



**Historic Preservation Services**  
Community Development & Neighborhood Services  
281 N. College Ave.  
Fort Collins, CO 80524  
**970.224.6078**  
[preservation@fcgov.com](mailto:preservation@fcgov.com)  
[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

## **REPORT OF ALTERATIONS TO DESIGNATED RESOURCE**

**Site Number/Address: 806 Peterson St.**

**Laurel School National Register Historic District**

**ISSUED: 10/2/2025**

Christian Serna & Mercedes Cooper  
806 Peterson St.  
Fort Collins, CO 80524-3321

Dear Christian & Mercedes:

This report is to document proposed alterations to 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:

- Demolition of the existing front stoop & stair
- Installation of a new concrete front stoop and stair with new orientation
- Construction of two egress windows, with accompanying window wells, on the front/west façade of the building.

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:

| <b>Applicable Code Standard</b> | <b>Summary of Code Requirement and Analysis (Rehabilitation)</b>  | <b>Standard Met (Y/N)</b> |
|---------------------------------|---|---------------------------|
| <b>SOI #1</b>                   | <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><br><br>The property will remain in residential use. | <b>Y</b>                  |

|               |  |          |
|---------------|--|----------|
| <b>SOI #2</b> | <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 house was built in 1937 in in a fairly plain Cross-Gabled form with elements of the Tudor Revival style, specifically the entry. Tudor Revival is a comparatively rare architectural style for Fort Collins, but more common in this particular section of the city north of Prospect Road but south of Laurel, east of the university campus. Looking at potential importance beyond architecture, staff gathered the following selective information from City Directories regarding former occupants:</p> <ul style="list-style-type: none"> <li>- 1938-1959 – Robert D. &amp; Pauline McClintock; Robert was a salesman for Indus School Supply</li> <li>- 1960 – Claribel McKague, with vacant accessory dwelling.</li> <li>- 1964 – Rolland T. &amp; Erika Moddy, with G.A. Lehr in the accessory dwelling. <ul style="list-style-type: none"> <li>o Rolland was a supervisor at Forney Industries on Laporte &amp; Grandview Avenues. Erika was a registrar for Poudre High School.</li> <li>o Gary Lehr was a CSU student.</li> </ul> </li> <li>- 1969 – Harold &amp; Eleanor Owen, with student housing at 806 1/2; Harold was the owner/baker for the Home Bakery on S. Mason St. (now the south half of Avogadro’s Number).</li> </ul> <p>In summary, while there are some interesting residents in the property’s history, most notably the Owens based on their association to the Landmark-Eligible Home Bakery on S. Mason, the property’s overall design importance is as a reflection of residential construction prior to 1940 in the east half of Fort Collins. With that in mind, character defining features include the overall cross-gabled form, Tudor Revival entry, one-over-one windows, and wood lapboard siding. Those primary features appear to remain as part of this project.</p> | <b>Y</b> |
| <b>SOI #3</b> | <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 egress windows are of a modern configuration and design. The replacement concrete stoop with reconfigured circulation (a single stair leading west to the sidewalk, instead of a double stair leading down to the sides) does not appear to disrupt this, and does not affect any character-defining features as identified by staff.</p>   | <b>Y</b> |

|               |  |            |
|---------------|--|------------|
| <b>SOI #4</b> | <p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p>The property record with the City includes this history of permitting and alteration:</p> <ul style="list-style-type: none"> <li>- 1937, May 25 – permit issued to construct the home <ul style="list-style-type: none"> <li>o “Build 33x34, six room and bath residence of frame/lap siding, shingle roof, one story, full basement, rear porch, oak floors, 2x10 oc 16 floor joist, 2x6 oc 16 studding, 2x4 oc 16 rafters, 2x8 &amp; 2x4 ceiling joists, 2x6 double plates and headers. Electric home appliances, brick chimney.”</li> </ul> </li> <li>- 1948, June 21 – Insulation added</li> <li>- 1997, February 5 – garage reroofed (asphalt shingle)</li> <li>- 1998, April 9 – Sprinkler system (irrigation) installed</li> <li>- 2003, June 23 – house reroofed (asphalt shingle)</li> </ul> | <b>Y</b>   |
| <b>SOI #5</b> | <p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p>The primary features outlined above, in overall building form, lapboard siding, window pattern, Tudor Revival-style entry, etc. are being retained as part of the project.</p>  | <b>Y</b>   |
| <b>SOI #6</b> | <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>The stoop and basement window do not appear to be character-defining features. The loss of some siding and foundation material to install the windows is unfortunate, but is minimal.</p>  | <b>Y</b>   |
| <b>SOI #7</b> | <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>  | <b>N/A</b> |
| <b>SOI #8</b> | <p><i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i></p>   | <b>N/A</b> |

