



Historic Preservation Services
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REPORT OF ALTERATIONS TO DESIGNATED RESOURCE
Site Number/Address: 1003 Remington St. & 111 E. Elizabeth St.
Laurel School National Register Historic District
ISSUED: 8/30/2023

Cynthia and Thomas Laupa
 1003 Remington St.
 Fort Collins, CO 80524

Dear Property Owners:

This report is to document proposed alterations to the Myron/Garbe House at 1003 Remington St. and 111 E. Elizabeth St., 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: Replacement of window sashes with new wood window sashes on both houses.

Our staff review of the proposed work finds the alterations [do/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>	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 removal of the historic wood windows sashes does not meet this standard.	N
SOI #3	<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>	N/A

SOI #4	<i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i>	N/A
SOI #5	<i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i> The removal of the historic wood window sashes does not meet this standard.	N
SOI #6	<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> The existing window sashes could be repaired, and they are not deteriorated in such a way that replacement is warranted. This standard is not met.	N
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	<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>	N/A
SOI #10	<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>	N/A

This project does not meet the Secretary of the Interior’s Standards for Rehabilitation due to the removal and replacement of historic materials that could be repaired to retain that historic feature. Executing projects that do not meet the standards could jeopardize a property’s ability to access financial incentives and impact the property’s eligibility to maintain its designated status.

If you have any questions regarding this review, please contact me. I can be reached at yjones@fcgov.com or at 970-658-0263

Sincerely,
Yani Jones, Historic Preservation Planner