



Historic Preservation Services

Community Development & Neighborhood Services

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REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 308 E. Garfield St.

Laurel School National Register Historic District

ISSUED: November 9, 2020

Douglas D. Prickett & Lori L. Jensen
1281 E. Magnolia St.
Fort Collins, CO 80524

Dear Mr. Prickett and Ms. Jensen:

This report is to document proposed alterations to the Daniel Secrist House at 308 E. Garfield St. 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:

- Addition of a rear porch

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

<p>SOI #2</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>The property is good reflection of a modest/working class Craftsman-style cottage estimated built in 1904 by the Larimer County Assessor. It was heavily remodeled in 1938, including raising the basement and installing new porches, a new garage, and other repairs. Its character-defining features include the wood lapboard siding, simple side-gabled roof configuration with open eaves, and generally symmetrical sash windows, as well as the two-part addition to the rear, consisting of a large, gable-roof addition off the primary front massing, and a smaller hipped-roof addition, presumably a mudroom, off the rear of that, both in place by 1943. A historic garage built in 1938 once sat on the property but was demolished and replaced with the current accessory structure in 1987.</p> <p>The new project adds a shed-roof porch onto the rear covering both the basement entrance and a main-floor entrance, along with a 2' lapboard half wall. The project is not removing or altering or removing distinctive features of the historic property and meets this Standard.</p>	<p>Y</p>
<p>SOI #3</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>Rear additions were common on properties like this, and this addition's use of modern materials should allow it to be distinguishable as new construction.</p>	<p>Y</p>
<p>SOI #4</p>	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p>No existing historic features are proposed to be removed as part of this project.</p>	<p>Y</p>
<p>SOI #5</p>	<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 all historic features and they will remain visible from public rights-of-way.</p>	<p>Y</p>

SOI #6	<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>	N/A
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	<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> The porch addition is on the rear of the building, and is not completely covering the elevation. The various incremental additions onto the rear of the property will remain visible, and use of modern materials will allow the new porch covering to be distinguishable from the historic portions of the house.	Y
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> This is a simple shed-roof porch covering on the rear of the property. It should be easily removable in the future without significant damage to the historic portion of the building.	Y

The property is expected to remain a contributing resource in the Laurel School Historic District, listed in the National Register of Historic Places in 1980.

