



Historic Preservation Services

Community Development & Neighborhood Services

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Fort Collins, CO 80522.0580

970.416.4250

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REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 512 Peterson Street

Laurel School National Register Historic District

ISSUED: August 11, 2021

Brian Black & Melissa Daluz

512 Peterson St.

Fort Collins, CO 80524

Dear Property Owners:

This report is to document proposed alterations to the Ruthuen Residence at 512 Peterson 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 a new garage in the rear yard

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 single-family 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 new garage is proposed for the vacant rear of the lot along the alley, a traditional location for garages since they become popular additions to homes in the eastside neighborhoods of downtown Fort Collins in the late-1910s. The property’s first garage was added in 1928 for owner Mrs. Jennie Hackett. That garage appears to have been demolished in 1986 for a new garage structure (noted on the site plan as a shed) according to building permits. The new garage is not modifying any character-defining features and is placed to reinforce historic spatial relationships regarding detached garage structures on residential lots in the 1873 Avery Plat.</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>The new garage is using a modern footprint (gable ell) and is using modern materials including Hardie board wood substitute siding and a modern 3’x3’ window configuration, making it 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 being modified as part of this project.</p>	<p>N/A</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>No existing historic features are being modified as part of this project.</p>	<p>N/A</p>
<p>SOI #6</p>	<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>No existing historic features are being modified as part of this project.</p>	<p>N/A</p>
<p>SOI #7</p>	<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>	<p>N/A</p>

<p>SOI #8</p>	<p><i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i></p> <p>The excavation required to install the new garage is shallow, in predominantly already disturbed soils. The likelihood of discovering diagnostic artifacts from either pre-contact Cheyenne & Arapahoe occupation of the area or from early EuroAmerican settlement/development during excavation is low.</p>	<p>Y</p>
<p>SOI #9</p>	<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>The new proposed garage is completely detached from the main house and located at the rear of the lot, making it fully reversible from the historic house and avoiding destruction of character-defining features that help the property contribute to the Laurel School Historic District. It uses simple gable-roof design and Hardie board (similar to lapboard) to remain compatible with the property and overall historic district. It uses modern materials and features like Hardie board and 3’x3’ windows to distinguish the structure as new construction.</p>	<p>Y</p>
<p>SOI #10</p>	<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>Located at the rear of the lot and fully detached from historic buildings, the new garage is fully reversible and can be removed without damaging character-defining features of the property.</p>	<p>Y</p>

The Ruthuen Residence is expected to remain contributing to the Laurel School Historic District after the project is complete, and is expected to retain access to financial incentives such as the [Colorado Historic Tax Credit](#).

