



## Historic Preservation Services

### Community Development & Neighborhood Services

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970.416.4250

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## REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 206 E. Elizabeth Street

Laurel School National Register Historic District

ISSUED: April 20, 2021

Tracey Morse  
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: Construction of an accessory dwelling unit at the northwest corner of the lot.

- *Note: Notes related to the non-historic garage that was formerly on the location of the proposed construction is documented in a March 22 report for the demolition of that structure.*

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>	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>  <b>The new accessory dwelling unit (ADU) is located at the rear/northwest corner of the lot and is of a similar height to the historic residence. The overall historic character of the lot appears to be retained.</b>	Y

	 <p><i>FCMOD images of the property in 1948 (left) and 1969 (right)</i></p>	
<b>SOI #3</b>	<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 construction proposed as part of the project will not attach to the historic residence, did not result in the removal of an historic resource, and is distinguishable as a new building.</b></p>	<b>N/A</b>
<b>SOI #4</b>	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p><b>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.</b></p>	<b>Y</b>
<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>The garage demolished to make way for this building, although of historic age, was not particularly distinctive or character-defining.</b></p>	<b>Y</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>The demolished garage did not appear to be historic. While its condition appears good, this Standard does not appear to apply.</b></p>	<b>N/A</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>

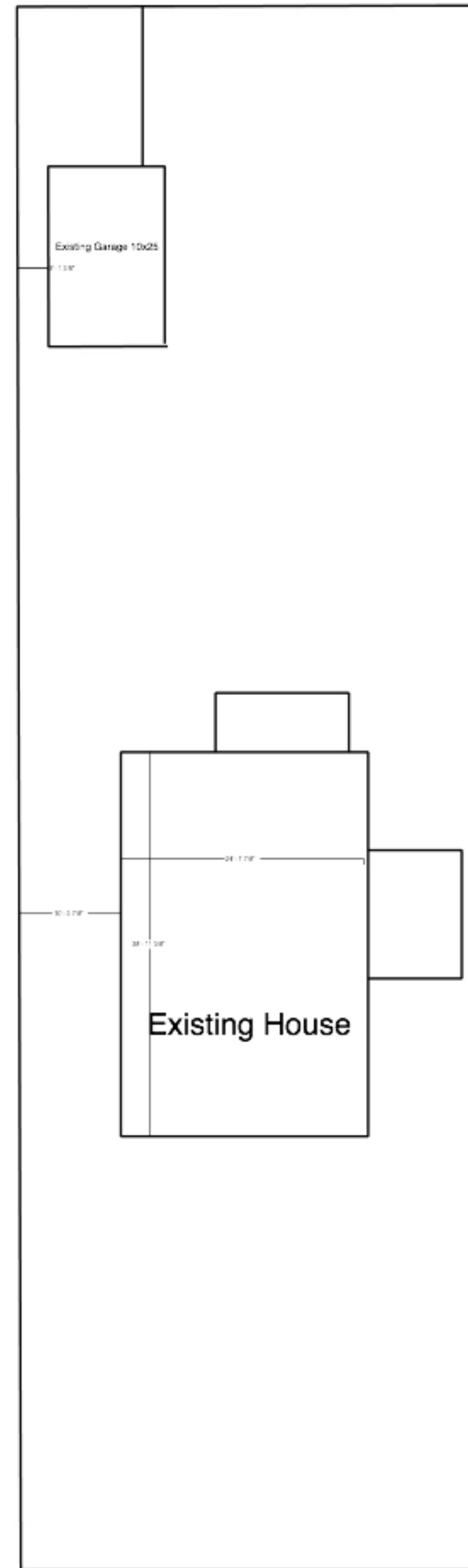
<b>SOI #8</b>	<i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i>	<b>N/A</b>
<b>SOI #9</b>	<p><i>New additions, exterior alterations, or related new construction shall not destroy historic materials that 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> <p><b>The new accessory dwelling unit appears compatible, using small massing and similar drop/lapboard siding as the main residence (confirmed by owner via email on 4/19/2021). The shed roof and modern window patterns provide sufficient differentiation for the new structure to be distinguished from the historic residence.</b></p>	<b>Y</b>
<b>SOI #10</b>	<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><b>The new construction does not attach to the historic dwelling and is situated at the rear of the lot. The garage demolished in its place was not historically significant, and the new construction remains at a distance from the historic residence to avoid potential damage during construction.</b></p>	<b>Y</b>

