in the gable end), and is not considered in the analysis below.

Our staff review of the proposed work finds the alterations do 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	<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> The property will remain in residential use.	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 c.2018 porch renovation removed the foundation, decking, and support posts. While the foundation and porch posts appear to be in-kind, the project also reconfigured the deck from typical tongue-and-groove decking to a patterned and styled deck, and removed the historic railings and lapboard half-wall along the porch perimeter.</p> <p>The proposed project would restore the lapboard half-wall, restore the metal railing, and would replace the existing decking with more appropriately patterned composite wood decking. The composite wood decking, while not an in-kind restoration of the historic material, will provide a reasonable substitute that simulates the missing historic material in texture and design.</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 porch restoration, as proposed, is based on historic photographs of the property and will restore a prominent historic feature to its historic 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 2018 remodel of the porch is not historic and disrupted the historic character of the property. This project will restore a distinctive feature to its historic configuration.</p>	Y
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 is retaining the distinctive front porch and restoring key features from its historic configuration, including the half wall, and is restoring the decking configuration with a reasonable wood composite substitute material.</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> <p>As noted above, the project is correcting a 2018 project that removed historic materials and reconfigured portions of the historic porch, replacing them with in-kind materials in the historic configuration, or replacing them with reasonable substitute materials in the historic configuration.</p>	Y
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	<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 expected on this project, or will be minimal and in previously disturbed soils.</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

The property is expected to remain a contributing resource to the Laurel School Historic District, listed in the National Register of Historic Places in 1980. The project restores the porch to its historic configuration and strengthens its contributing status in the 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

Ellen Yastrow & Rob Sims	970-231-2261	same
Applicant's Name	Daytime Phone	Evening Phone
721 Peterson Street	CO	80524
Mailing Address (for receiving application-related correspondence)	State	Zip Code
ejyastrow@gmail.com		
Email		

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

NA		
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.

A) Restore/repair Front Porch

B) Install window in Front Gable

Please consider A & B independently. I'd like to proceed with just A if B is not approved and vice versa.

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).

Detail of Proposed Rehabilitation Work (*Required)

If your project includes multiple features (e.g. roof repair and foundation repair), you must describe each feature separately and provide photographs and other information on each feature.

Feature A Name:	
<p>Describe property feature and its condition: Restore/Repair Front Porch - currently floor is deteriorating and the subfloor is bowing; previous owner didn't use correct outdoor materials - currently has only 2 columns and no wall</p>	<p>Describe proposed work on feature: Restore back to previous look which included 4 columns and wall.</p> <ul style="list-style-type: none">- Demo existing decking and underlayment- Patch/repair existing joists as required- Install approx 200 sq ft composite decking (Trex Transcend)- Construct steps on south side out of composite decking material- Install (2) two new columns to match existing columns- Construct new 2' x 6' x 18' ft pony wall per plans- Provide new cedar bevel lap siding at partial height wall & cap with 1 x 12" cedar- Construct handrail on either side of front steps with baluster to match existing and new columns.- Provide new trim at all columns (face & crown), wall cap- Prime and paint to match current colors on the house <p>Project can start as soon as we have approval and appropriate permits in place and should take < 3 weeks.</p>
Feature B Name:	
<p>Describe property feature and its condition: Front Gable - currently there is no feature on the gable</p>	<p>Describe proposed work on feature: Add a window to the gable. This is consistent with the period and the look of most of the neighboring houses.</p> <ul style="list-style-type: none">- Install new window 30" w x 42" h at gable end- Window has not yet because we don't want to spend the money if this project is not approved. <p>Project can be completed at the same time as Feature A.</p>

Use Additional Worksheets as needed.

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

July 10, 2020

Date



Jim Bertolini

From: Jim Bertolini
Sent: Tuesday, July 21, 2020 5:20 PM
To: ejyastrow@gmail.com
Subject: RE: [EXTERNAL] Re: 721 Peterson Design Review Application

Ellen,

Maren asked me to take over on this item as she's having a busier-than-normal week with other ongoing project review. I can draft up the report you need under the Municipal Code and try to have that to you this week so you can get a building permit cleared in short order.