|                |   |          |
|----------------|---|----------|
| <b>SOI #9</b>  | <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 window wells and new egress windows will be recognizable as modern features and are being installed with minimal demolition or alteration to the overall front design of the house. The new stair is generally in keeping with the historic character of the house and is not considered by staff to be a character-defining feature of the property, making the original feature's demolition and replacement with a different stair configuration acceptable under this standard.</p> | <b>Y</b> |
| <b>SOI #10</b> | <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>There do not appear to be significant permanent changes to historic features and materials on the building.</p>  | <b>Y</b> |

#### Supplemental Information on History of the Property

[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 us. We can be reached at [preservation@fcgov.com](mailto:preservation@fcgov.com) or at 970-224-6078.

Sincerely,

Jim Bertolini  
Senior Historic Preservation Planner



806 Peterson St., City of Fort Collins, 2017.



| <u>Bldg #</u>                | <u>Abstract Code</u>                      | <u>OCC %</u> | <u>Occupancy</u>                |
|------------------------------|---|--------------|---------------------------------|
| 1                            | 1219                                      | 100%         | 125 - Single Family Residential |
| <u>Total SF:</u>             | -   | 2,066        | <u>Percent Complete:</u> 100%   |
| <u>Quality:</u>              | -   | Average      |                                 |
| <u>Condition:</u>            | -   | Average      |                                 |
| <u>Property Type:</u>        | -   | Residential  |                                 |
| <u>Sequence #:</u> 1         | <u>Built As Description:</u> 1½ Story Fin |              |                                 |
| <u>Built As SF:</u>          | 2,066                                     |              | <u>Stories:</u> 1.50            |
| <u>Exterior:</u>             | Frame Siding                              |              | <u>Story Height:</u> 8          |
| <u>Class:</u>                | -   |              | <u>Bedrooms:</u> 4              |
| <u>HVAC:</u> 100%            | Hot Water Baseboard                       |              | <u>Bathrooms:</u> 3             |
| <u>Roof Cover:</u>           | Composition Shingle                       |              |                                 |
| <u>Original Year Built:</u>  | 1937                                      |              |                                 |
| <u>Remodeled:</u>            | 0% In: 0                                  |              |                                 |
| <u>Effective Year Built:</u> | 1937                                      |              |                                 |
| <u>Improvement Details:</u>  |   |              |                                 |
| <u>Type</u>                  | <u>Description</u>                        | <u>Units</u> |                                 |
| Basement                     | Finished                                  | 842          |                                 |
| Garage                       | Detached                                  | 231          |                                 |
| Porch                        | Open Slab                                 | 24           |                                 |
| Basement                     | Bsmnt Conc                                | 1122         |                                 |
| Add On                       | Basement Hot Water/Steam                  | 842          |                                 |

Page 2 of 2 on 7/10/2025 10:25:45 AM

## Larimer County Assessor Property Profile

|               |          |               |              |           |      |
|---------------|----------|---------------|--------------|-----------|------|
| Account #:    | R0056405 | Parcel #:     | 97132-23-008 | Tax Year: | 2025 |
| Tax District: | 1100     | Account Type: | Residential  |           |      |

|   |                              |                                       |
|---|------------------------------|---------------------------------------|
| <b><u>OWNERSHIP INFO:</u></b>   | <b><u>BUSINESS NAME:</u></b> | <b><u>PROPERTY LOCATION:</u></b>      |
| SERNA CHRISTIAN/COOPER MERCEDES<br>806 PETERSON ST<br>FORT COLLINS, CO 80524-3321 |                              | 806 PETERSON ST<br>FORT COLLINS 80524 |