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

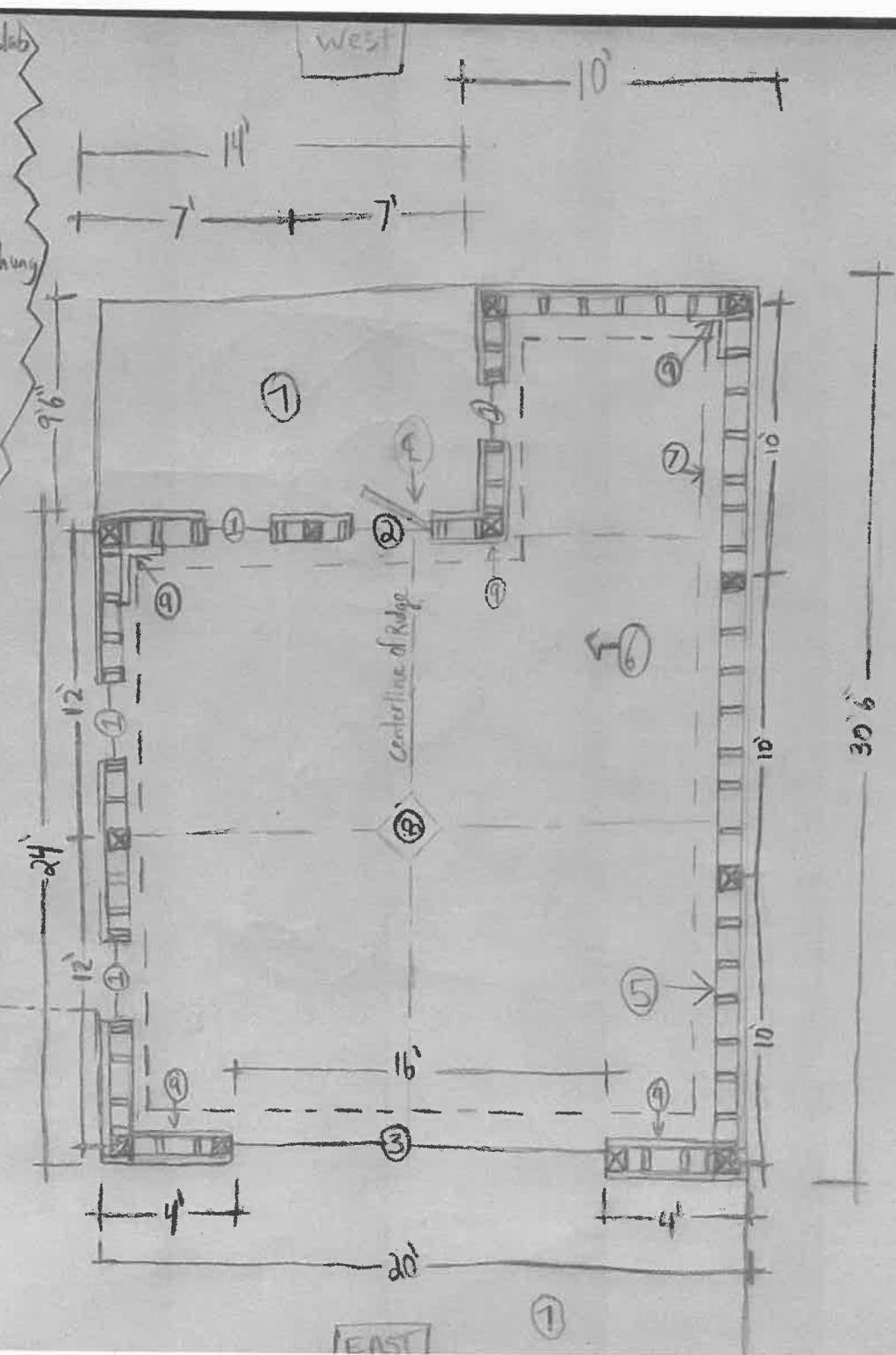
Sincerely,

Jim Bertolini
Historic Preservation Planner

FLOOR PLAN

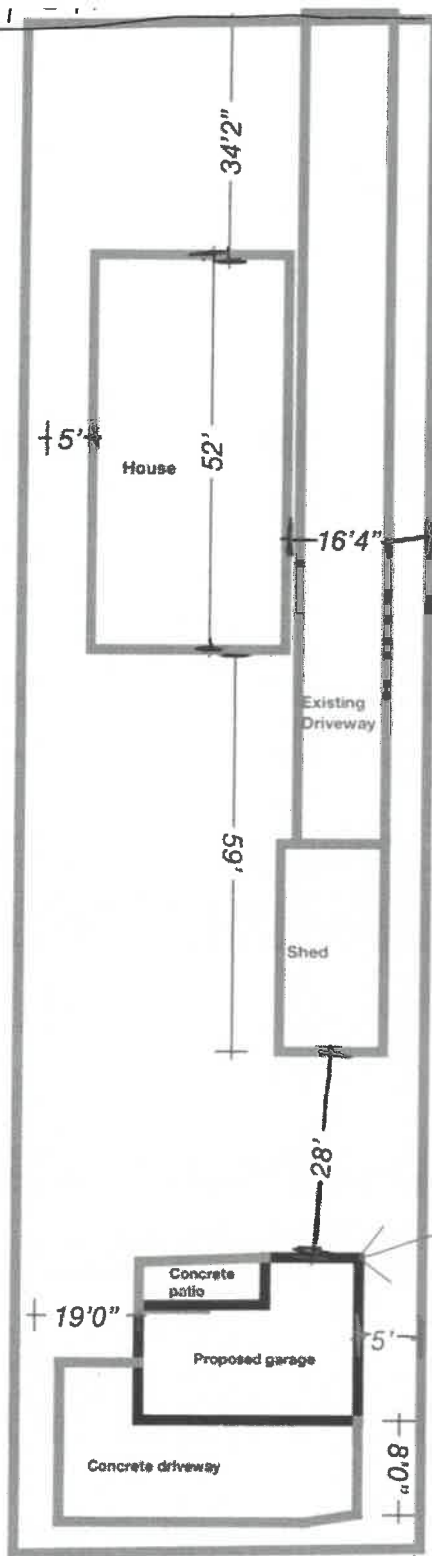
⊕ = Centerline for Ridge and expansion joints in floor slab
 ⊠ 6"x6" post on anchored post mount

- Drawing Notes:
1. Windows to be 3' x 3' fixed or double hung
 2. 3' x 7' walking door
 3. 16' x 7' garage door
 4. 2"x6" stud walls with DL
 5. 6" reinforced concrete slab
 6. Frost depth monolithic foundation
 7. Sloped concrete drive 6" thick/patio
 8. 36"x36"x18" concrete footing
 9. 2" plywood Raft Bracing