Some quick information on the State Historic Tax Credit that Maren mentioned:

- The State's website for the program is here: <https://www.historycolorado.org/preservation-tax-credits>
- History Colorado uses the same [Standards](#) for review that we use here at the City, although in some cases you can expect a stricter interpretation from the State.
- Application before you start a project is strongly encouraged as the State will complete its own review of your project to make sure what is proposed meets the Standards.
- Projects must be a minimum expenditure of \$5,000 for residences, and the credit will be 20-25% of total qualified expenses (most construction and maintenance costs). For the next couple of years, the rate in Larimer County is 25%.

I'd be happy to get a blank application form started for you to send in to History Colorado for review/approval (most of the information needed is the same as what you provided to us). In looking at your plan sheet, in addition to not adding the window in the gable, you may want to consider true wood tongue-and-groove decking to replace the existing non-historic decking. Our experience in the past is that the State is fairly strict on its interpretation of the Standards and that their review specialists generally discourage the use of substitute materials.

If you have questions, please let me know. Thanks!

JIM BERTOLINI

Pronouns: he/him/his
Historic Preservation Planner
Community Development & Neighborhood Services
281 North College Avenue
970-416-4250 office
jbertolini@fcgov.com

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From: Ellen Yastrow <ejyastrow@gmail.com>
Sent: Thursday, July 16, 2020 3:58 PM
To: Maren Bzdek <mbzdek@fcgov.com>
Subject: [EXTERNAL] Re: 721 Peterson Design Review Application

Hi Maren,

We are okay with option 1 and would love to get more information about the potential tax credit! Thanks for responding so promptly.

Ellen

On Thu, Jul 16, 2020 at 3:31 PM Maren Bzdek <mbzdek@fcgov.com> wrote:

Hi Ellen,

We had a staff discussion about your application today, and I have a couple of follow up questions.

1. We're pleased to see that your porch design will restore the porch to its earlier configuration. That part looks good, but we do have some questions about the window. Our first preference is that you would not add this feature, because it does not meet the standards due to conveying a "false sense of history" on the most important building elevation, the façade. We think the project would qualify for a 20% state tax credit for a historic rehabilitation project without the window. Are you interested in pursuing that opportunity to help support the cost of the work? If so, let me know and I can provide more information.
2. Otherwise, if you are not interested in the tax credit and you are set on adding the window, we think it would work better if you modified the design to make it smaller. Our final report on the alterations would acknowledge that this change does not alter the property beyond the point that it no longer contributes to the district, but it would be noted as an alteration that does not conform to the standards.

Let me know what you think and I'll work on the related paperwork based on what additional info you provide. There won't be any need to take this to the LPC—we will handle it as a staff decision.

Thanks!
Maren

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MAREN BZDEK
Senior Historic Preservation Planner

970-221-6206 office
mbzdek@fcgov.com

From: Ellen Yastrow <ejyastrow@gmail.com>
Sent: Friday, July 10, 2020 12:42 PM
To: Maren Bzdek <mbzdek@fcgov.com>
Subject: [EXTERNAL] 721 Peterson Design Review Application

Hi Maren,

Attached is our application along with drawing and photos.