| SALES INFORMATION: |                  |                   |             |  |                                 |
|--------------------|------------------|-------------------|-------------|--|---------------------------------|
| <u>Reception #</u> | <u>Sale Date</u> | <u>Sale Price</u> | <u>Deed</u> | <u>Grantor</u>                                   | <u>Grantee</u>                  |
| 20210041215        | 4/23/2021        | \$0               | WDJ         | OWEN ROGER LEE/GARY SCOTT, OWEN RONALD DE et al. | SERNA CHRISTIAN/COOPER MERCEDES |
| 20210041214        | 4/23/2021        | \$766,000         | PRD         | OWEN DAVID BRUCE ESTATE OF                       | SENA CHRISTIAN/COOPER MERCEDES  |
| 20210003889        | 4/15/2020        | \$0               | DC          | STATE OF COLORADO                                | OWEN ELEANOR MARIE              |

**LEGAL DESCRIPTION:**

LEGAL DESCRIPTION:  
W 90 FT OF LOT 10, BLK 158, ETC. & ALSO BEG 90 FT E OF SW COR. OF LOT 10 BLK 158, ETC, TH E 23 FT, N 12 FT, W 23 FT, S 12 FT TO BEG

## SUBDIVISION / NEIGHBORHOOD:

FTC BLK 158 (/10158) / Nbhd19711 Ext10158 ( 19711-10158)

### Active Building Permits:

| <u>Local #</u> | <u>Jurisdiction</u> | <u>Permit Date</u> | <u>Exp Date</u> | <u>Permit \$</u> | <u>Status</u> |
|----------------|---------------------|--------------------|-----------------|------------------|---------------|
| B2106345       | Fort Collins        | 8/11/2021          |                 | \$2,840          |               |

Replace (2) 60 amp meters with (1) 125 amp meter.

Replace (2) 60 amp meters with (1) 125 amp meter.

|  |              |            |          |
|--|--------------|------------|----------|
| B2107794   | Fort Collins | 9/28/2021  | \$8,000  |
| Collection of over the counters to include the upgrade of electric in cosmetic kitchen rem and switches. Work to include the installation of a new sink. Homeowner affidavit on file |              |            |          |
| B2307608   | Fort Collins | 10/27/2023 | \$42,000 |

Adding a gabled dormir to west facing front of house. Existing bathroom will be modified into gable area. Bathroom remodel will include - Vanity, toilet, and bathroom. Job Contact: Josh Roloff (970) 413 - 2272 "Phase 1 of plans only for this permit. Pha

LAND:

| <u>Land Type</u> | <u>Abst Code</u> | <u>Class</u> | <u>Value By</u> | <u>Measure</u>    | <u>Acres</u> | <u>LEA</u> | <u>Actual Value</u> | <u>Asmt %</u> | <u>*Assessed Value</u> |
|------------------|------------------|--------------|-----------------|-------------------|--------------|------------|---------------------|---------------|------------------------|
| Residential      | 1219L            |              | Market          | Site              | 0.16         | Default    | \$70,000            | 0.062500      | \$4,375                |
|                  |                  |              |                 | Total Acres: 0.16 |              | Total:     | \$70,000            |               | \$4,375                |