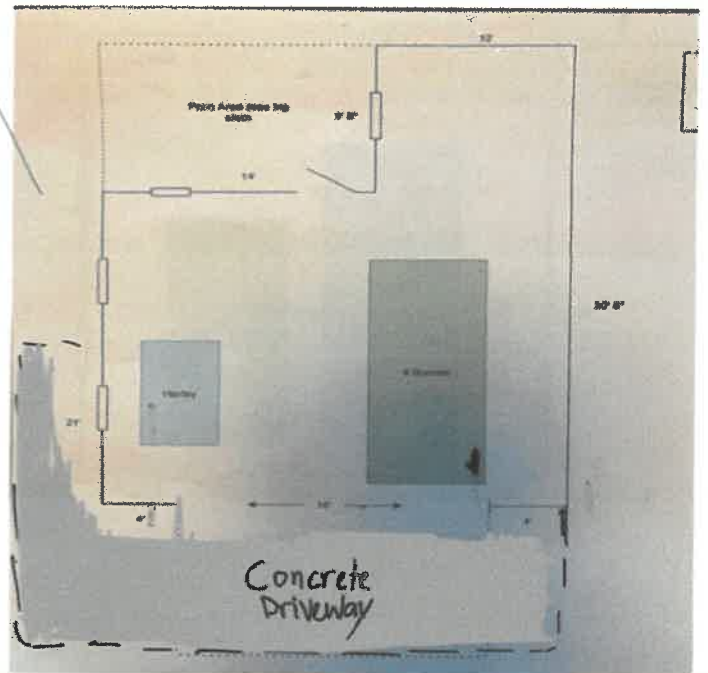


Concrete Drive ⑦

Site Plan



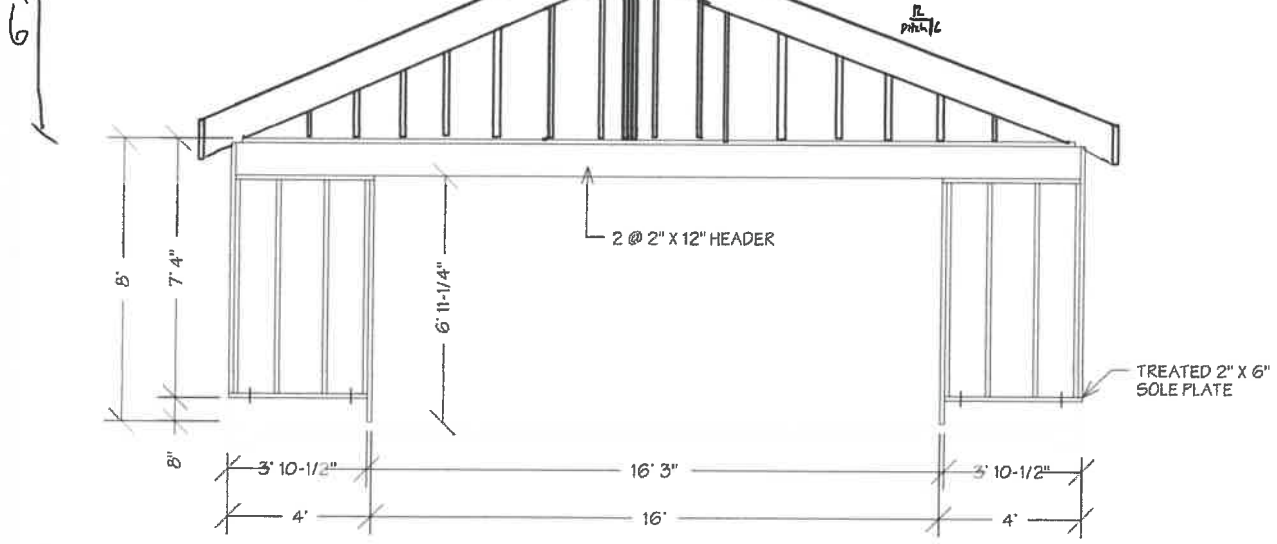
Floor Plan:



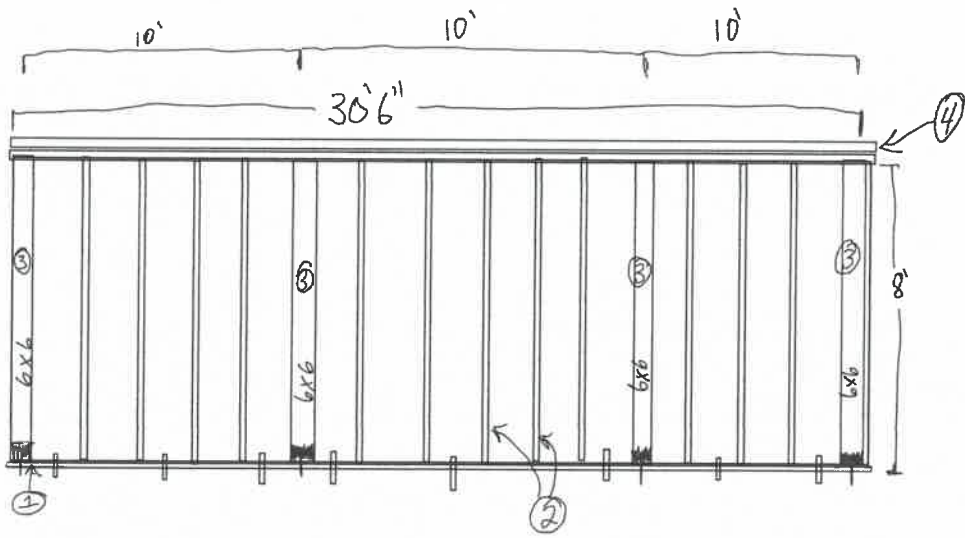
Melissa DaLuz and Brian Black
512 Peterson St
Fort Collins CO 80524

