

#### **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 fcgov.com/historicpreservation

#### REPORT OF ALTERATIONS TO DESIGNATED RESOURCE Site Number/Address: 711 Peterson St. Laurel School National Register Historic District ISSUED: 1/7/2021 EXPIRATION: 1/7/2022

Richard Sadowske 711 Peterson St. Fort Collins, CO 80524

Dear Mr. Sadowske:

This report is to document the summary of effects from proposed alterations to the W.E. Boyd Residence at 711 Peterson Street, pursuant to Fort Collins Municipal Code Chapter 14, <u>Article IV</u>, made by the Landmark Preservation Commission at their December 16 meeting. A copy of this report may be forwarded to the Colorado State Historic Preservation Office (SHPO).

More specifically, the Commission commented on the following work items:

- 1. Demolition of a portion of the original 1904 residence on the north wall;
- 2. Construction of a new addition on the north side of the residence;
- 3. Construction of new gravel path to replace obscured rear portion of original two-track driveway

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	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;	Y
	The property is remaining residential in use and will remain recognizable as a residential building.	

SOI #2	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.	N
	<ol> <li>Demolition of a portion of the 1904 residence (north elevation)         <ul> <li>Demolition will remove 4 to 5 feet of the north wall and two existing original window openings and one door opening. While the relative scale of the area of demolition is not significant, the proposed demolition does not meet this Standard.</li> </ul> </li> </ol>	
	<ul> <li>2. <u>Construction of new addition, obscuring rear portion of original two-track driveway.</u></li> <li>The new addition, while set back 19 feet from the front elevation and only 1/6 the size of the existing residence, will be unavoidably visible from the street and will obscure and disrupt the existing spatial relationships of the garage and two-track driveway leading to the garage from the street, and therefore does not meet this Standard.</li> </ul>	
SOI #3	<ul> <li>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.</li> <li>1. Demolition of a portion of the 1904 residence (north elevation) <ul> <li>N/A</li> </ul> </li> <li>2. Construction of new addition, obscuring rear portion of original two-track driveway. <ul> <li>The position that disrupts the existing spatial relationships, as well as the modern fibercement cladding materials, will ensure that the addition does not create a false sense of historical development and therefore meets this Standard</li> </ul> </li> </ul>	Y
SOI #4	Changes to a property that have acquired historic significance in their own right will be retained and preserved.	N/A

SOI #5	<ul> <li>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</li> <li>1. Demolition of a portion of the 1904 residence (north elevation) <ul> <li>The proposed demolition to accommodate the new addition does not meet this Standard.</li> </ul> </li> </ul>	N
SOI #6	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.	N/A
SOI #7	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.	N/A
SOI #8	Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	N/A
SOI #9	<ul> <li>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.</li> <li>1. Demolition of a portion of the 1904 residence (north elevation) <ul> <li>The proposed demolition to accommodate the new construction does not meet this standard.</li> </ul> </li> <li>2. Construction of new addition, obscuring rear portion of original two-track driveway. <ul> <li>The new addition is compatible in design, scale, and massing with the original residence, but site constraints and owner preferences result in a location that impacts the property's historic integrity. While set back 19 feet from the front elevation and only 1/6 the size of the existing residence, will be unavoidably visibly from the street and will obscure and disrupt the existing spatial relationships of the garage from the street, and therefore does</li> </ul></li></ul>	Ν

SOI #10	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.	Y
	<ol> <li>Demolition of a portion of the 1904 residence (north elevation)</li> <li>N/A</li> </ol>	
	<ul> <li>2. <u>Construction of new addition, obscuring rear portion of original two-track driveway.</u></li> <li>The new addition will permanently remove a 4 to 5 foot wide portion of the north elevation as well as two original window openings and one door opening. However, those openings could be readily restored with the removal of the addition and the two track driveway pattern restored as well.</li> </ul>	

The Commission found that the proposed work does not meet the criteria and standards in Chapter 14, <u>Article IV</u> of the Fort Collins Municipal Code. Based on the degree of alterations it is expected that the property will not remain contributing to the district. That would also prohibit current and future owners from leveraging multiple financial incentives for historic preservation.