The project appears to meet the applicable *Standards for Rehabilitation* and the property should remain a contributing building to the Laurel School Historic District.

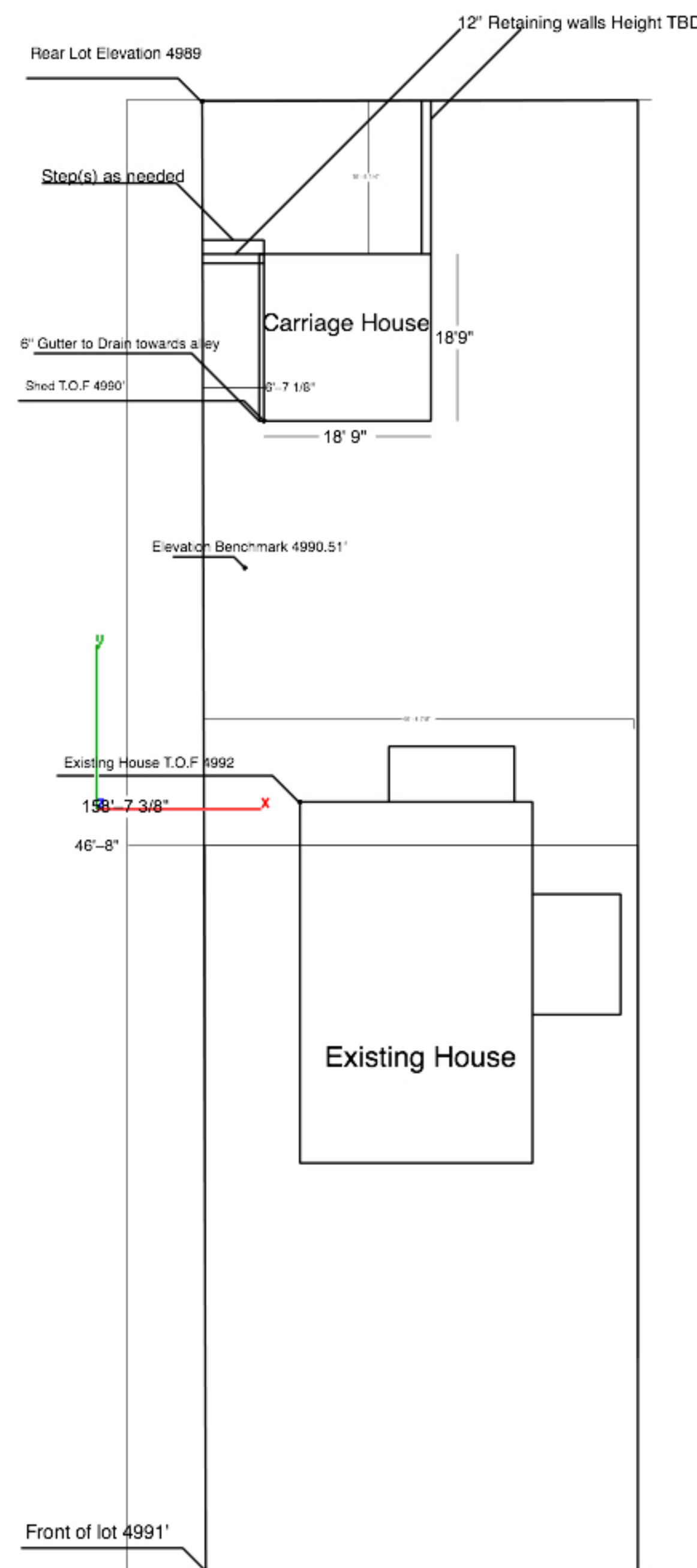
If you have any questions regarding this review, please contact me. I may be reached at [jbertolini@fcgov.com](mailto:jbertolini@fcgov.com), or at (970) 416-4250.

