



Historic Preservation Services
Community Development & Neighborhood Services
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580
970.224.6078
preservation@fcgov.com
fcgov.com/historicpreservation

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	<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> This project would not change the residential use of the property, and so this standard is met.	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> 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.	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	<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>	N/A
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>	N/A
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	<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



BUILDING PERMIT APPLICATION

FOR OFFICE USE

APPLICATION NUMBER:

APPLICATION DATE:

Job Site Address _____ Unit# _____

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

Last Name _____ First Name _____ Middle _____

Street Address _____ City _____ State _____ Zip _____

Phone # _____ Email us @ h i v e i d e a . c o m

Name of Business (COMMERCIAL USE ONLY) _____

CONTRACTOR INFO: Company Name _____

License Holder Name _____ LIC # _____ CERT # _____

LEGAL INFO:

Subdivision/PUD _____ Filing # _____ Lot # _____ Block # _____ Lot Sq Ft _____

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

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

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

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

¾ Baths _____ ½ Baths _____ # Fireplaces _____

ENERGY INFORMATION: (CHECK ONE)

Prescriptive ☐ Performance ☐ U/Arescheck ☐ ERI ☐ ASHRAE ☐ Component/Comcheck ☐ IDAP ☐

Air Conditioning? YES ☐ NO ☐

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

Utilities INFO:

New Electric Service ☐ Electric Service Upgrade ☐ Electric Meter Relocation ☐

Electric Main Breaker Size (Residential Only): 150 amps or less ☐ 200 amps ☐ Other: ☐

Gas ☐ Electric ☐ Electric Temp Pedestal? Yes ☐ No ☐

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: _____

Value of Construction (materials and labor): \$ _____

Description of Work: _____

JOBSITE SUPERVISOR CONTACT INFO: Name _____ Phone _____

SUBCONTRACTOR INFO: Electrical _____ Mechanical _____

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).*

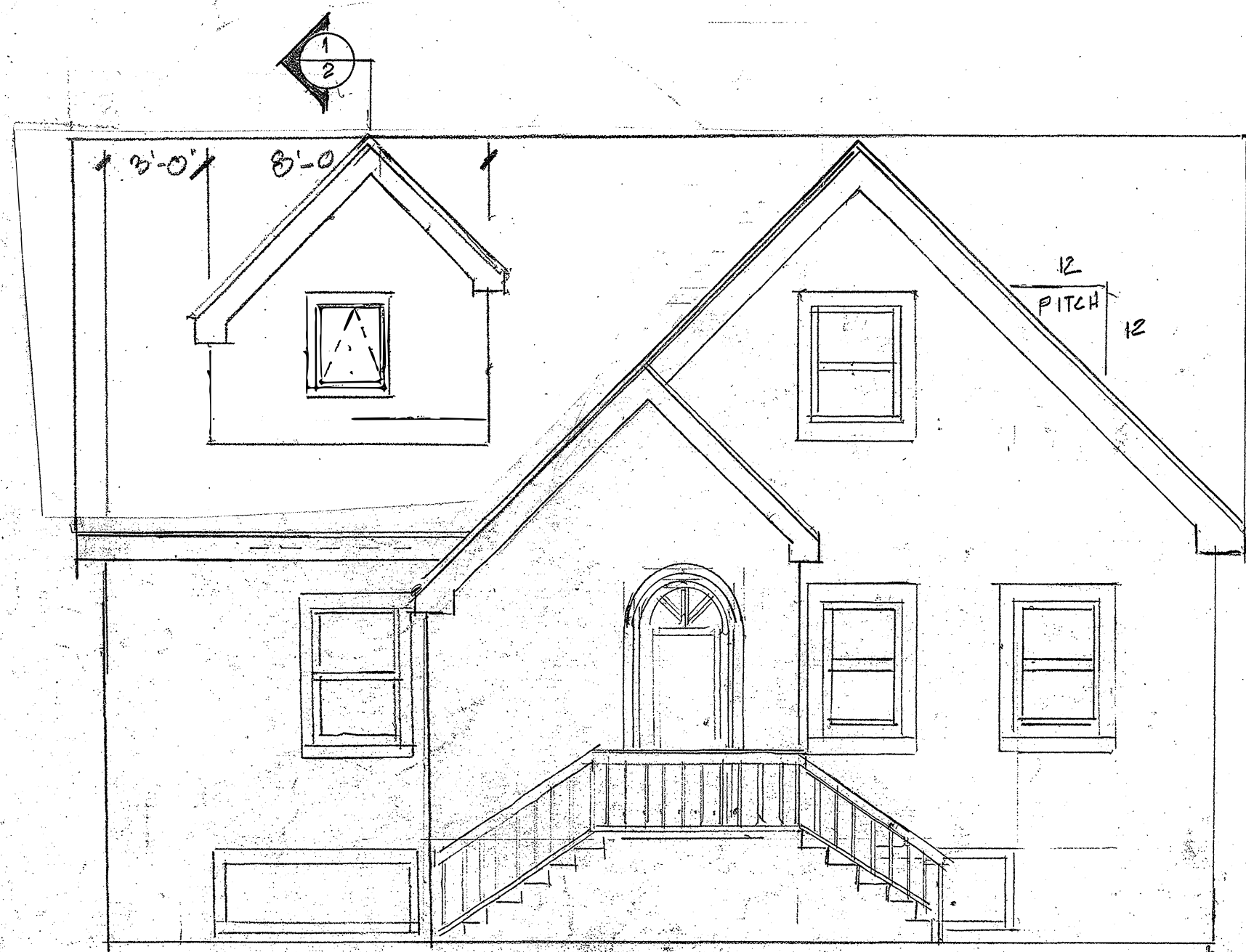
- ☐ I do not know if an asbestos inspection has been conducted on this property.
- ☐ An asbestos inspection has been conducted on this property on or about (enter date) _____
- ☐ An asbestos inspection has not been conducted on this property.