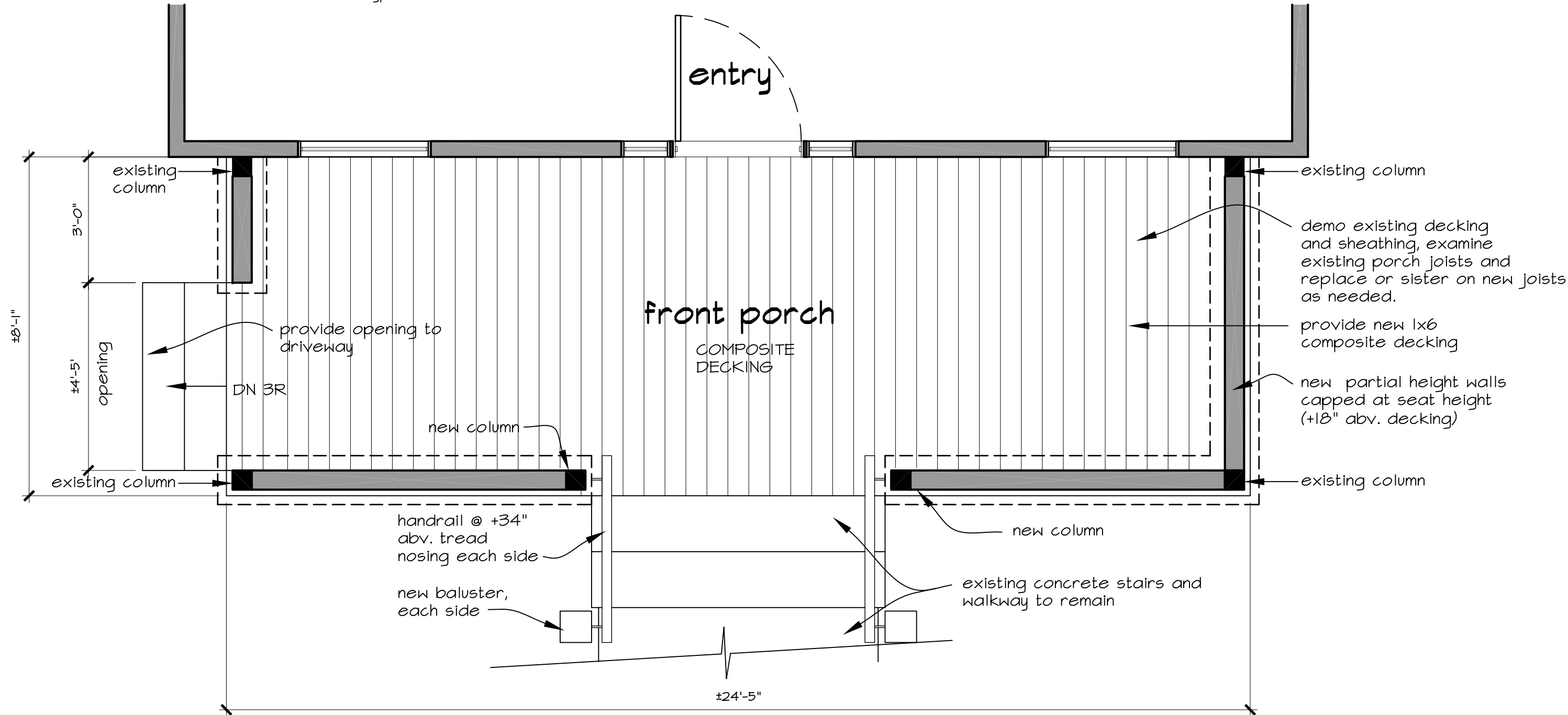
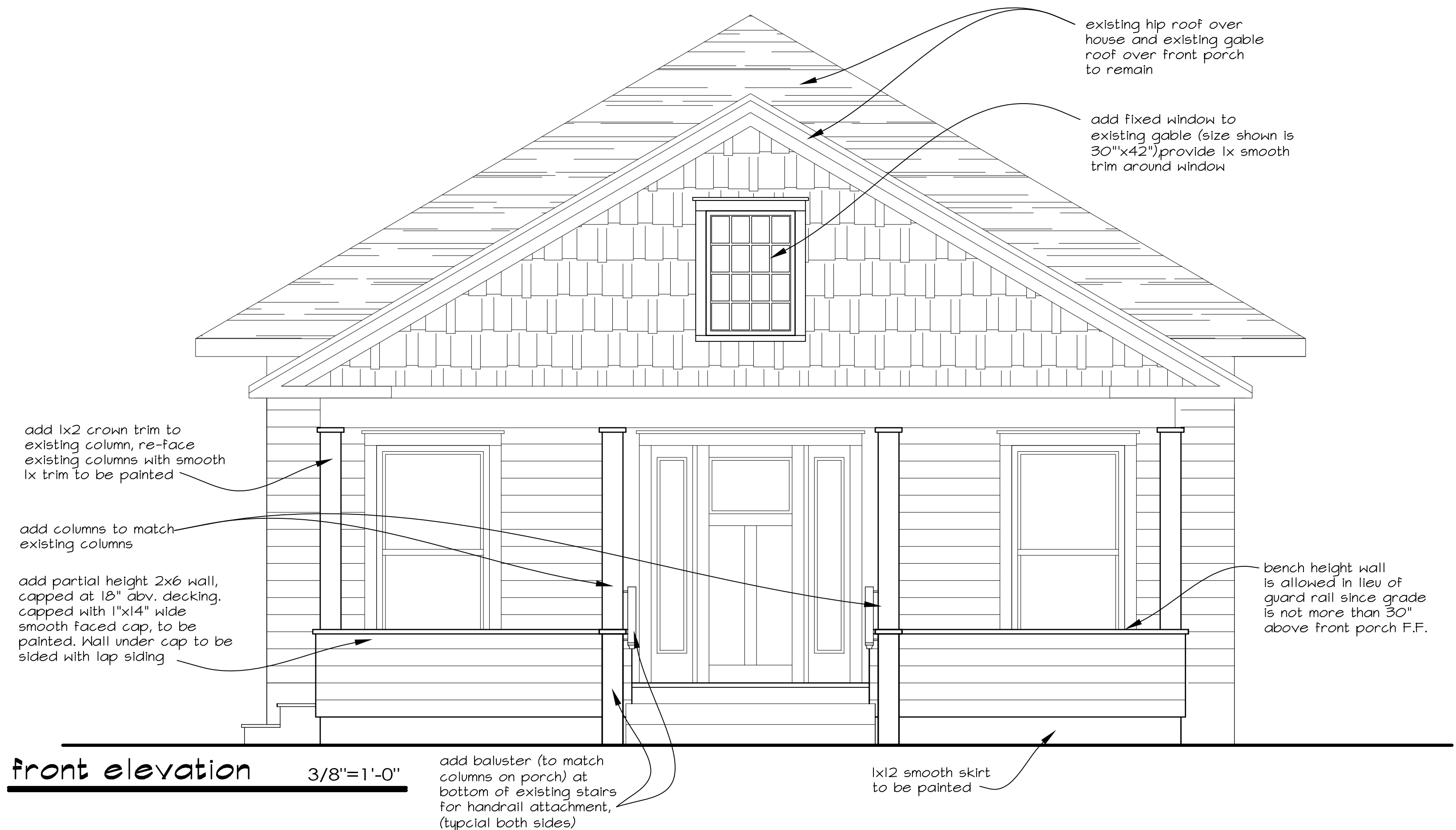
- Per the application, we are hoping to restore the porch to its earlier appearance and add a gable window

- We would like to move forward with the porch, even if the gable window doesn't get approved or needs further review by the LPC.

Please let me know if you have any questions or concerns.

Thx,

Ellen



front porch floor plan 3/8"=1'-0"

Architectural Design by:
Kim Morton
Phone: (970) 482-8267
Email: kimmorton@fmi.com

Front Porch Repairs

721 Peterson Street
Fort Collins, Co

for: Ellen Yastrow & Robert Sims

DRAWN BY: KM	
DATE: 7.08.2020	
REVISION	DATE

A
front porch
elevation &
floor plan















721 Peterson

11-14-69