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Peaceandlovemama@yahoo.com

East Wall Framing

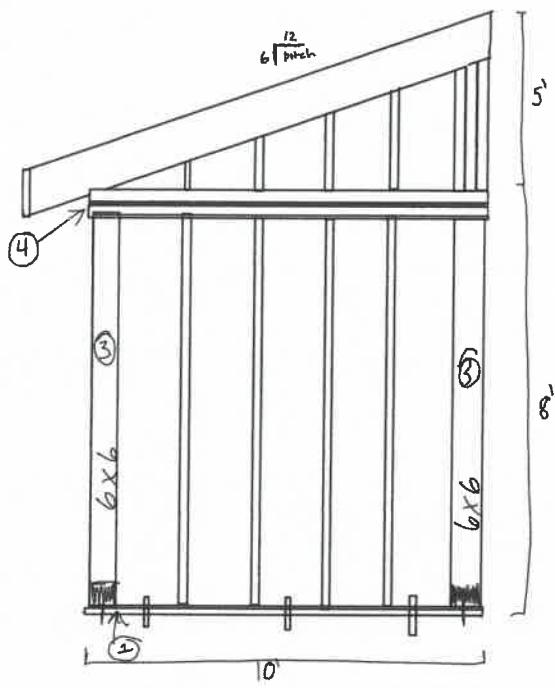


North Wall Framing:



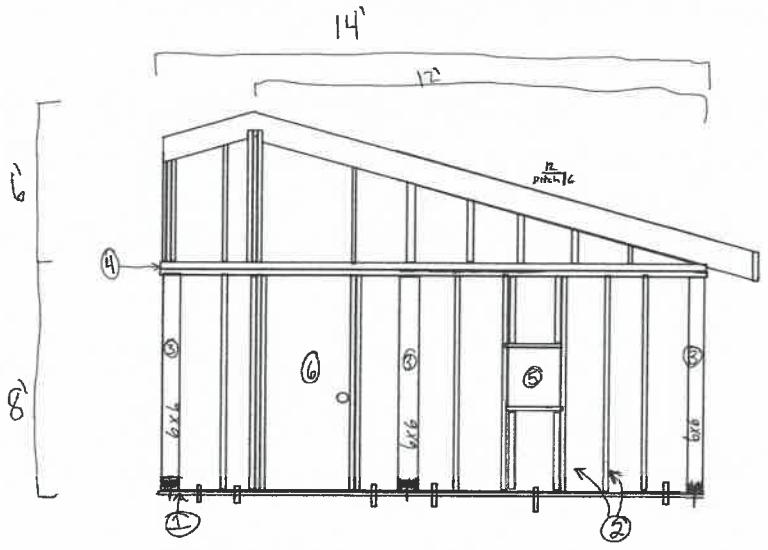
1. Pressure Treated Sole Plate attached w/ 7" concrete anchor bolts
2. 2"x6" studs @ 16" o.c
3. 6"x6" post on Anchored Post Mount
4. Double 2"x6" top plate

West Facing Northern Wall Framing Details



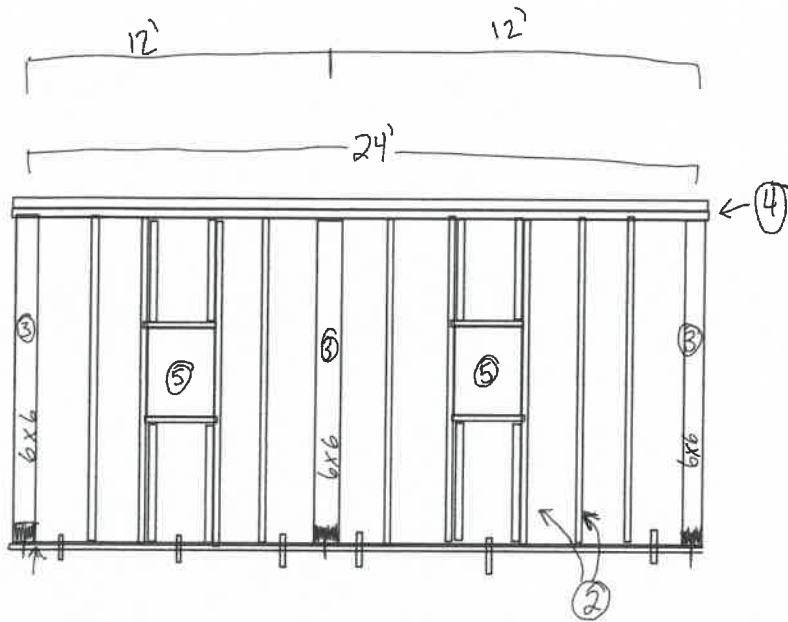
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Framing details
West Facing Wall/Southern side by patio