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 Joshua Roloff Type or Print Name _____

Phone # _____ Email _____

THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE



WEST ELEVATION

SCALE: 1/4" = 1'-0"

ASPHALT SHINGLES
MATCHING EXISTING

SHINGLES PLACED ON 2/12
DORMER ROOF PITCH TO HAVE
2 LAYERS UNDERLAYMENT
APPLIED PER TABLE R905.1.1 (1)
OF IRC CODES

SIDING MATCHING
EXISTING

'CLOUD' ILLUSTRATES
OPTIONAL PHASE 2

REAR (EAST) ELEVATION

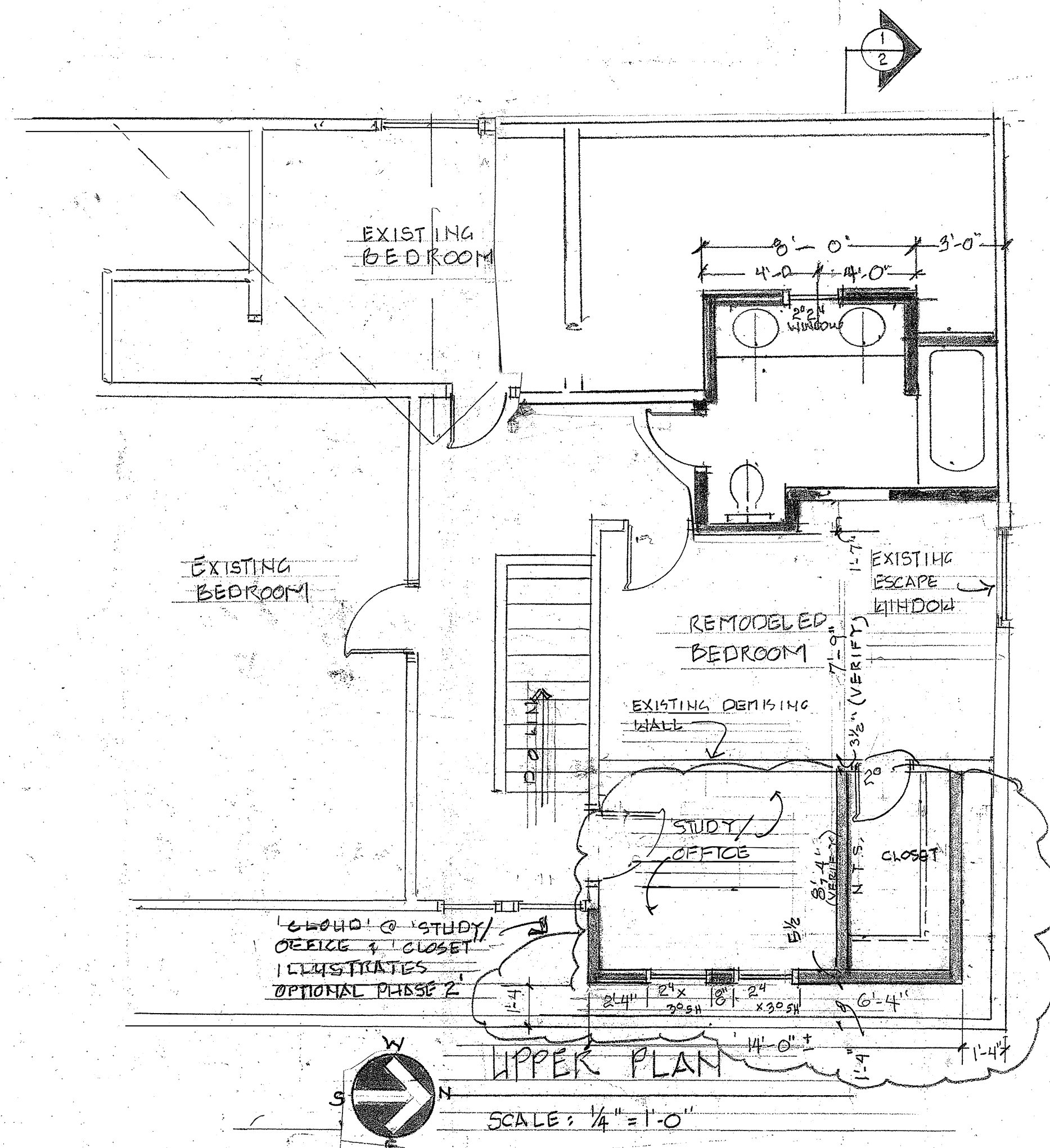
SCALE: 1/8" = 1'-0"