Notice of the completion of this report has been forwarded to building and zoning staff to facilitate the processing of any permits that are needed for the work. Please note that all ensuing work must conform to the approved plans. Any non-conforming alterations are subject to stop-work orders, denial of Certificate of Occupancy, and restoration requirements and penalties.

If you have any questions regarding the Commission's report, or if we may be of any assistance, please do not hesitate to contact our office at <u>preservation@fcgov.com</u> or 970-416-4250.

Sincerely,

Megh

Meg Dunn Chair, Landmark Preservation Commission

### 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, <u>Article IV</u> of the Fort Collins Municipal Code.* 

#### **Applicant Information**

Kim Morton	970-482-8267		
Applicant's Name	Daytime Phone	E	vening Phone
918 Akin Avenue Fort Collins		CO	80521
Mailing Address (for receiving application-related correspondence)		State	Zip Code
kimmorton@frii.com			
Email			
Property Information (put N/A if owner is applicant)			
Richard Sadowske	970-213-4041		Same
Owner's Name	Daytime Phone	;	Evening Phone
711 Peterson Street Fort Collins		CO	80524

sadowske@gmail.com

#### Email

#### **Project Description**

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

See attached project description below in feature "a".		

#### The following attachments are REQUIRED:

- Complete Application for Design Review
- Detailed Scope of Work (and project plans, if available)

Mailing Address (for receiving application-related correspondence)

Color photos of existing conditions

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

State

Zip Code

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:	
Describe property feature and its condition: No rehabilitation work is anticipated.	Describe proposed work on feature: A modest addition consisting of a bedroom and bath is to be constructed to the northwest side of the existing house and as far to the rear as possible. Currently all bedrooms and the home's one full bath are on the upper floor. The owner is wanting to age in place and due to health concerns needs a bedroom and bath on the main level. The goal is to maintain as much of the existing structure as possible with a minimal amount of renovation inside to give access to the new addition. The location of the addition was selected because of the layout of the existing house. A rear porch with a shed roof was previously retrofitted by the current owner into a dining room space that looks out over the rear yard. The kitchen was remodeled in the early 2000's to orient toward the dining space and provide much needed light. Directly behind the dining room is a patio with a pergola. There is a detached one car garage the owner uses as a shop. Given the constraints of the lot, the best choice for the addition was the northwest corner. The owner does want to be respectful historic aspect of the home and neighborhood; therefore, the footprint of the addition was kept to a minimum, and a minimal amount of demolition will be needed. The existing home has had all of the windows upgraded so are not original, but they maintain the character typical in a home of this age. This thought will be continued in the addition. The siding will be similar but with an engineered wood material. On the front and rear cantilever, a board and batt siding will be used intentionally to complement but mark the new era of the addition. The roofing will be the same as on the existing home. There is no anticipated exterior rehabilitation work to the existing house other than the entire house will be repainted once the addition is complete. The owner wants to keep the existing color scheme. Construction is slated to begin in the spring of 2021.
Feature B Name:	
Describe property feature and its condition:	Describe proposed work on feature:

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

Digitally signed by Kim Morton DN: cn=Kim Morton, o=Speech & Language Stimulation Center Inc., ou, email=kimmorton@frii.com, c=US Date: 2020.11.20 08:50:27 -07'00'

11.20.2020

Date



# 711 Peterson Street Existing Elevations



1. East Elevation





2. West Elevation



# **711 Peterson Street Proposed Elevations**



1. East Elevation



2. West Elevation



3. North Elevation

# 711 Peterson Existing Vs. New Views



1. Existing East View



2. New East View





4. New North Elevation

3. Existing North View

# 711 Peterson Existing Vs. New Views



1. Existing West View



2. New West View



3. New North West Elevation



WALL LEGEND:

new wall or new infilled wall 1004-4000 existing wall to remain





existing wall to be removed









## 711 Peterson Materials.

Choices are marked with "x" or with red circle or box.