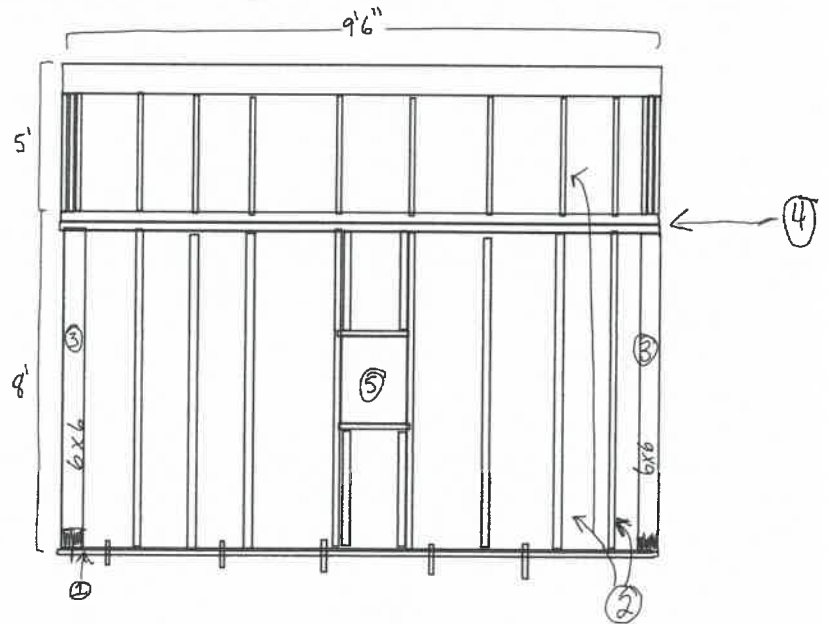
1. Pressure Treated Sole Plate attached w/ 7" concrete anchor bolts
2. 2"x6" studs @ 16" o.c
3. 6"x6" post on Anchored Post Mount
4. Double 2"x6" top plate
5. 3'x3' Fixed or double hung window
6. 3'x7' walking door

South Wall Framing:



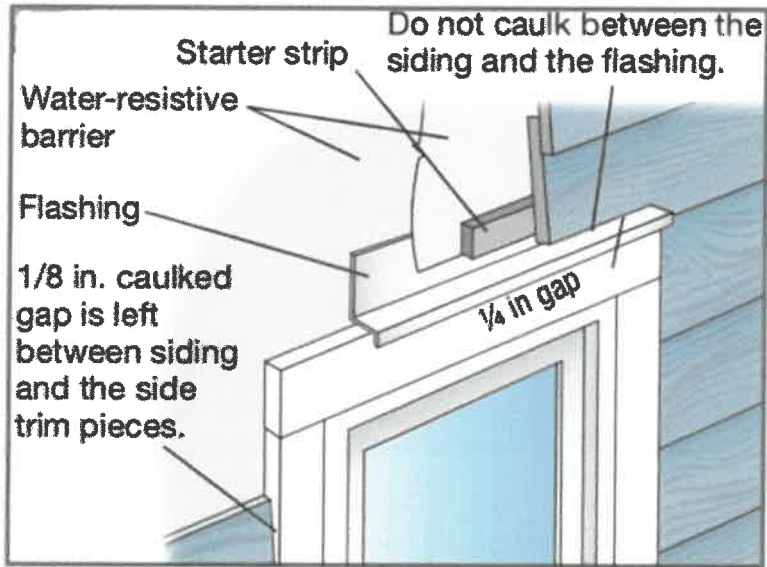
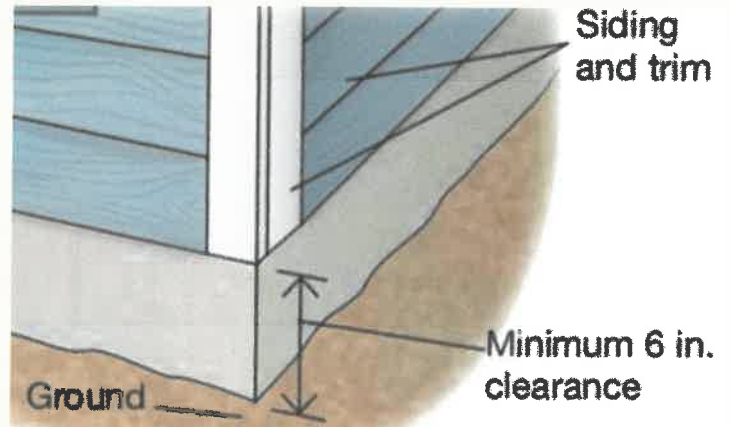
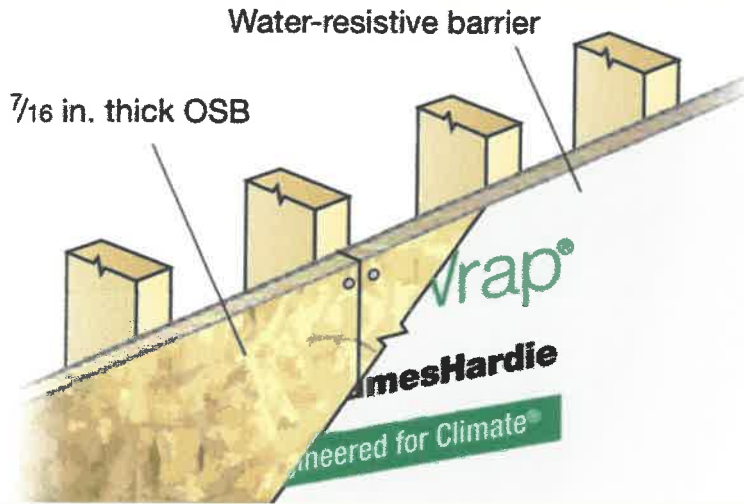
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2. 2"x6" studs @ 16" O.C
3. 6"x6" post on Anchored Post Mount
4. Double 2"x6" top plate
5. 3'x3' Fixed or double hung Window