PROPOSED SHED
DORMER @ FUTURE
STUDY & CLOSET
SIDING MATCHING
EXISTING
STEP FLASHING
(WELL TO ROOF)

'CLOUD' ILLUSTRATES
OPTIONAL PHASE 2

NORTH ELEVATION (SOUTH ELEVATION SIMILAR)

SCALE: 1/8" = 1'-0"



UPPER PLAN

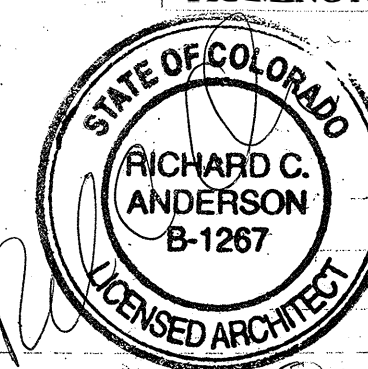
SCALE: 1/4" = 1'-0"

STRUCTURAL FRAMING NOTES:

1. Structural Design based on the 2018 International Residential Code (IRC) with local amendments and portions of the ACI 318, AISC Allowable Stress Design ninth edition, and NDS for wood construction.
2. Design Loads. This plan is based on the following load parameters. Roof: L = 30 psf, D L = 15 psf. Wind: 130 mph, Exposure B. Seismic: Zone A.
3. All dimensional lumber shall be Hem Fir #2 or better unless noted otherwise.
4. All dimensions shall be verified by the general contractor and framing subcontractor prior to construction. Any discrepancies must be brought to the attention of Engineer.

