



Historic Preservation Services

Community Development & Neighborhood Services

281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.4250

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fcgov.com/historicpreservation

REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 820 Peterson Street

Laurel School National Register Historic District

ISSUED: April 15, 2022

ATTN: Elizabeth Clark
820 Peterson St.
Fort Collins, CO 80524

Dear Ms. Clark:

This report is to document proposed alterations to the S.A. Young Residence at 820 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:

- Window replacement
- Selected removal and replacement of siding along

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> 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> The historic character of the property appears to be a unique representative of a Craftsman-style Cottage built in approximately 1924. Its character-defining features include a generally rectangular footprint, a hip-on-gable (or jerkinhead) roof with exposed rafter tails and exposed/decorative beams and	N

	<p>joists throughout. There is a front-gable projection off the front of the home and a mix of narrow lapboard siding with board-and-batten in the gable-ends. The front porch and façade includes three heavy concrete piers with paired wood posts supporting a shed porch roof, and a wide wood stair leading up to the porch deck. Windows are generally one-over-one sash, with the upper sash retaining a distinctive diamond muntin pattern. There is a small projection/boxed bay window on the north elevation that appears on Sanborn maps from 1925 and 1943.</p> <p>The in-kind siding replacement on the rear/east elevation will likely meet this Standard, provided it matches the existing lapboard siding on the house.</p> <p>Replacement of the windows does not meet this Standard. The building includes distinctive upper sashes with a diamond-pattern muntin. To meet this Standard, the project would need to change to repair and rehabilitate the windows and look at storm windows (interior or exterior) as a mode to improve energy performance.</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>	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>Records for the property provide the following construction history:</p> <ul style="list-style-type: none"> • 1927 – reshingle (roof; wood shingles) • 1937 – reshingling (likely roof) • 1944 – repairs (unknown) • 1946 – house raised onto new foundation • 1946 – fence • 1946 – reshingling (wood or asphalt shingles) • 1947 – Garage re-roofed and resided • 2015 – reroofed (asphalt shingle) <p>Aside from raising the foundation of the building, possibly to accommodate more bedroom space and/or a basement rental unit, alterations appear to be routine and not significant in their own right.</p>	N/A

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>As noted under Standard 2 above, the windows are distinctive to this building and are proposed for replacement. To meet this Standard, the project would need modified to retain the existing windows, rehabilitate them, and perhaps add/replace the storm windows for improved energy performance.</p>	N
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 missing features will be substantiated by documentary and physical evidence.</i></p> <p>From available photographs (from the public right-of-way), the windows appear to be in generally serviceable condition, although there is visible wear-and-tear. They appear to be repairable for modern use, so their replacement does not meet this Standard.</p>	N
SOI #7	<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>	N/A
SOI #8	<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>No excavation is proposed as part of this project.</p>	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>As noted Under Standards 2, 5, and 6, replacement of the windows would not meet this Standard as they appear in serviceable condition.</p>	N
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>	N/A

While elements of the project appear to be inconsistent with the *Standards for Rehabilitation*, the property would likely remain a contributing resource in the Laurel School Historic District after the project is complete. However, staff encourages the owner to consider modifying the project

(in particular the windows) to conform with the Standards, and to potentially leverage the [Colorado Historic Tax Credit](#) to offset repairs. The City may be able to provide financial assistance to support a project redesign through the [Design Assistance Program](#).

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
Senior Historic Preservation Planner





BUILDING PERMIT APPLICATION

FOR OFFICE USE

APPLICATION NUMBER: _____

APPLICATION DATE: _____

Job Site Address 820 peterson st Unit# _____

PROPERTY OWNER INFO: (All owner information is required – NOT optional)

Last Name Clark First Name Elizabeth Middle _____

Street Address 820 peterson st City ft collins State CO Zip 80524

Phone # 970-590-2184 Email dvm33dvm33@gmail.com

Name of Business (COMMERCIAL USE ONLY) _____

CONTRACTOR INFO: Company Name Colorado Premier Restoration

License Holder Name Pete Jennings LIC # D2-247 CERT # _____

LEGAL INFO:

Subdivision/PUD 10158 - FTC BLK 158 Filing # _____ Lot # _____ Block # _____ Lot Sq Ft _____

CONSTRUCTON INFO: Total Building Sq Ft (NOT including basement) 1126 Total Garage Sq. Ft. 600

Residential Sq Ft 1698 Commercial Sq Ft _____ # of Stories 1 Bldg Ht 30 # of Dwelling Units 1

1st Floor Sq Ft 1126 2nd Floor Sq Ft _____ 3rd Floor Sq Ft _____ Unfinished Basement Sq Ft 572

Finished Basement Sq Ft _____ # of Bedrooms 3 # of Full Baths 1

¾ Baths _____ ½ Baths _____ # Fireplaces _____

ENERGY INFORMATION: (CHECK ONE)