Framing Details South Facing Wall: (West side Wall) (By patio)

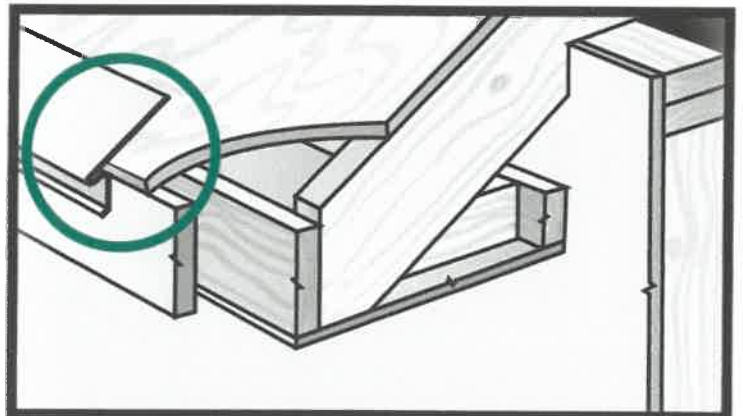


1. Pressure Treated Sole Plate attached w/ 7" concrete anchor bolts
2. 2"x6" studs @ 16" O.C
3. 6"x6" post on Anchored Post Mount
4. Double 2"x6" top plate
5. 3'x3' Fixed or double hung Window

Exterior Siding details: James Hardie Siding



Drip Edge



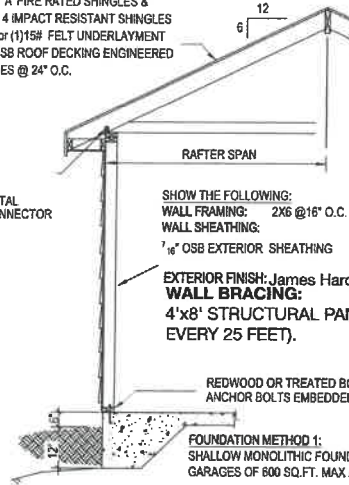
Residential Detached Garage Guide

Span Charts

2018 IRC DETACHED GARAGE BEAM SPANS			
HEM-FIR #2, 30PSF LIVE, SINGLE STORY BUILDING - TABLE R602.7(1)			
SIZE	BUILDING WIDTH (PERPENDICULAR TO BEAM)		
	12	24	36
2-2X6	6-0	4-7	3-10
2-2X8	7-7	5-9	4-10
2-2X10	9-0	6-10	5-9
2-2X12	10-7	8-1	6-10

2018 IRC DETACHED GARAGE RAFTER SPANS				
SIZE	RAFTER SPAN (HEM FIR #2, 30psf live, 10psf dead, L-180, No ceiling attached, table R802.4.1(3))			
	12" O.C.	16" O.C.	19.2" O.C.	24" O.C.
2X4	8-10	8	7-4	6-7
2X6	13-7	11-9	10-9	9-7
2X8	17-2	14-11	13-7	12-2
2X10	21	18-2	16-7	14-10
2X12	24-4	21-1	19-3	17-3

CLASS 'A' FIRE RATED SHINGLES & CLASS 4 IMPACT RESISTANT SHINGLES
 (2)15# or (1)15# FELT UNDERLAYMENT
 7/16" OSB ROOF DECKING ENGINEERED TRUSSES @ 24" O.C.