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,

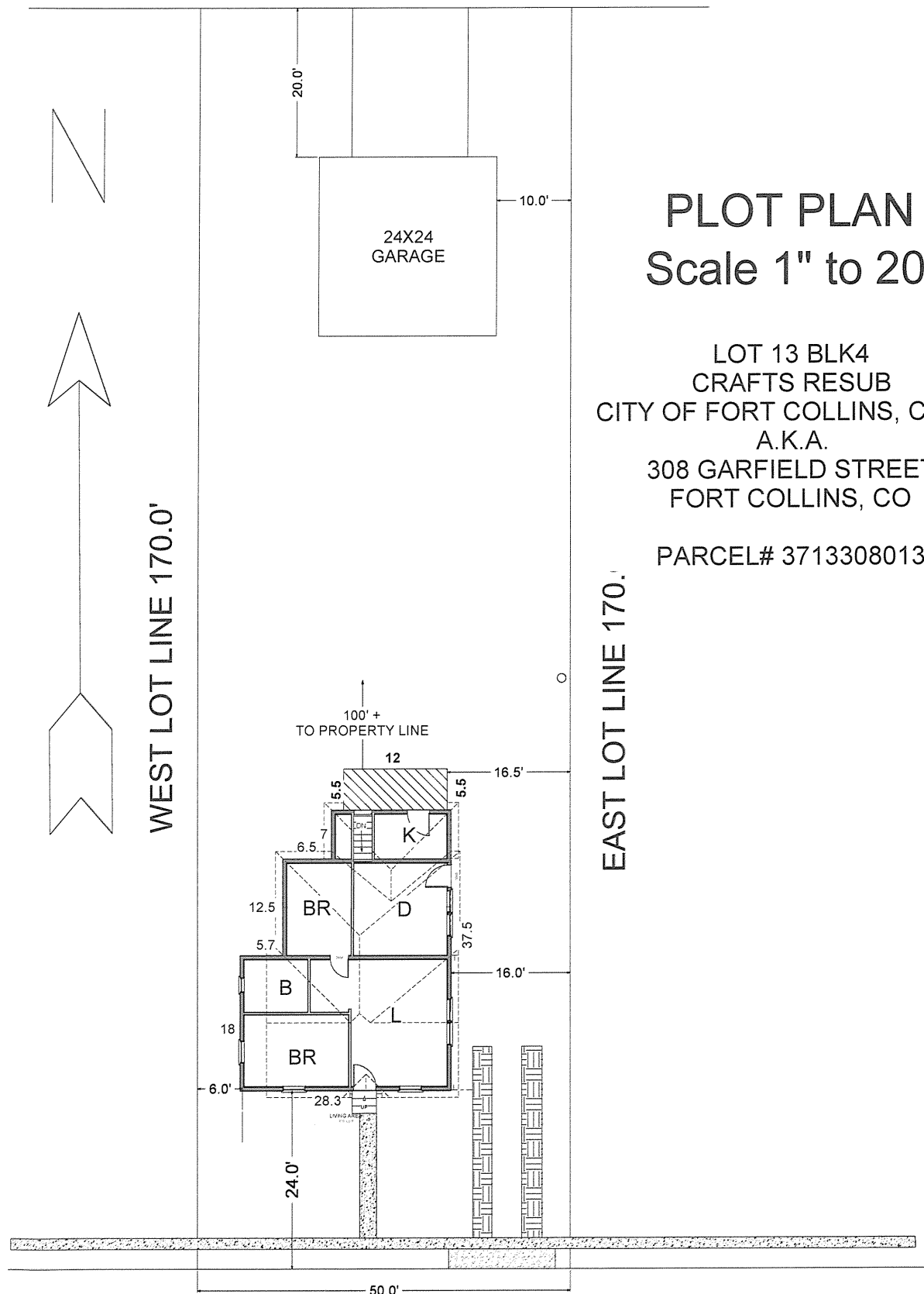
Jim Bertolini
Historic Preservation Planner

ALLEY
N.LOT LINE 50.0'

PLOT PLAN

Scale 1" to 20'

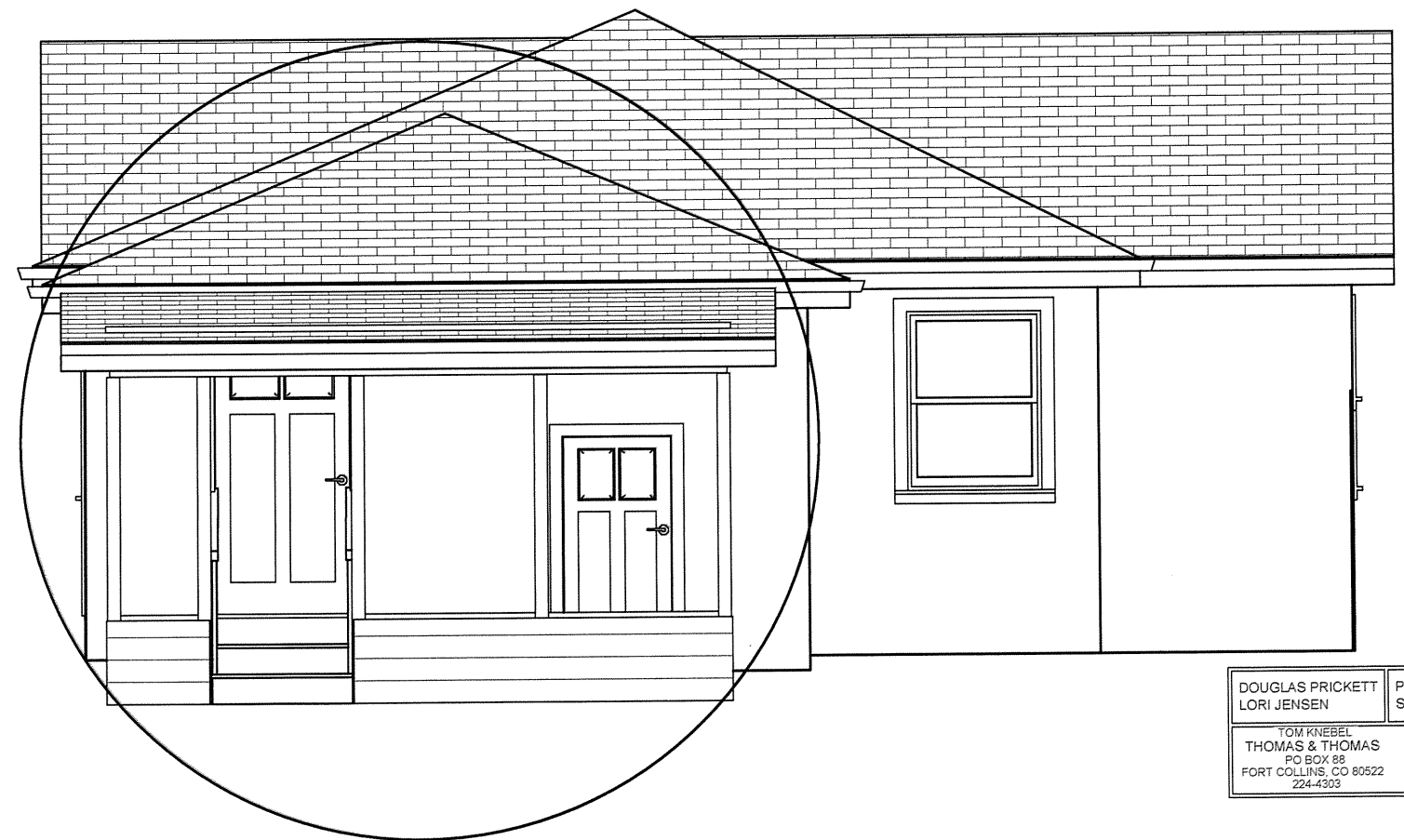
LOT 13 BLK4
CRAFTS RESUB
CITY OF FORT COLLINS, C
A.K.A.
308 GARFIELD STREET
FORT COLLINS, CO
PARCEL# 3713308013