# Smooth Lap

## A Traditional, Subtle Look

- Traditional look that accentuates the architectural features of any home
- Smooth finish for a clean appearance
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood fiber substrate







Smooth finish

DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
76 Series Smooth Lap (fiber)	16ft. (192 in.)(4877 mm)	5.84 in. (148 mm)	0.375 in. (10 mm)	25919 <b>X</b>
	16ft. (192 in.)(4877 mm)	7.84 in. (199 mm)	0.375 in. (10 mm)	25920
	16ft. (192 in.)(4877 mm)	11.84 in. (301 mm)	0.375 in. (10 mm)	25921

# Cedar Shakes

## The Luxurious Appeal Of Cedar

- The look of real cedar with easy installation and maintenance over time
- Staggered edges offer a lively, textured effect
- Can be used on all exterior walls or as a decorative accent with any substrate
- Shiplap ends for seamless appearance
- Treated engineered wood fiber substrate
- Reversible staggered or straight edge offers exceptional design versatility



47.94 in. (1218 mm) 11.69 in. (297 mm) 0.375 in. (10 mm)

28541



Cedar texture



Staggered



Cedar Shakes (fiber)

# Cedar Texture Panel

### Rated For Structural Use By The Engineered Wood Association

- Shiplap edges with advanced bead system for easier alignment
- Pre-primed for exceptional paint adhesion
- Significantly lighter than comparable fiber cement panel
- Strong enough to be nailed directly to stud, making additional sheathing unnecessary in many applications
- Eliminates need for additional bracing on load-bearing walls
- Ideal exterior for homes in areas of high winds or seismic activity
- Treated engineered wood strand substrate

#### Also available in fiber substrate.

- Not rated for structural use
- Treated engineered wood fiber substrate





38 Series Cedar Panel 8" o.c. (strand)



76 Series Cedar Panel 4" & 8" o.c. (strand)



190 Series Cedar Panel 8" o.c. (strand)



76 Series Cedar Panel 8" o.c. (fiber)

25





76 Series Cedar Panel - No Groove (strand)



190 Series Cedar Panel - No Groove (strand)



76 Series Cedar Panel - Square Edge (fiber)



Fiber substrate products may have specific features and functional benefits. See LPSmartSide.com for product details.

# Reversible Trim

### Two Great Looks In One

- The natural look of cedar on one side and smooth on the other
- Interior or exterior use, including corner boards, windows and doors
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood fiber substrate





Smooth finish



Cedar texture

440 Series R	eversible Trim (fiber)
<b>\</b>	47
0.625 in.	2.7 in., 3.5 in., 5.5 in., 7.21 in.,
(16 mm)	9.21 in., 11.21 in. or 15.47in.
(69 mm, 89 mm	, 140 mm, 183 mm, 234 mm, 285 mm or 393mm)

540 Series Reversible Trim (fiber)

0.910 in. (23 mm) (89 mm, 114 mm, 140 mm, 183 mm, 234 mm or 285 mm)

DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
440 Series Reversible Trim (fiber)	16ft. (192 in.)(4877 mm)	2.70 in. (69 mm)	0.625 in. (16 mm)	25940 *
	16ft. (192 in.)(4877 mm)	3.50 in. (89 mm)	0.625 in. (16 mm)	25941
	16ft. (192 in.)(4877 mm)	5.50 in. (140 mm)	0.625 in. (16 mm)	25942
	16ft. (192 in.)(4877 mm)	7.21 in. (183 mm)	0.625 in. (16 mm)	25943
	16ft. (192 in.)(4877 mm)	9.21 in. (234 mm)	0.625 in. (16 mm)	25944
	16ft. (192 in.)(4877 mm)	11.21 in. (285 mm)	0.625 in. (16 mm)	25945
	16ft. (192 in.)(4877 mm)	15.47 in. (393 mm)	0.625 in. (16 mm)	38445
540 Series Reversible Trim (fiber)	16ft. (192 in.)(4877 mm)	3.50 in. (89 mm)	0.910 in. (23 mm)	25946
	16ft. (192 in.)(4877 mm)	4.50 in. (114 mm)	0.910 in. (23 mm)	25947
	16ft. (192 in.)(4877 mm)	5.50 in. (140 mm)	0.910 in. (23 mm)	25948
	16ft. (192 in.)(4877 mm)	7.21 in. (183 mm)	0.910 in. (23 mm)	25949
	16ft. (192 in.)(4877 mm)	9.21 in. (234 mm)	0.910 in. (23 mm)	25950
	16ft. (192 in.)(4877 mm)	11.21 in. (285 mm)	0.910 in. (23 mm)	25951

# Cedar Texture Soffit

## The Finishing Touch

- The perfect alternative to MDO and plywood soffits
- Cut-to-width eliminates time spent ripping full sheets
- 38 Series engineered for closed soffit applications
- The 76 Series and 190 Series are ideal for use as the starter course for roofs with exposed eaves
- Treated engineered wood strand substrate

#### Also available in fiber substrate.

- Not rated for exposed eave applications
- Engineered for closed soffit applications
- Treated engineered wood substrate

38 Series 4'x8' Cedar Soffit (strand)



76 Series 4'x8' Cedar Soffit (strand)







38 Series Cedar Soffit - Cut-to-Width (strand)



76 Series Cedar Soffit - Cut-to-Width (strand)



#### 76 Series Cedar Soffit (fiber)

<b>V</b> .530 in. (13 mm)				0.375 in. (10 mm)
47.88 in. (1216 mm)		15.94 in. (405 mm), 47.94 in. (1218 mi	m)	
DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
38 Series 4'x8' Cedar Soffit (strand)	8ft. (96 in.)(2438 mm)	47.88 in. (1216 mm)	0.315 in. (8 mm)	25813
76 Series 4'x8' Cedar Soffit (strand)	8ft. (96 in.)(2438 mm)	47.88 in. (1216 mm)	0.375 in. (10 mm)	25814
190 Series 4'x8' Cedar Soffit (strand)	8ft. (96 in.)(2438 mm)	47.88 in. (1216 mm)	0.530 in. (13 mm)	25816
38 Series Cedar Soffit – Cut-to-Width (strand)	16ft. (192 in.)(4877 mm)	11.94 in. (303 mm)	0.315 in. (8 mm)	25805
	16ft. (192 in.)(4877 mm)	15.94 in. (405 mm)	0.315 in. (8 mm)	25806
	16ft. (192 in.)(4877 mm)	23.94 in. (608 mm)	0.315 in. (8 mm)	25807
76 Series Cedar Soffit – Cut-to-Width (strand)	16ft. (192 in.)(4876 mm)	11.94 in. (303 mm)	0.375 in. (10 mm)	25808
76 Series Cedar Soffit (fiber)	8ft. (96 in.)(2438 mm)	47.94 in. (1218 mm)	0.375 in. (10 mm)	25926
	9ft. (108 in.)(2743 mm)	47.94 in. (1218 mm)	0.375 in. (10 mm)	25927
	16ft. (192 in.)(4877 mm)	15.94 in. (405 mm)	0.375 in. (10 mm)	28756





Cedar texture

39

# 400 Series Double-Hung Window



Interior

Exterior

### SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	400 Series Double-Hung Window or equal
Product ID#	TW2636
Unit Width	
<sup>ee</sup> oo <sub>ecc</sub> it Height	



Product details:

Product/System SpecificsFiberglass asphalt construction

Exposure: 5 <sup>5</sup>/<sub>8</sub>" (143 mm)