BRACED NOTES

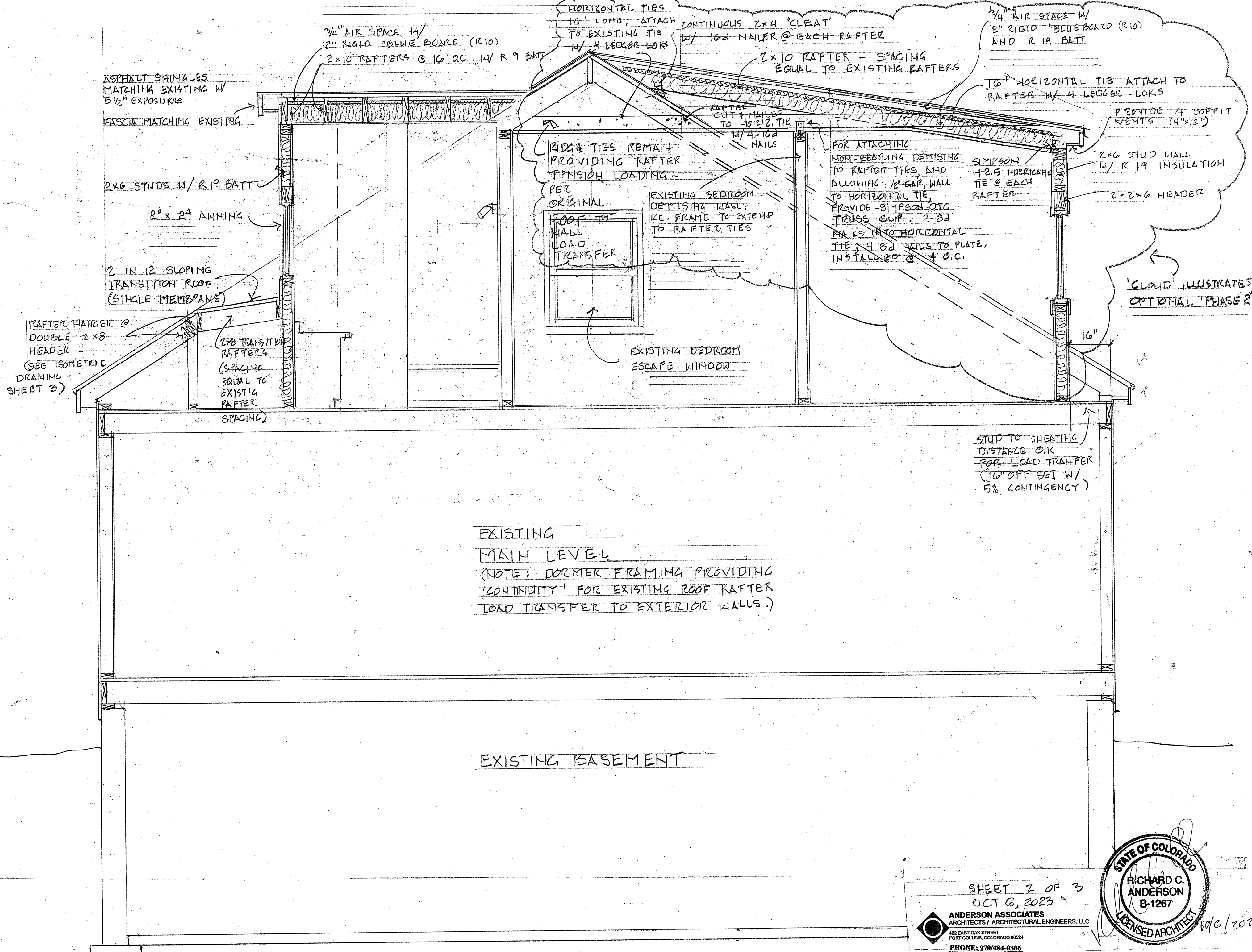
Verify solid plywood sheathing at existing roofs. New dormers to receive 19/32 OSB sheathing. Fasten sheathing to rafter members with 8d nails at 6 inch spacing at edges and 12 inch spacing in the field. Required for resisting wind loading as specified above under **STRUCTURAL FRAMING NOTES**.



ANDERSON ASSOCIATES
ARCHITECTS / ARCHITECTURAL ENGINEERS, LLC
422 EAST OAK STREET
FORT COLLINS, COLORADO 80524
PHONE: 970/484-0306

SHEET 1 OF 3
OCT 6, 2023

RESIDENTIAL REMODEL FOR
CHRISTIAN SERNA / MERCEDES COOPER
806 PETERSON STREET
FORT COLLINS, COLORADO



EXISTING
 MAIN LEVEL
 (NOTE: DORMER FRAMING PROVIDING
 'CONTINUITY' FOR EXISTING ROOF RAFTER
 LOAD TRANSFER TO EXTERIOR WALLS.)