Sincerely,

Jim Bertolini  
Historic Preservation Planner



Existing Site Plan 206 E. Elizabeth

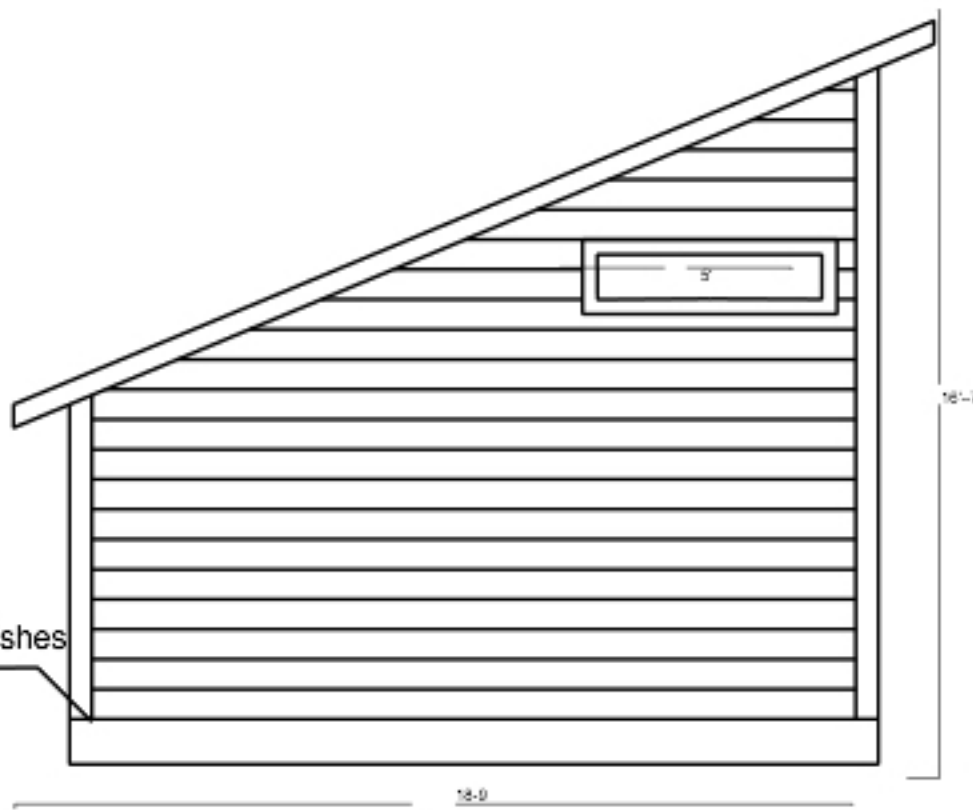