(337 x 1.000 mm)

Bundles/Square: 3

Dimensions (approx.): 13 <sup>1</sup>/<sub>4</sub>" x 39 <sup>3</sup>/<sub>8</sub>"

# Timberline<sup>®</sup> HDZ<sup>™</sup> Shingles

### **Benefits:**

- LayerLock<sup>™</sup> Technology Proprietary technology mechanically fuses the common bond between overlapping shingle layers.
- Up to 99.9% nailing accuracy The StrikeZone<sup>™</sup> nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test.<sup>1</sup>
- WindProven<sup>™</sup> Limited Wind
   Warranty When installed with the required combination of GAF Accessories, Timberline<sup>®</sup> HDZ<sup>™</sup> Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.<sup>2</sup>
- Our legendary **Dura Grip**<sup>™</sup> sealant pairs with the smooth microgranule surface of the StrikeZone<sup>™</sup> nailing area for fast tack. Then, an asphalt-toasphalt monolithic bond cures for

# durability, strength, and exceptional wind uplift performance.

- StainGuard® Algae Protection Helps protect the beauty of your roof against unsightly blue-green algae discoloration.<sup>3</sup>
- High Performance Designed with Advanced Protection<sup>®</sup> Shingle Technology.
- Seamless compatibility The new Timberline® HDZ<sup>™</sup> Shingles are compatible with traditional Timberline HD<sup>®</sup> Shingles for the same look and feel homeowners and contractors rely on for beauty and endurance.<sup>4</sup>
- Perfect Finishing Touch For the best look, use TimberTex<sup>®</sup> Premium Ridge Cap Shingles or TimberCrest<sup>™</sup> Premium SBS-Modified Ridge Cap Shingles.



# LayerLock<sup>™</sup> Technology — Proprietary c

 >Dlue-green
 ■ Pieces/Square: 64

 ■ StainGuard® Algae Protection<sup>3</sup>

 ■ Hip/Ridge: TimberTex®; TimberCrest™;

 sesigned

 Ion® Shingle

 ■ Pieces/Square: 64

 ■ StainGuard® Algae Protection<sup>3</sup>

 ■ Hip/Ridge: TimberTex®; TimberCrest™;

 seal-A-Ridge®; Z®Ridge; Ridglass®

 ■ Starter: Pro-Start®; QuickStart®;

 WeatherBlocker™

#### Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D/136, Class F
   Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462<sup>5</sup>
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- ENERGY STAR<sup>®</sup> Certified (White Only) (U.S. Only); Rated by the CRRC; Can be used to comply with Title 24 cool roof requirements
- <sup>1</sup> Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD<sup>®</sup> Shingles to Timberline<sup>®</sup> HDZ<sup>™</sup> Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.
- <sup>2</sup> 15-year WindProven<sup>™</sup> limited wind warranty on Timberline<sup>®</sup> HDZ<sup>™</sup> Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.
- <sup>3</sup> StainGuard<sup>®</sup> algae protection is available only on shingles sold in packages bearing the StainGuard<sup>®</sup> logo. Products with StainGuard<sup>®</sup> algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.
- <sup>4</sup> To be mixed on one roof, Timberline<sup>®</sup> HDZ<sup>™</sup> Shingles and Timberline HD<sup>®</sup> Shingles must have matching 6-digit codes found on the end of the bundle. When mixed, always use Timberline HD<sup>®</sup> installation instructions.
- <sup>5</sup> Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.
- <sup>6</sup> Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires use of GAF Lifetime shingles only. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions. Lifetime coverage on shingles and accessories requires use of any GAF Lifetime Shingle and any 3 qualifying GAF accessories. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



369107-1219

12/19 • #875 • RESGN467HDZ



## 711 Peterson Street Existing Photos



1. View From Kitchen Sink Looking to Rear Yard



3. View From Dining Looking to Rear Yard.



2. Looking into Kitchen from Dining Room



4. Garage and Drive