EXISTING BASEMENT

SECTION - SECOND STORY BATH ROOM & STUDY / OFFICE DORMERS
 SCALE: 1/2" = 1'-0"

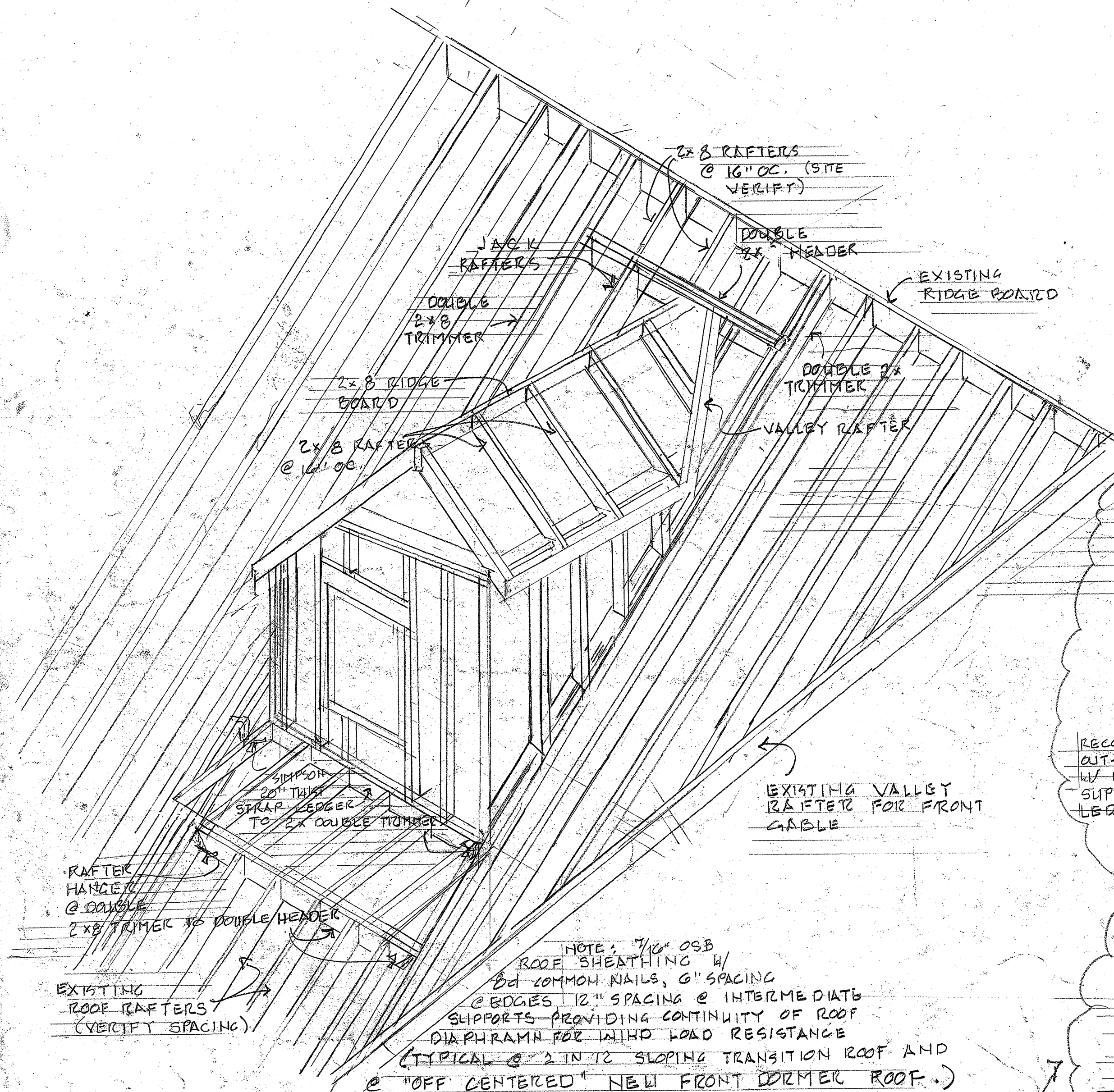
SHEET 2 OF 3
 OCT 6, 2023

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 ARCHITECTS / ARCHITECTURAL ENGINEERS, LLC
 425 EAST OAK STREET
 FORT COLLINS, COLORADO 80524
 PHONE: 970/484-0306