REAR PATIO COVER 308 GARFIELD

Douglas Prickett
Lori Jensen

SCOPE OF WORK:
BUILD A 5'6" X 14' PATIO COVER
OVER EXISTING CONCRETE SLAB ON
REAR OF HOUSE TO PROVIDE
WEATHER PROTECTION BETWEEN
KITCHEN AND BASEMENT DOORS
RESIDENTIAL PATIO COVER GUIDE
PROVIDED BY CITY OF FORT
COLLINS BLD.DEPT WILL BE USED
FOR DESIGN PURPOSES



308 GARFIELD STREET

ELEVATIONS

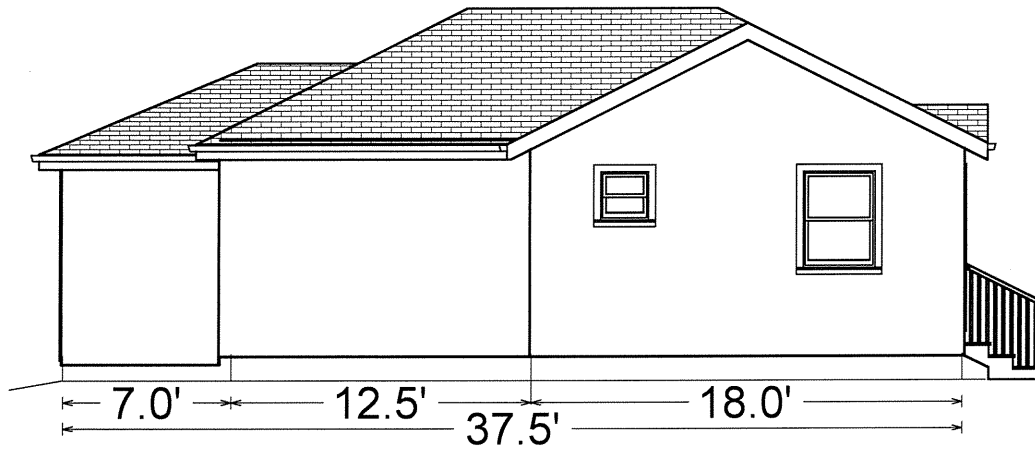
Scale 1" to 8'

