



**Historic Preservation Services**

Community Development & Neighborhood Services

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**REPORT OF ALTERATIONS TO DESIGNATED RESOURCE**

**Site Number/Address: 334 E. Oak Street**

**Laurel School National Register Historic District**

**ISSUED: August 11, 2020**

Jen Petrik  
PO Box 2395  
Fort Collins, CO 80522

Dear Ms. Petrik:

This report is to document proposed alterations to the E.R. Baker Residence at 334 E. Oak 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:

- Replacement of wood sash windows in bay window and upper-story gable-end windows with fiberglass replacements to include:
  - Sash replacements for bay window
  - Slider in upper south elevation (façade) with bar to replicate rail on existing paired sash windows
  - Casement swing-out on single window on upper-story of north (rear) elevation with bar across middle to replicate rail on existing window.

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 will remain in residential use.</b></p>	Y

<p><b>SOI #2</b></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><b>The construction date on this property is unknown but was built by 1894 as a 1.5 story frame house with a 1.5 story carriage house in the rear for E.J. and Kate Bennett. E.J. and his brother Will were cattle dealers. By 1906, the house included the wrap-around porch, front bay window, and a rear mud-room/porch.</b></p> <p><b>The property has already been significantly altered, with the inclusion of non-historic vinyl windows in sections, as well as covering what was almost certainly horizontal wood siding with stucco. In terms of remaining features and materials that allow the property to be connected with its history as part of the historic neighborhood east of downtown, the windows, wrap-around porch, bay window, and overall form of the building are among the only remaining character-defining features. Alteration of the wood windows as proposed is not recommended and does not meet this Standard.</b></p> <p><b>The bay window in particular is recommended for energy upgrades such as interior/exterior storms, modifications to the existing windows for dual glazing, etc., that could increase their performance without full replacement. Due to the need for egress in the upper floors, it is recommended that both windows, not just the north elevation, be converted to casements with a center bar to replicate the rail of the original windows. Also, wood windows are encouraged over fiberglass to retain the historic material.</b></p>	<p><b>N</b></p>
<p><b>SOI #3</b></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><b>The new windows will be fiberglass, which is a modern material. While not recommended and not consistent with the other Standards, they will be recognizable as new replacement features.</b></p>	<p><b>Y</b></p>
<p><b>SOI #4</b></p>	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p>	<p><b>N/A</b></p>

<p><b>SOI #5</b></p>	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p><b>As noted above, due to the loss, or loss of visibility of, certain historic materials, the remaining historic features on the building, including the windows, should be preserved and rehabilitated. Where replacement is necessary, it should typically be based on condition, and should aim to replace the historic windows in material, form, and function. The proposed replacement of several wood sash windows with fiberglass, especially of differing forms and functions (i.e., changing sash to slider), is not recommended. For that reason, the proposed project does not meet this Standard.</b></p>	<p><b>N</b></p>
<p><b>SOI #6</b></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><b>Upon observation, the existing wood windows appear to be in good to fair condition, with some visible weathering and rot. Traditionally, these would likely be classified for moderate repairs along with an energy performance upgrade of some form. None of the proposed replacements replicate the historic material. The upper floor replacement windows are also changing the historic design of the windows from sash to slider (south) and casement (north). While casement windows with a bar to replicate the sash window rails can be appropriate where fire code demands, slider windows are not an appropriate replacement for sash windows. It is recommended that the slider configuration at least be replaced with a paired set of casement windows with a cross bar.</b></p>	<p><b>N</b></p>
<p><b>SOI #7</b></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><b>N/A</b></p>
<p><b>SOI #8</b></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><b>N/A</b></p>
<p><b>SOI #9</b></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><b>N/A</b></p>

<b>SOI #10</b>	<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>	<b>N/A</b>
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The project does not meet the Standards because it is proposing to alter character-defining features of this historic building, namely the windows, largely on the south façade facing East Oak Street. While the project does not meet the Standards, it will retain enough historic integrity to the late-1800s and early-1900s (the period recognized by the Laurel School Historic District) to continue to contribute. However, additional alterations that would remove or obscure character-defining features are strongly discouraged to avoid loss of historic status.

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

Sincerely,

Jim Bertolini  
Historic Preservation Planner