



## Historic Preservation Services

### Community Development & Neighborhood Services

281 North College Avenue  
P.O. Box 580  
Fort Collins, CO 80522.0580

970.416.4250

[preservation@fcgov.com](mailto:preservation@fcgov.com)

[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

## 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	<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>  <b>The property will remain in residential use.</b>	<b>Y</b>

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>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>	N
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><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>	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>	N/A

<b>SOI #5</b>	<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>	<b>N</b>
<b>SOI #6</b>	<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>	<b>N</b>
<b>SOI #7</b>	<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>	<b>N/A</b>
<b>SOI #8</b>	<p><i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i></p>	<b>N/A</b>
<b>SOI #9</b>	<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>	<b>N/A</b>

<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



## 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

Jen Petrik 970-672-6415  
Applicant's Name Daytime Phone Evening Phone  
P.O. Box 2395 FC 80522  
Mailing Address (for receiving application-related correspondence) State Zip Code  
jenpetrikhomes@gmail.com  
Email

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

N/A  
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.

replace bay windows + upstairs window  
w/ weather proof + signs for upstairs

### 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.

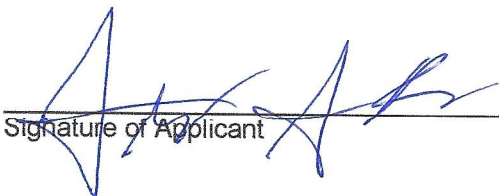
- ☐ At least one current photo for each side of the house. Photo files or prints shall be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc. If submitted as prints, photos shall be labeled
- ☐ Photos for each feature as described in the section "Detail of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

6/29/2020  
Date





334 E. Oakst. FC New bay window inserts and upstairs egress window inserts.

South Elevation and North Elevation



West Elevation



East Elevation





Bay window replacement-same look inserts



S. Bedroom replacement-Egress-change to side slider with white bar in middle to maintain same look



N. Bedroom replacement-Egress-casement swing out-white bar in middle to maintain same look



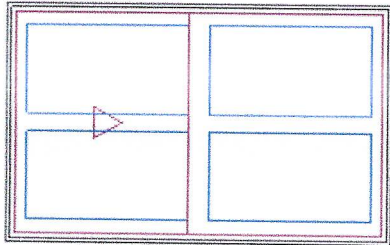


## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Upstairs Bedroom			
Qty: 1				

**INFINITY**  
from **MARVIN**  
REPLACEMENT WINDOWS



As Viewed From The Exterior

FS 48" X 30"

IO 48 3/8" X 29 3/4"

**Egress Information**

Width: 20 19/64" Height: 26 53/64"

Net Clear Opening: 3.78 SqFt

**Performance Information**

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.18

Visible Light Transmittance: 0.4

Condensation Resistance: 58

CPD Number: MAR-N-265-01308-00001

ENERGY STAR: NC, SC, S

Stone White Exterior

Stone White Interior

Infinity Insert Glider - XO

Frame Size 48" X 30"

Inside Opening 48 3/8" X 29 3/4"

**Frame Size Entry Method is Exterior Frame Size. Interior Frame Height is 1/2" less than Exterior Frame Height.**

Left Sash

IG

Low E3 w/Argon

Stainless Perimeter and Spacer Bar

2 11/32" Simulated Rail Rectangular

Standard 1.0:2.0

SDL - With Spacer Bar

Top Cut 1W1H - Bottom Cut 1W1H

2 Rect Lites

Stone White Ext - Stone White Int

Right Sash

IG

Low E3 w/Argon

Stainless Perimeter and Spacer Bar

2 11/32" Simulated Rail Rectangular

Standard 1.0:2.0

SDL - With Spacer Bar

Top Cut 1W1H - Bottom Cut 1W1H

2 Rect Lites

Stone White Ext - Stone White Int

White Sash Lock & Sash Pull

Half Screen

Stone White Surround

Charcoal Fiberglass Mesh

3 1/4" Jambs

\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

\*\*\*Note: Unit is designed and installed as insert application. Interior and exterior trim casings will be retained as existing look. Unit is designed as sash replacement method only

Initials required

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Line #2	Mark Unit: Bedroom 2 Back			
Qty: 1				