ComCheck ☐ UA (ResCheck) ☐ SPA (Simulated Performance Alternative) ☐ Prescriptive ☒ ERI (Energy Rating Index) ☐

Air Conditioning? YES ☐ NO ☒

City of Fort Collins Approved Stock Plan # SP0 List Option #s _____

UTILITIES INFO: Gas ☒ Electric ☒ Electric Temp. Pedestal Yes ☐ No ☐

Electric Main Breaker Size (Residential Only): 150 amp or less ☐ 200 Amp ☒ Other ☐

ZONING INFO: (COMMERCIAL USE ONLY)

Proposed Use: (i.e. medical, office, bank, retail, etc.) _____

For Commercial remodels and tenant finishes, please answer the following questions:

Is the remodel/tenant finishes for an existing or new tenant? (Please check one)

Existing Tenant ☐ New Tenant ☐

If for a new tenant, is this the first tenant to occupy this space?

Yes ☐ No ☐ If not for the initial tenant for this unit, what was the previous use of this tenant space?

Are there any exterior building changes (including mechanical) associated with the work? Yes ☒ No ☐

If yes, please describe: window and siding replacement like kind and quality

Value of Construction (materials and labor): \$ 285,000

Description of Work: fire damage to home, replace drywall, hvac, electrical, plumbing, base, doors, flooring,
repiar burnt studs back of home, replace burnt siding, new windows, new kitchen, new bathroom
new fixtures, new insulation, new paint,

JOB SITE SUPERVISOR CONTACT INFO: Name pete jennings Phone 303-667-5510

SUBCONTRACTOR INFO: Electrical Electrical management systems Mechanical NOU Heating and air
Plumbing Endurance plumbing Framing _____ Roofing _____
Fireplace _____ Solar _____ Other _____

ASBESTOS STATEMENT DISCLOSURE: In accordance with the State of Colorado Senate Bill 13-152, property owners, applying for a remodel permit, shall indicate their awareness about their property having been inspected for Asbestos Containing Materials (ACM's).

- ☐ I do not know if an asbestos inspection has been conducted on this property.
- ☒ An asbestos inspection has been conducted on this property on or about (enter date) _____
- ☐ An asbestos inspection has not been conducted on this property.

Applicant: I hereby acknowledge that I have read this application and state that the above information is correct and agree to comply with all requirements contained herein and City of Fort Collins ordinances and state laws regulating building construction.

Applicant Signature  Type or Print Name pete jennings
Phone # 303-667-5510 Email pjennings@trustincpr.com

THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE

820 Peterson St.

Remove and Replace:

All

Drywall ceiling and walls
Insulation Attic and walls
electrical / and fixtures / panel
plumbing fixtures

HVAC registers and duct
exhaust fans

Flooring

Base / case / doors

Windows

cabinets

Faucets

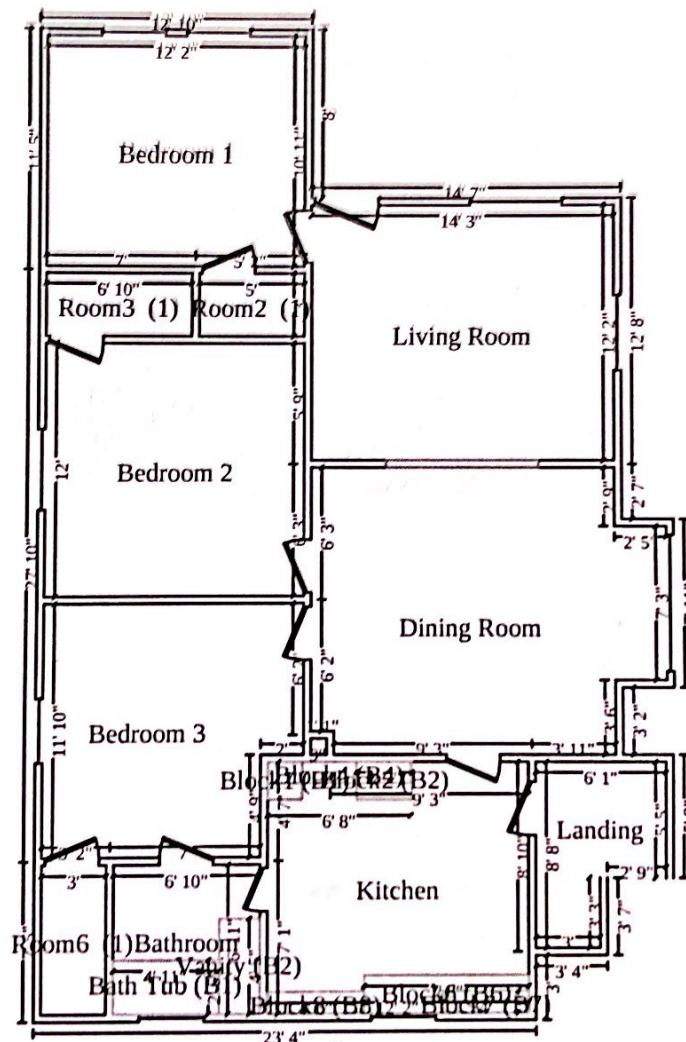
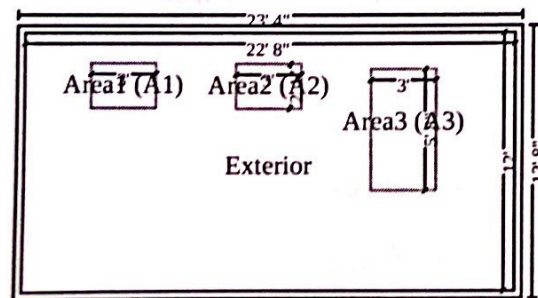
Toilet