EXISTING PROPOSED

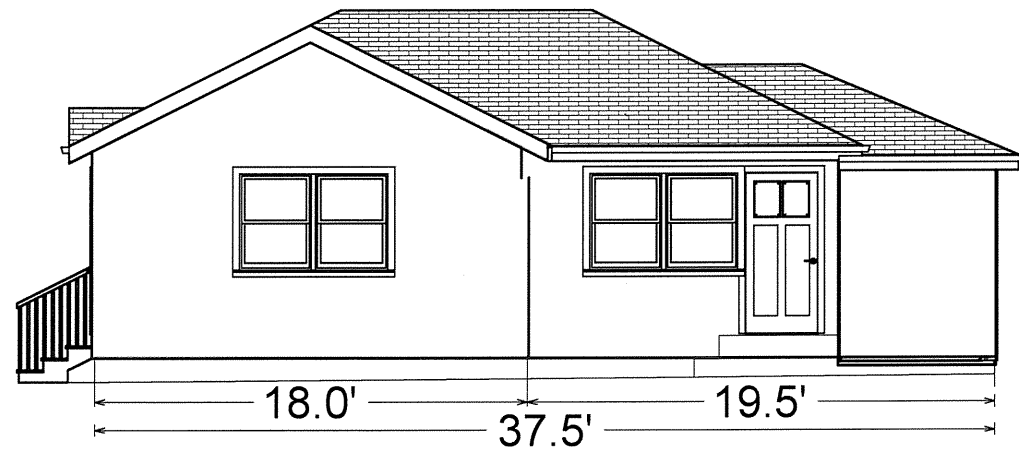
FRONT (NORTH) ELEVATION Scale 1" to 8'



WEST (SIDE) ELEVATION Scale 1" to 8'



EAST (SIDE) ELEVATION Scale 1" to 8'



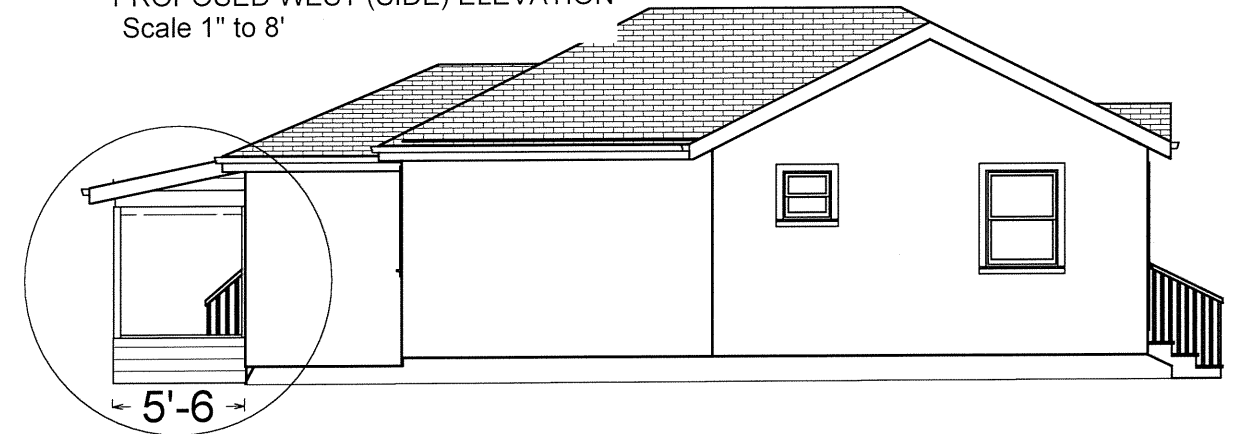
NORTH (REAR) ELEVATION Scale 1" to 8'