STICK BUILT ROOF:
 RAFTERS @ 16" O.C. SEE SPAN CHART RIDGE BOARD
 Same size as RAFTER. RAFTER TIES

Wall Section

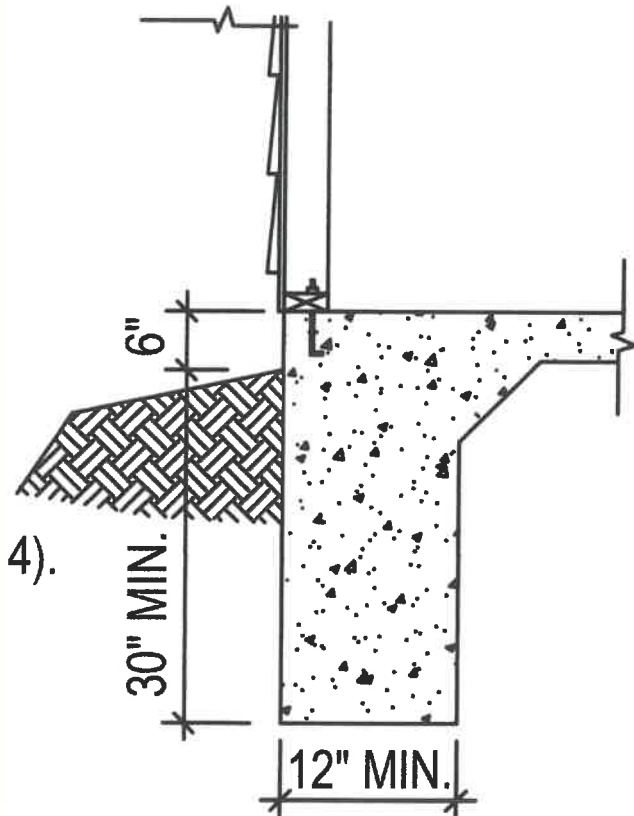
SHOW THE FOLLOWING:
 WALL FRAMING: 2X6 @16" O.C. 10FT HIGH MAX.
 WALL SHEATHING:
 7/16" OSB EXTERIOR SHEATHING

EXTERIOR FINISH: James Hardie siding
WALL BRACING:
 4'x8' STRUCTURAL PANEL SHEATHING AT ALL CORNERS AND EVERY 25 FEET).

REDWOOD OR TREATED BOTTOM PLATE
 ANCHOR BOLTS EMBEDDED 7" @ 6FT O.C.

FOUNDATION METHOD 1:
 SHALLOW MONOLITHIC FOUNDATION CAN BE USED FOR UNHEATED GARAGES OF 600 SQ.FT. MAX AND EAVE HEIGHT 10' MAX. SEE BELOW.

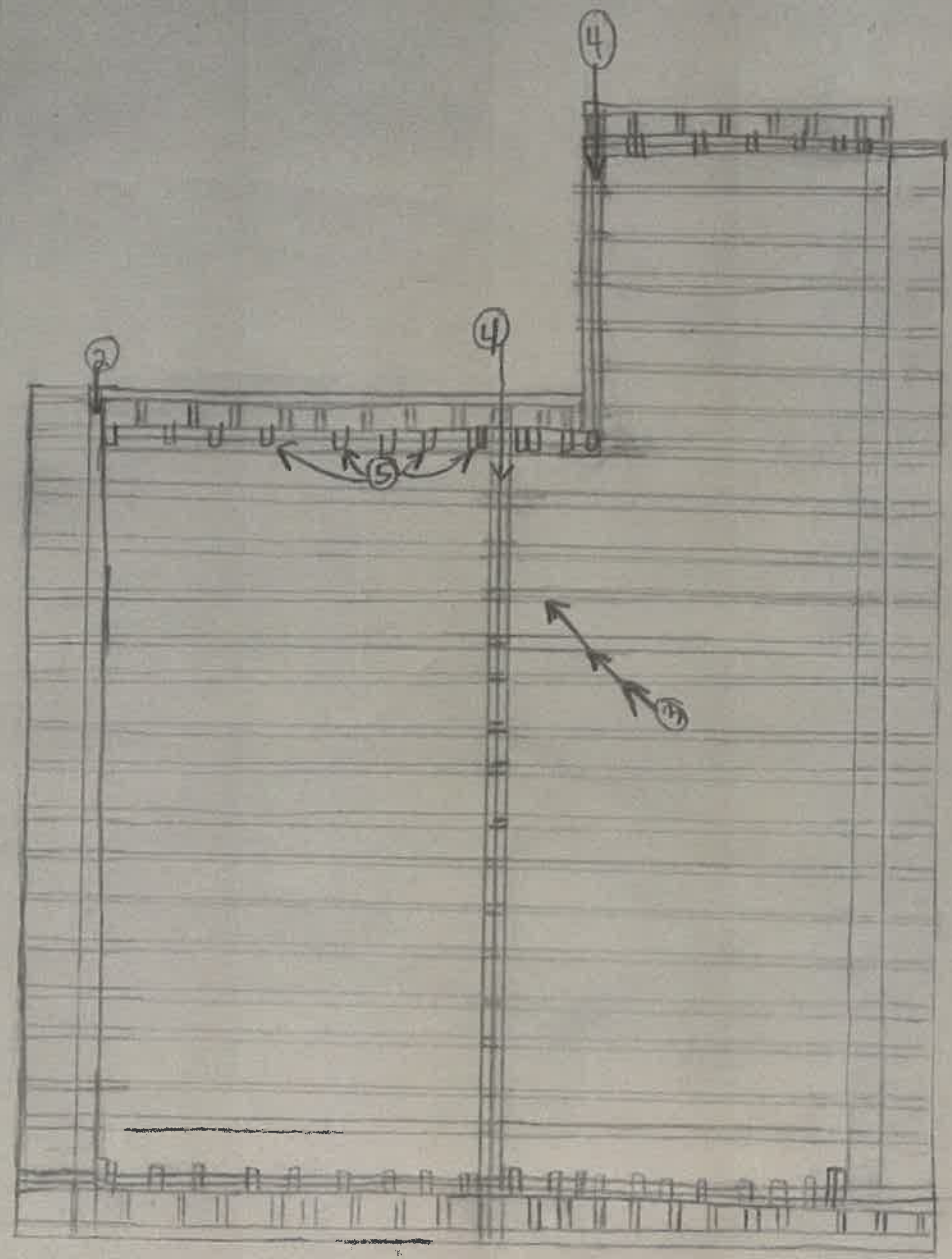
Foundation detail:



ROOF FRAMING

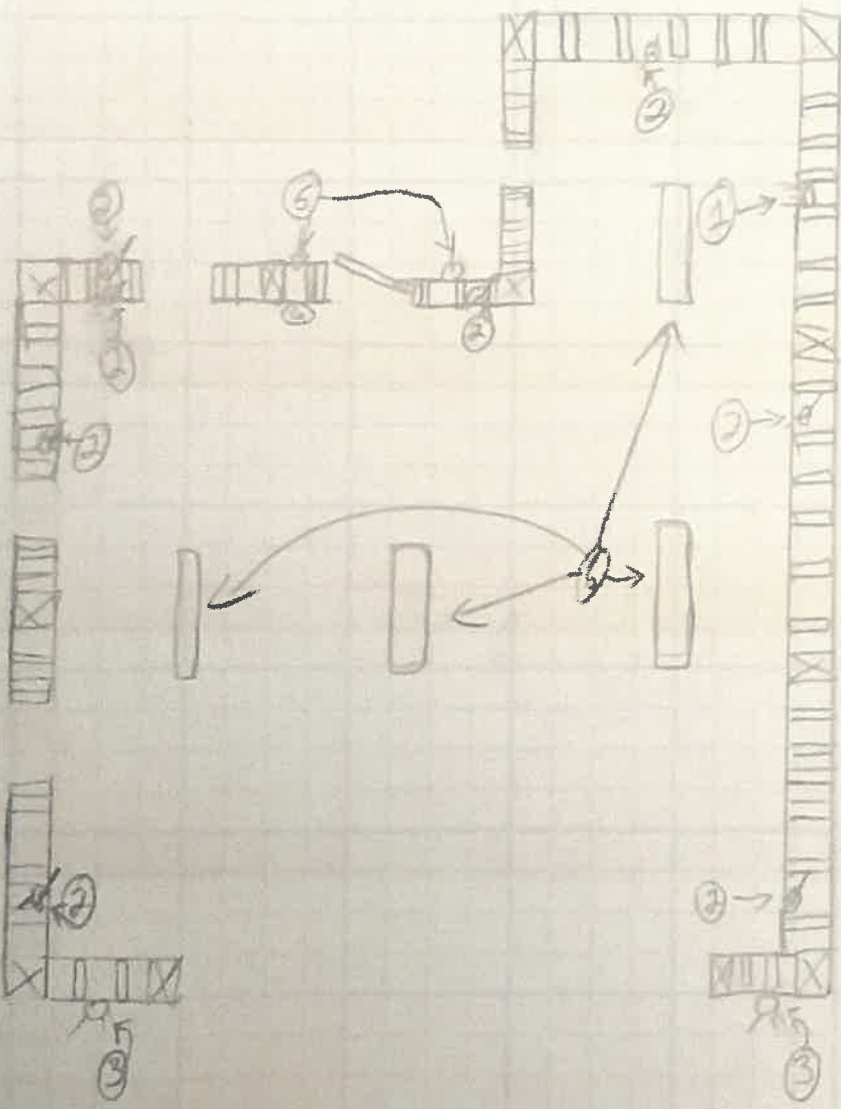
1. Double 2"x6" plate
2. Double outside Rafter
3. 2"x8" rafters @ 16" oc
4. Double 2"x8" Ridge
5. Notch outside rafters into wall studs

Roof overhangs:
12" around perimeter overhang
2x8" subfascia



Electrical Plan

- GFCI outlet = ①
- Standard outlet = ②
- Motion light - R = ③
- Garage door opener button = ④
- Exterior light fixture = ⑤
- 4 pin LED light = ⑥



NORTH 



5/5/2021