Proposed Site Plan 206 E. Elizabeth

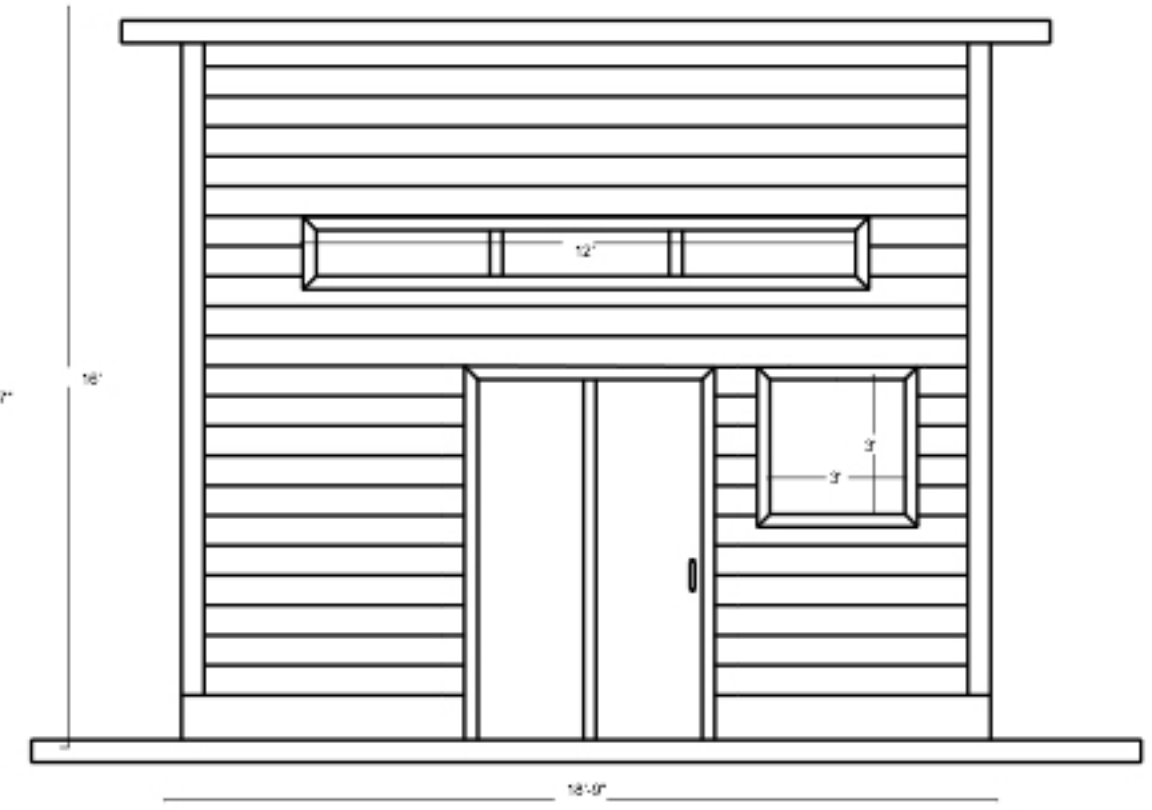




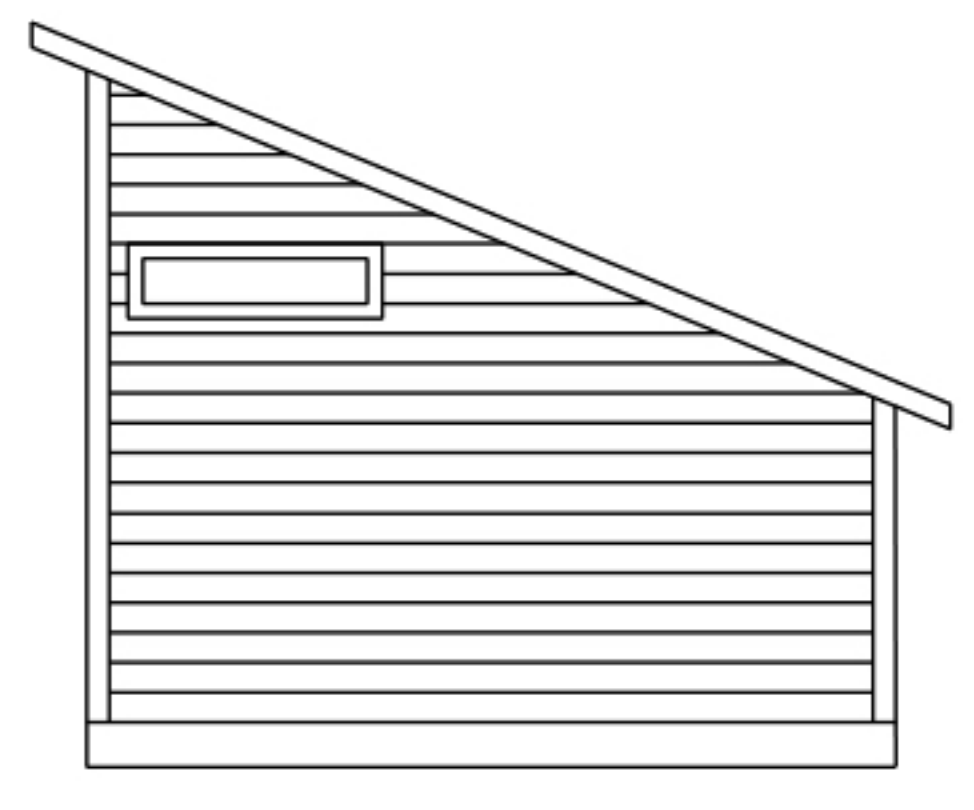
Use existing house to match all exterior finishes