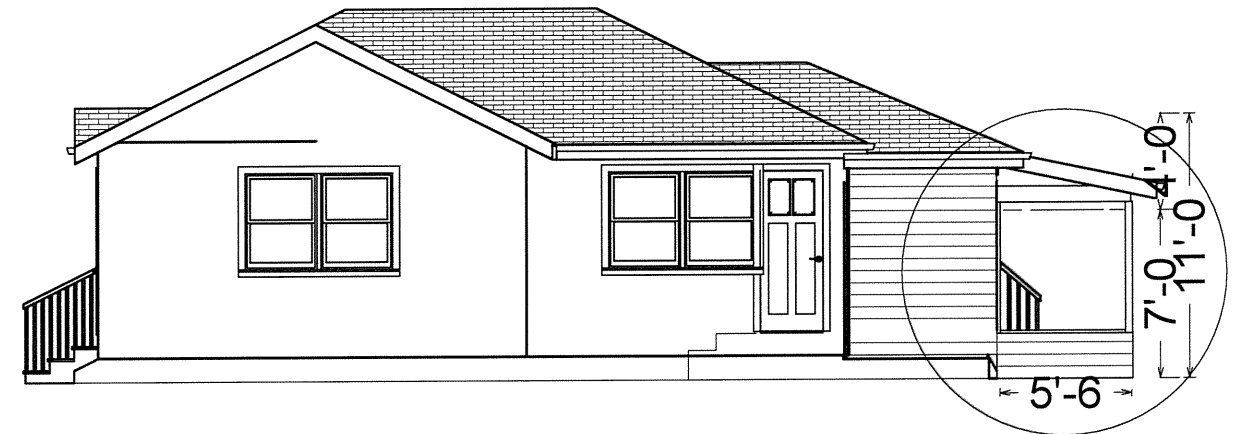
FRONT (NORTH) ELEVATION Scale 1" to 8'



PROPOSED WEST (SIDE) ELEVATION Scale 1" to 8'



PROPOSED EAST (SIDE) ELEVATION Scale 1" to 8'

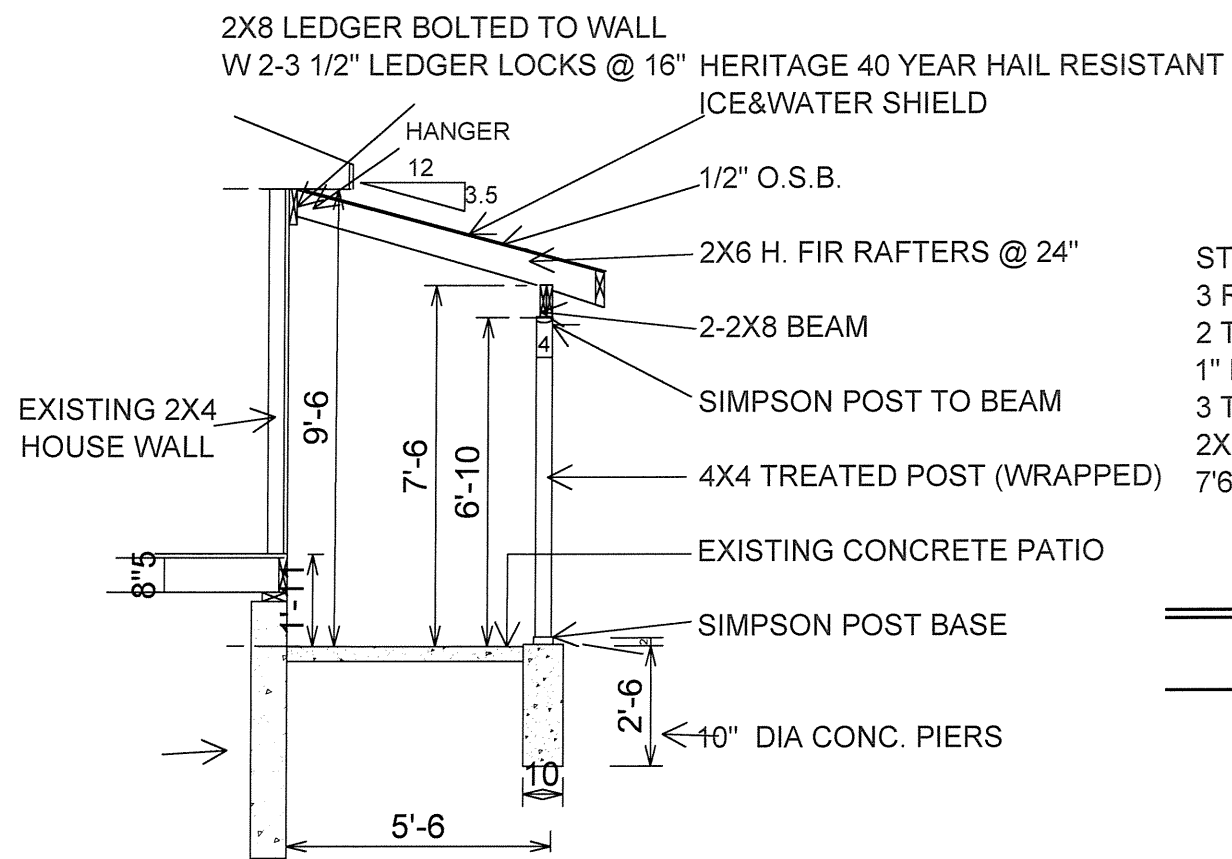


PROPOSED NORTH ELEVATION Scale 1" to 8'