Bathroom Accessories

Closet Shelving

Appliances

Countertop

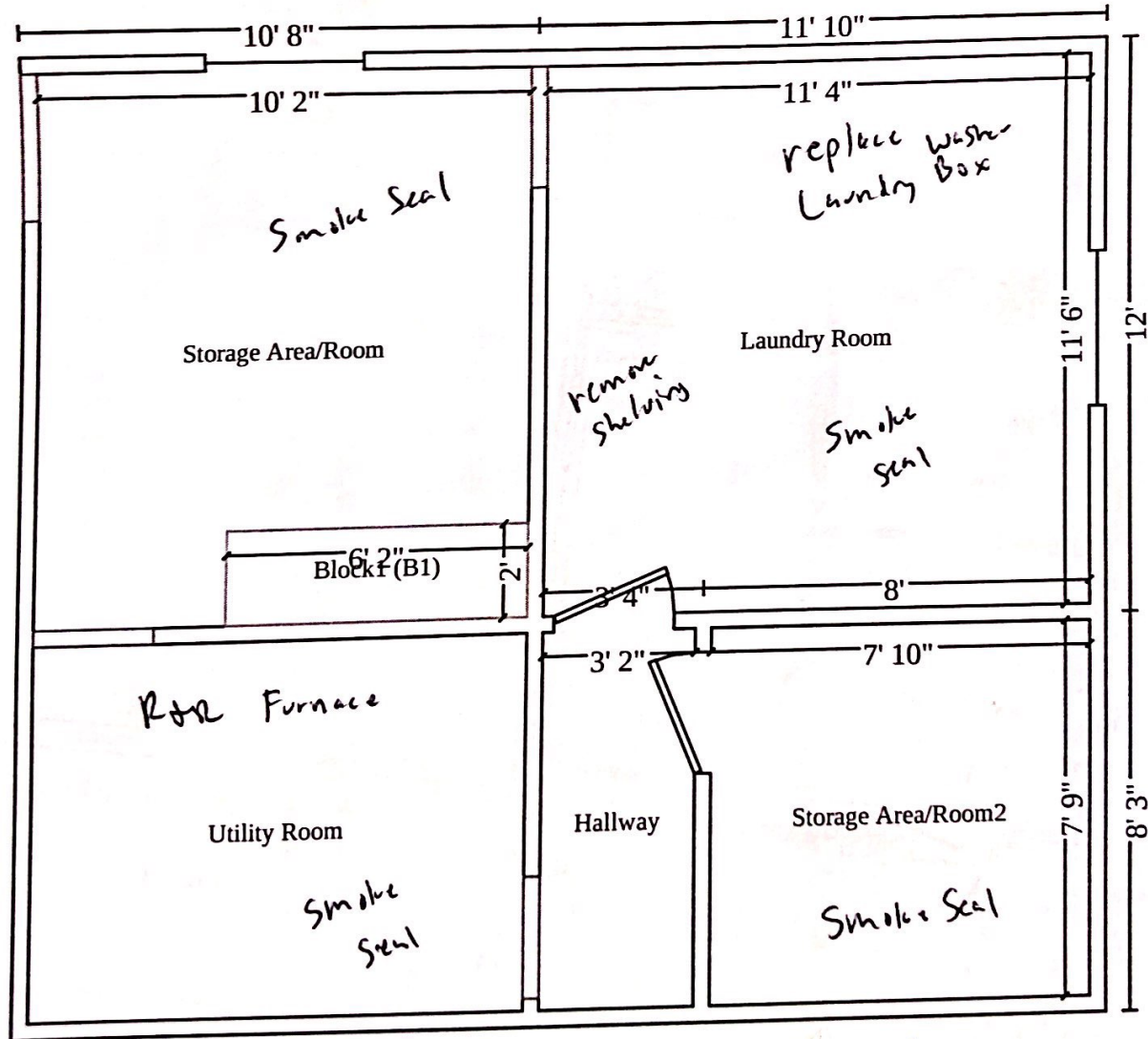


↑ remove and replace
Siding this Location only



Main Level

820 Peterson St



Basement