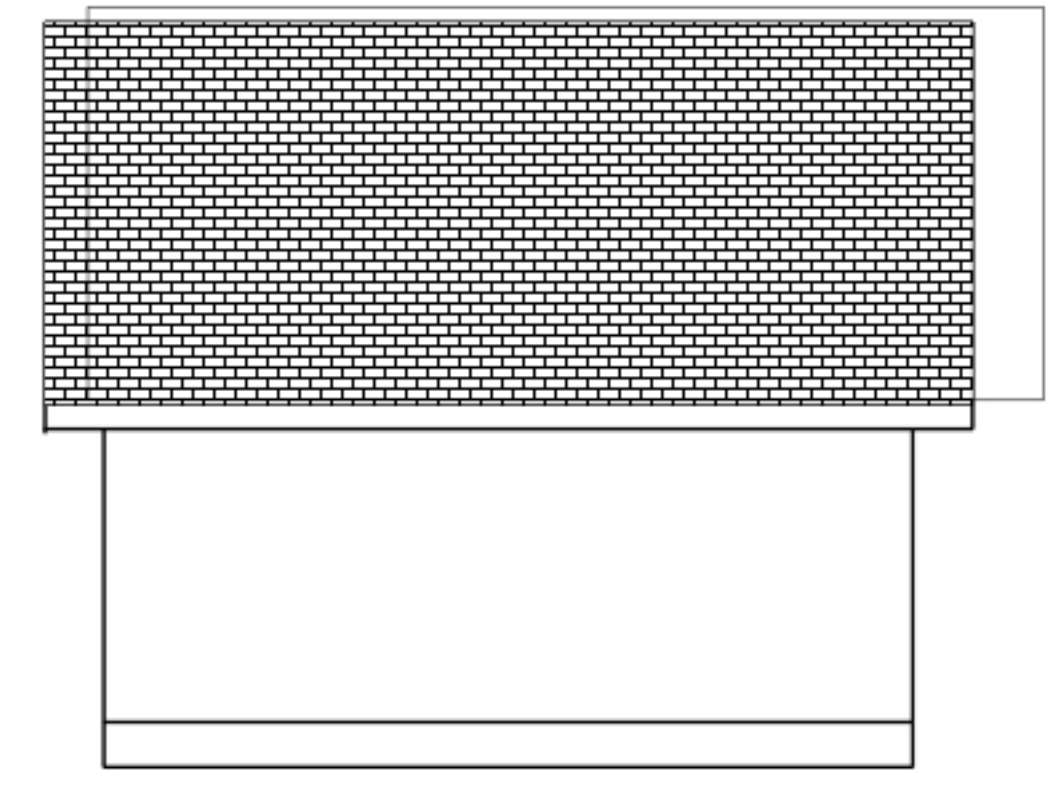
South Elevation



East Elevation



North Elevation



West Elevation