STATE OF COLORADO
 RICHARD C. ANDERSON
 B-1267
 LICENSED ARCHITECT

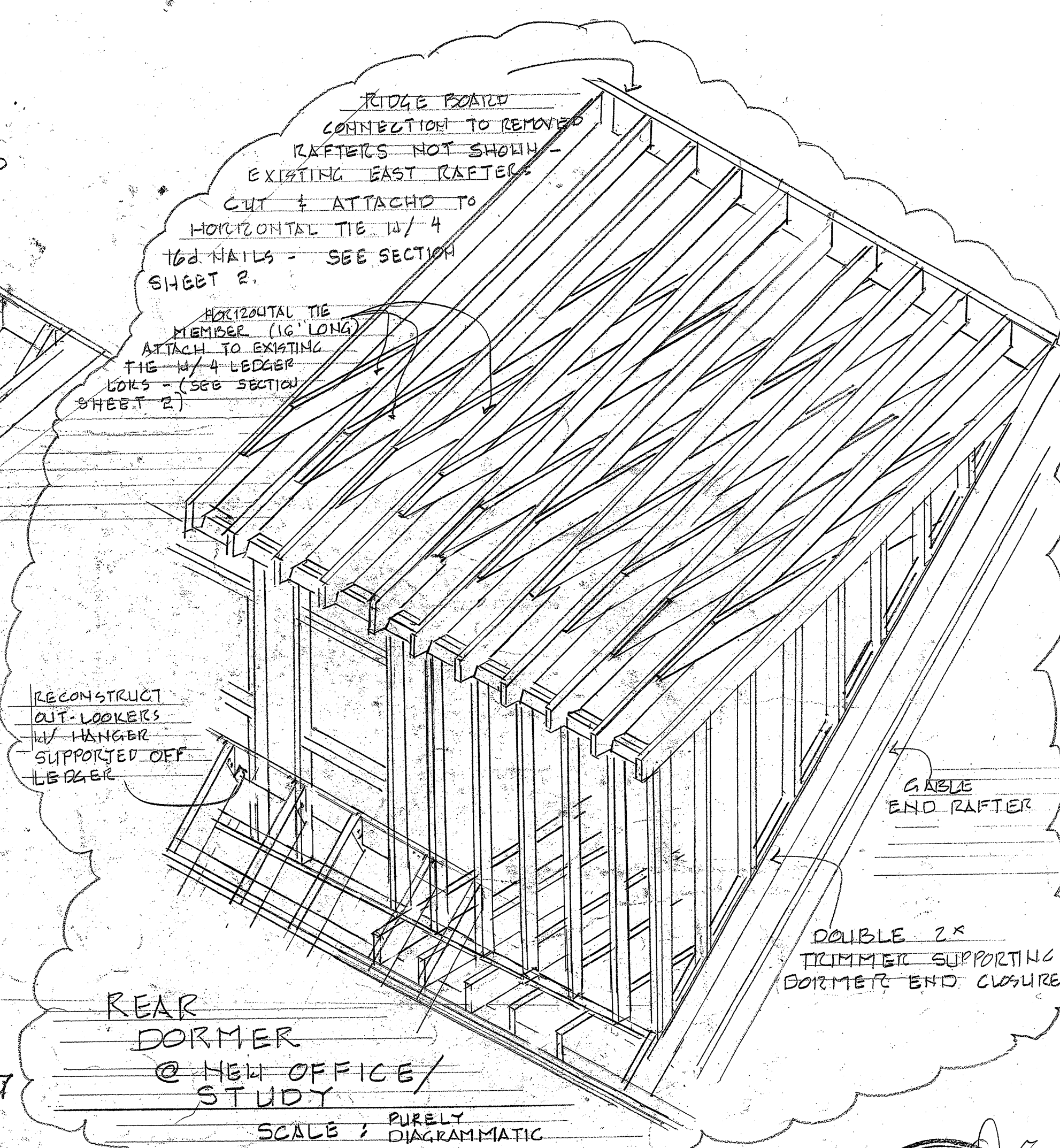
10/6/2023

RESIDENTIAL REMODEL FOR
 CHRISTIAN SERNA / MERCEDES COOPER
 806 PETERSON ST
 FORT COLLINS, COLORADO



FRONT DORMER @ REMODELED BATH

SCALE: PURELY DIAGRAMMATIC



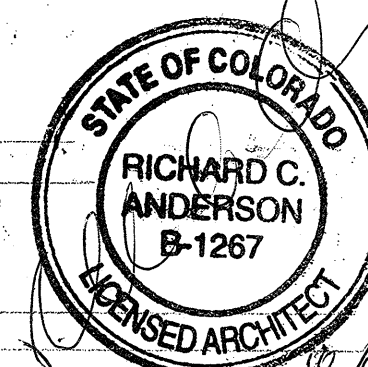
REAR DORMER @ NEW OFFICE / STUDY

SCALE: PURELY DIAGRAMMATIC

CLOUD 1st ILLUSTRATING OPTIONAL PHASE 2

SHEET 3 OF 3
OCT 6, 2023

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