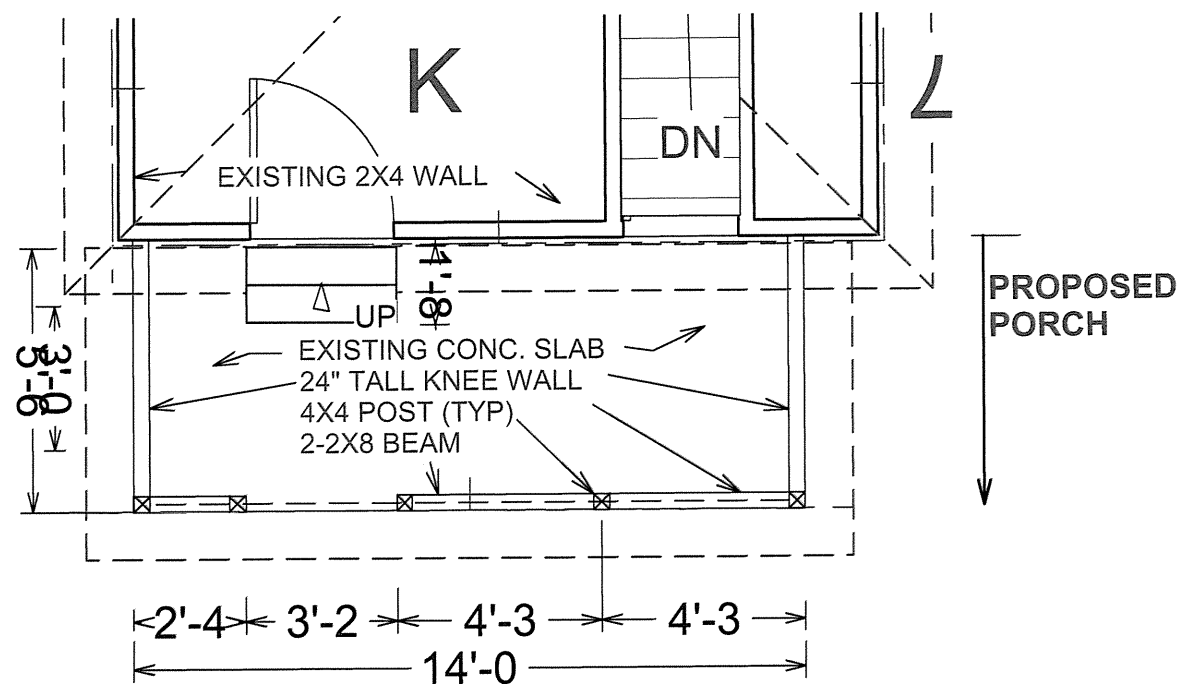
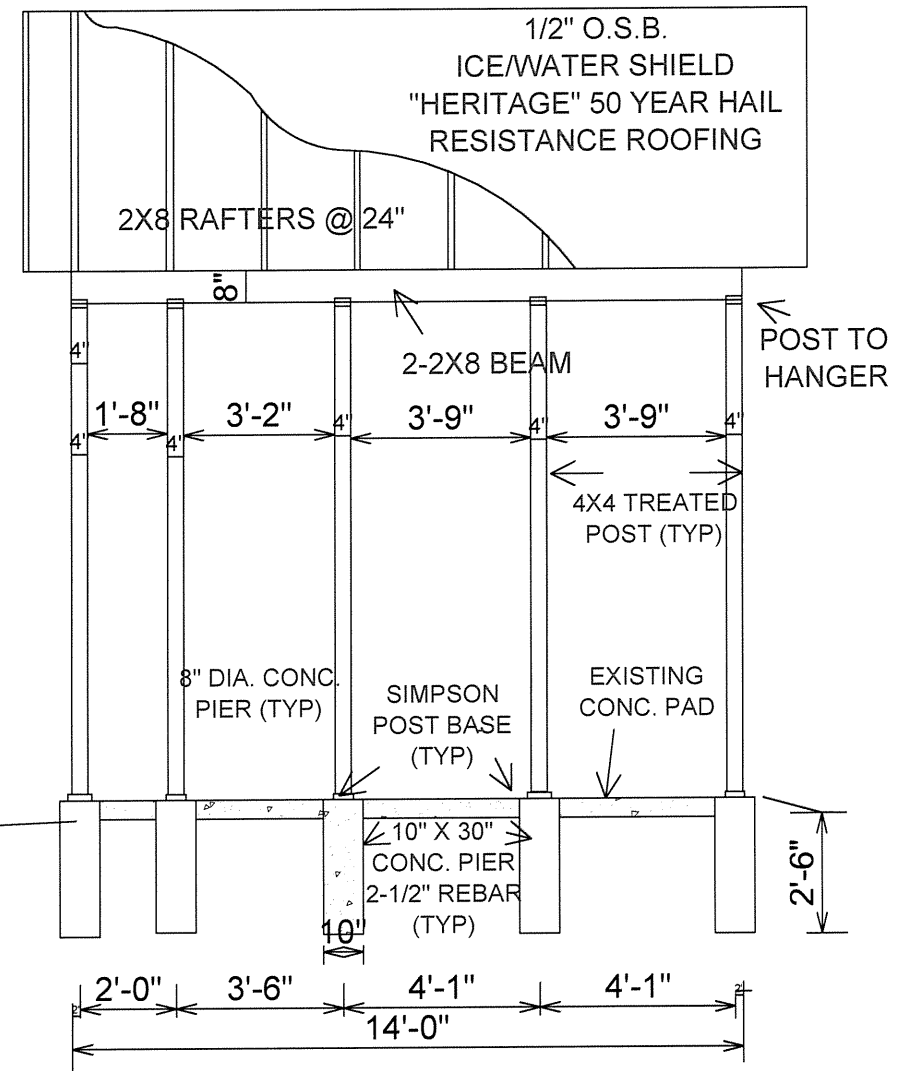