**INFINITY**  
from **MARVIN**  
REPLACEMENT WINDOWS

Stone White Exterior

Stone White Interior

Infinity Insert Casement - Left Hand

Frame Size 26" X 59"

Inside Opening 26 3/8" X 59 1/4"

IG - 1 Lite

Low E3 w/Argon

Stainless Perimeter Bar

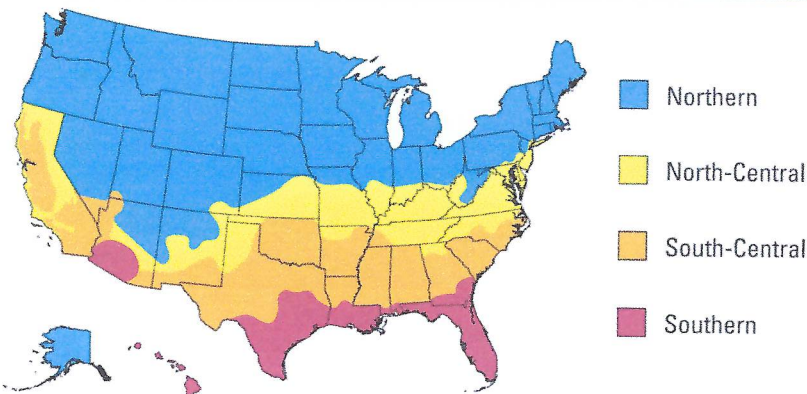
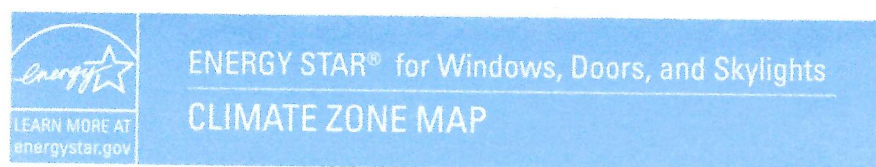
## PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

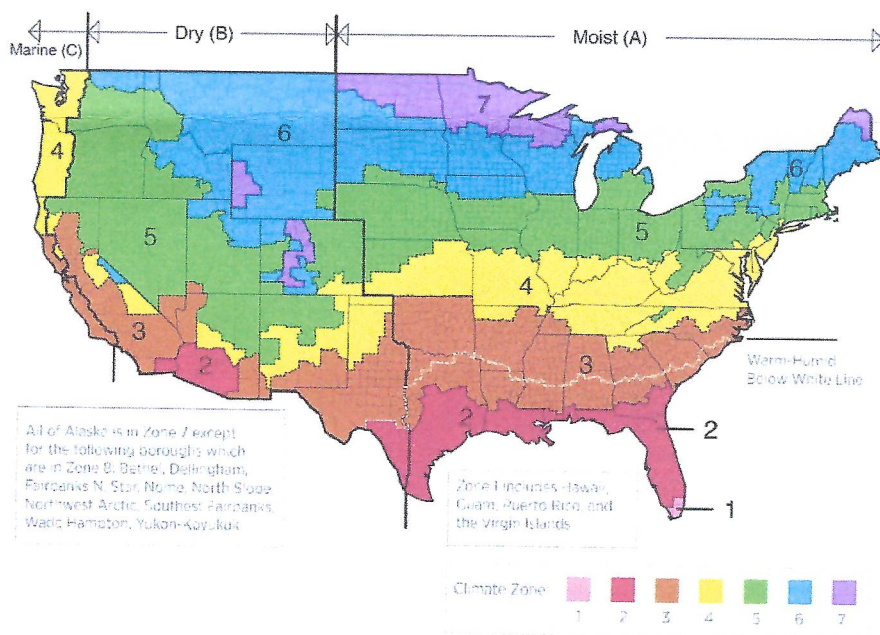
The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see [www.nfrc.org](http://www.nfrc.org).

