



Historic Preservation Services
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REPORT OF ALTERATIONS TO DESIGNATED RESOURCE
Site Number/Address: 806 Peterson St.
Laurel School National Register Historic District
ISSUED: 10/12/2023

Mercedes Cooper
 c/o Josh Roloff (Laurel Street Designs, LLC)
 3012 Warson Dr.
 Fort Collins, CO 80521

Dear Mercedes Cooper:

This report is to document proposed alterations to the H.R. Owen Residence, at 806 Peterson 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: Gabled dormer addition to façade (west elevation)

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	<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>This project would not change the residential use of the property, and so this standard is met.</p>	Y
SOI #2	<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>Although the roofing material impacted by the new dormer is not historic, the new dormer’s location on the façade of the house disrupts that feature. For that reason, this standard is not met.</p>	N

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>Because this addition is highly visible, it could create a false sense of the historical design/development of this house; for that reason, this standard is not met.</p>	N
SOI #4	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></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>	N/A
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>	N/A
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>	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>Although the design of the new dormer is compatible with the design of the house due to the matching pitch of the gable to the other gables on the west elevation, and the variation of the window type does differentiate it from other windows on the elevation, the prominence of the new feature on the façade of the house impacts the house’s integrity of design; for that reason, this standard is not met.</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> <p>If this dormer were removed in the future, the roof could be repaired, and the rest of the historic structure would be relatively undisturbed, and so this standard is met.</p>	Y
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Although this report is advisory in nature, please be aware that exterior alterations that do not meet the Secretary of the Interior’s Standards for Rehabilitation may disqualify this property from eligibility for certain financial incentives for historic properties, such as the State Tax Credits for preservation, should the property be determined no longer eligible for historic designation due to the extent of alterations, and may also diminish the historic district as a whole.

If you have any questions regarding this review, please contact me. I can be reached at yjones@fcgov.com or at 970-224-6045.

Sincerely,

Yani Jones
Historic Preservation Planner