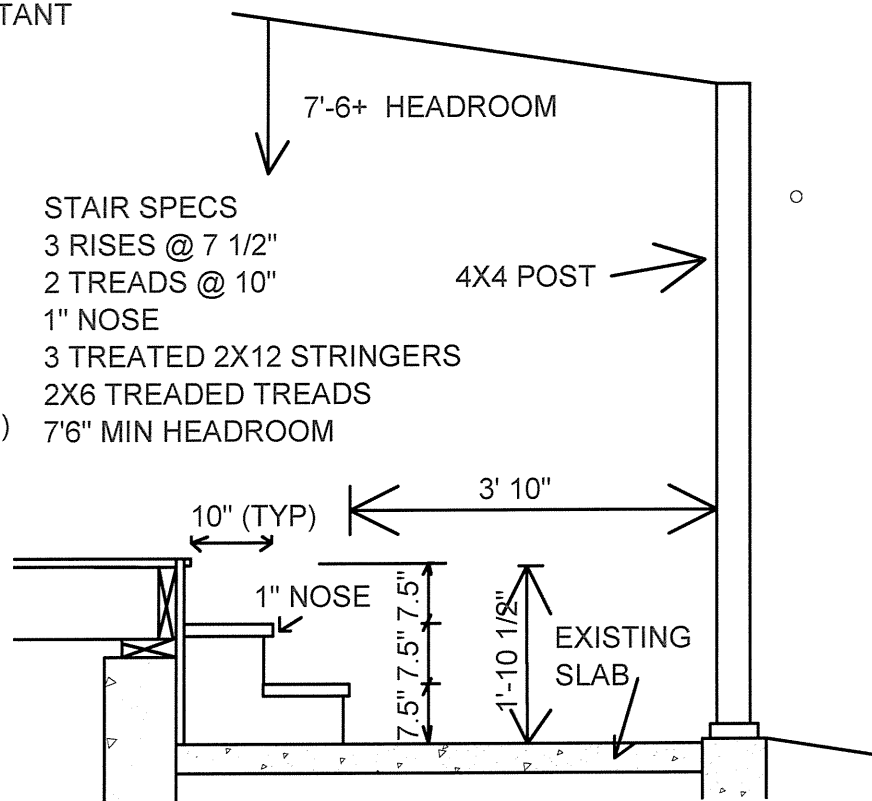
CROSS SECTION