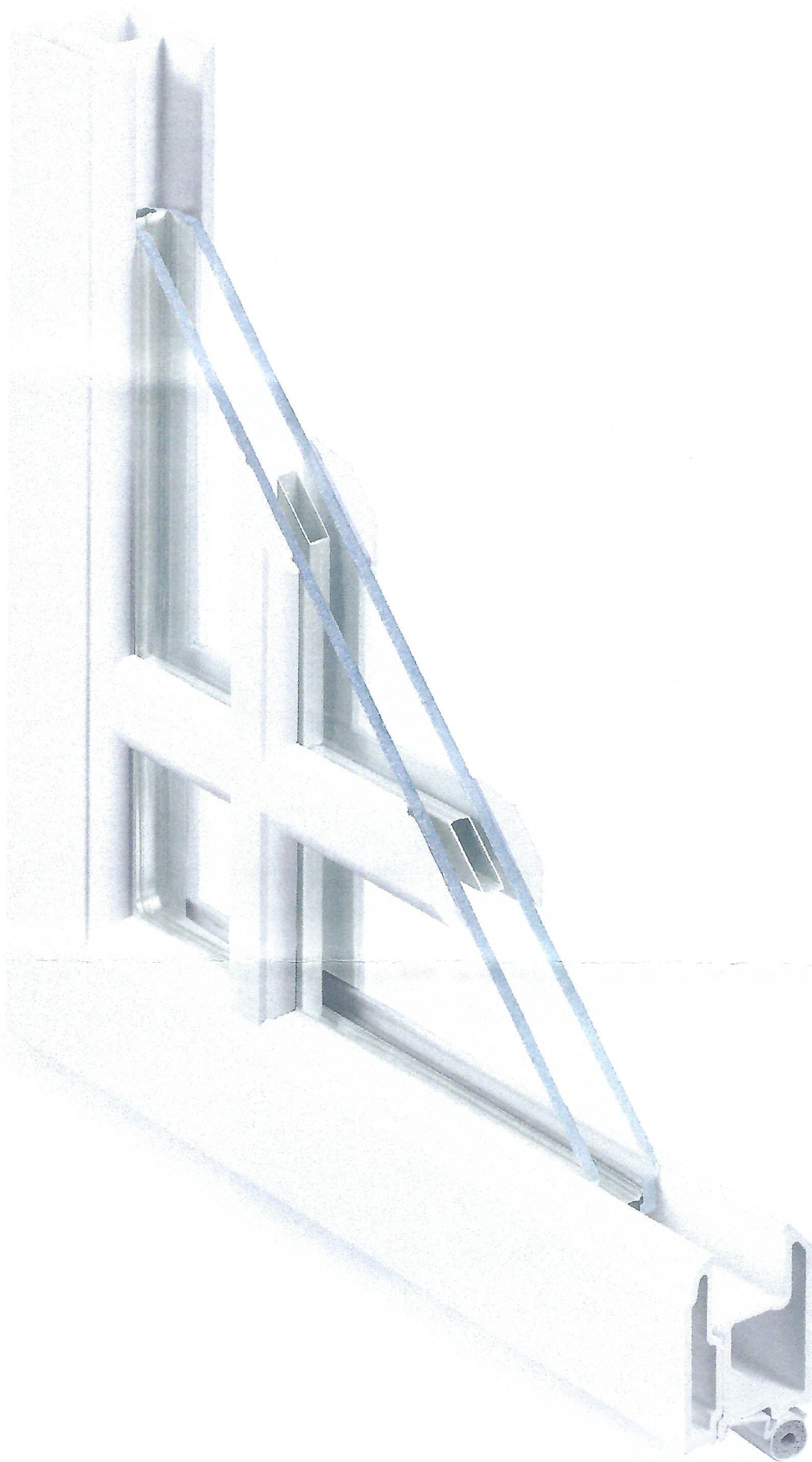
NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.



### International Energy Conservation Code (IECC) Climate Regions







tone White x Exterior

Sierra

EverWood®

Bronze

Ebony

Depth - improve

## Interior Colors

INFINITY®

from MARVIN®

REPLACEMENT WINDOWS

[www.infinitywindows.com](http://www.infinitywindows.com)

These color samples represent approximate product colors. Do not use this card for final color match. Color selection should be made by viewing actual product or product sample piece. ©2019 Marvin Lumber and Cedar Co., LLC. All rights reserved. ©Registered trademark of Marvin Lumber and Cedar Co., LLC. Part #19981414, December 2019.