



Historic Preservation Services

Community Development & Neighborhood Services

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REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 206 E. Elizabeth Street
Laurel School National Register Historic District
ISSUED: March 22, 2021



Tracey Schifferdecker
206 E. Elizabeth Street
Fort Collins, CO 80524

Dear Property Owner:

This report is to document proposed alterations to the John C. Dowell Property at 206 E. Elizabeth 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: Demolition of the c.1951 garage at the northwest corner of the lot.

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	<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>  	Y
<i>FCMOD images of the property in 1948 (left) and 1969 (right)</i>		

	<p>The County Assessor estimates the main residence on the property was built around 1897, although City Directories suggest 1908 as the correct build year. In that year, a John C. Dowell, a telephone operator for John G. Morgan Brokerage Co., and his wife Ethel were listed as the owners. A Mrs. Lelomiah Messiah was listed as a boarder.</p> <p>The historic garage appears to have been moved and attached to the house in 1951, and the longer structure at the rear of the lot appears on aerial imagery from about that time (1950). It is possible the existing garage was constructed or moved to the property after 1943. Its overhead door but traditional dropboard siding and multi-light windows suggest a 1940s or 1950s construction. The Sanborn map from 1943 shows a smaller garage structure on the property and not the longer shed structure that is there currently.</p> <p>Based on the period of significance for the Laurel School Historic District running from the 1870s to approximately 1930, this garage appears to be a non-historic alteration that could be demolished without impairing the overall historic character of the property. Any infill construction planned for the future should take care to be compatible with the primary residence.</p>	
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>No new construction is proposed as part of the project.</p>	N/A
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 garage falls outside of the period of significance and appears utilitarian in nature. While the addition or replacement of garages in the 1940s and 1950s was common, it is not a particularly distinctive trend and is not considered a significant alteration in its own right.</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 garage, although of historic age, is not particularly distinctive or character-defining.</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</i></p>	N/A

	<p><i>missing features will be substantiated by documentary and physical evidence.</i></p> <p>The resource in question does not appear to be historic. While its condition appears good, this Standard does not appear to apply.</p>	
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	<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>New construction along the property's rear alleyway will be subject to Preservation review and is encouraged to be compatible with the main house in massing and scale.</p>	N/A
SOI #10	<p><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></p> <p>See above.</p>	N/A

Since the garage does not appear to be an historic feature and modifications to the main house are not proposed, the property should remain a contributing building to the Laurel School 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