Scale 1" to 4'



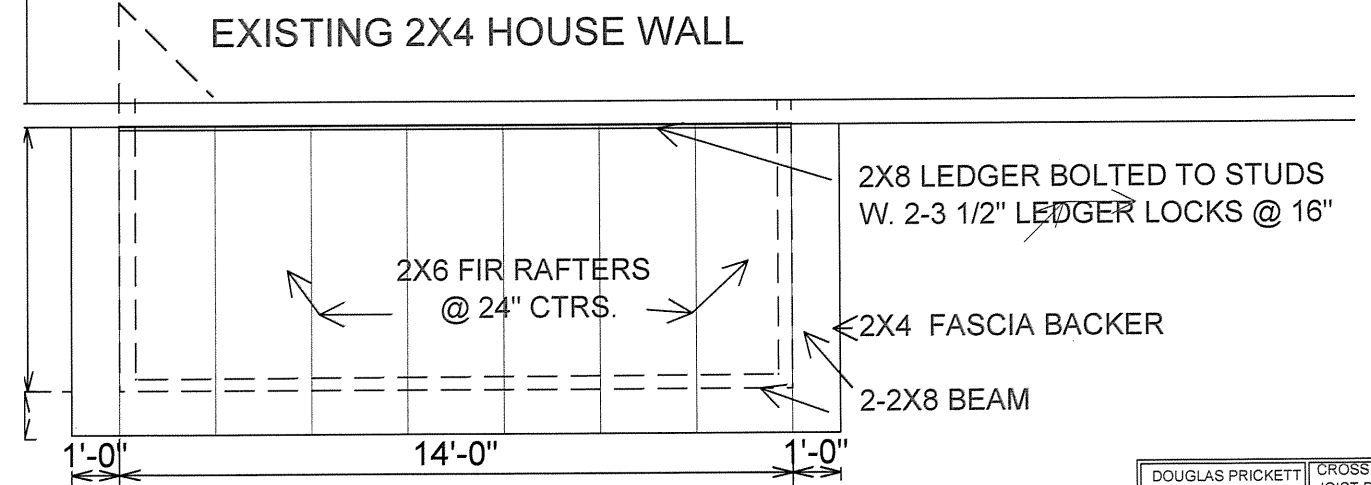
STAIR SECTION

Scale 1" to 2'



RAFTER PLAN

Scale 1" to 4'



Residential Patio Cover Guide

Beam Chart

PATIO COVER - BEAM SPANS				
Max Beam SPAN (length of beam in feet & inches based on rafter span) 30psf live, IRC table R602.7(3)				
BEAM SIZE	Rafter Span (in feet)			
	8	10	12	14
2-2X6	7-6	6-10	6-3	5-8
2-2X8	10-1	9-3	8-5	7-7
2-2X10	12-4	11-4	10-4	9-4
2-2X12	14-4	13-2	12	10-10

Pier Chart

PATIO COVER - Pier Diameter	
Min. Pier Diameter (inches)	Maximum Tributary Area (Square Feet)
10 in	22, 41
11 in	49
12 in	59
13 in	69
14 in	80
15 in	92
16 in	105
17 in	118
18 in	133
19 in	148
20 in	164
21 in	180
22 in	198
23 in	216
24 in	236

Rafter Chart

PATIO COVER - RAFTER SPANS				
Max RAFTER SPAN (length of rafter in feet & inches based on spacing) HEM FIR #2, 30psf live, 10psf dead, L-240, Ceiling attached				
RAFTER SIZE	Rafter Spacing (center to center - Inches)			
	12"	16"	19.2"	24"
2X4	8-0	7-3	6-10	6-4
2X6	12-7	11-5	10-9	9-7
2X8	16-7	14-11	13-7	12-2
2X10	21-0	18-2	16-7	14-10
2X12	24-4	21-1	19-3	17-3