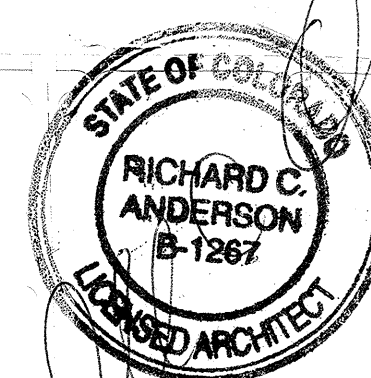
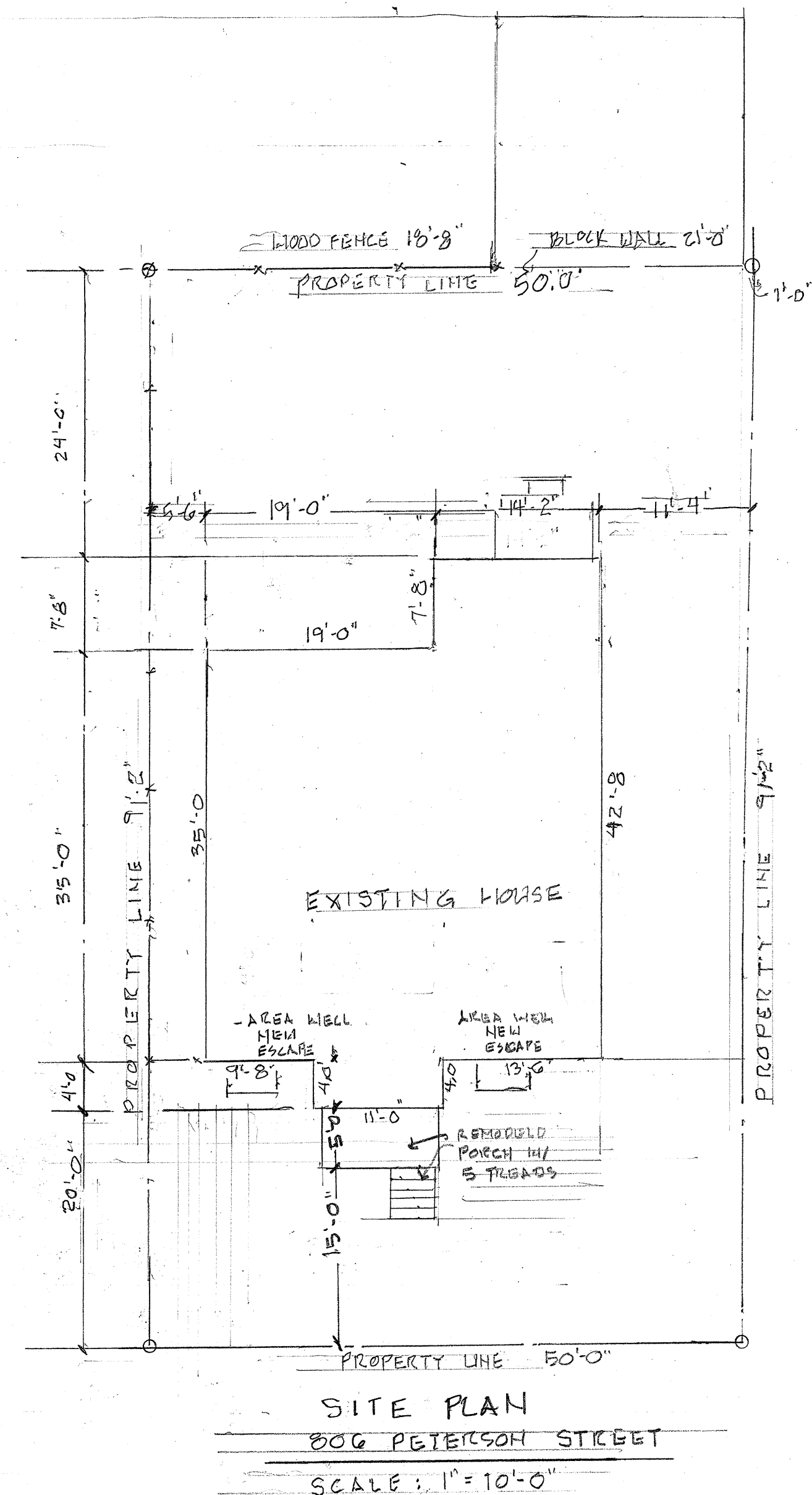
**IMPROVEMENTS:**

| <u>Bldg #</u> | <u>Abstract Code</u> | <u>OCC %</u> | <u>Occupancy</u>                | <u>Actual Value</u> | <u>Asmt %</u> | <u>*Assessed Value</u> |
|---------------|----------------------|--------------|---------------------------------|---------------------|---------------|------------------------|
| 1             | 1219                 | 100%         | 125 - Single Family Residential | \$723,300           | 0.062500      | \$45,206               |
|               |                      |              |                                 | Total: \$723,300    |               | \$45,206               |

**VALUE SUMMARY:**

|                      |                       |                         |                          |
|----------------------|-----------------------|-------------------------|--------------------------|
| Land Value: \$70,000 | Imps Value: \$723,300 | Total Actual: \$793,300 | Total Assessed: \$49,581 |
|----------------------|-----------------------|-------------------------|--------------------------|

Page 1 of 2 on 7/10/2025 10:25:45 AM



JOSH@BUILDFORTCOLLINS.COM  
970 413 2272

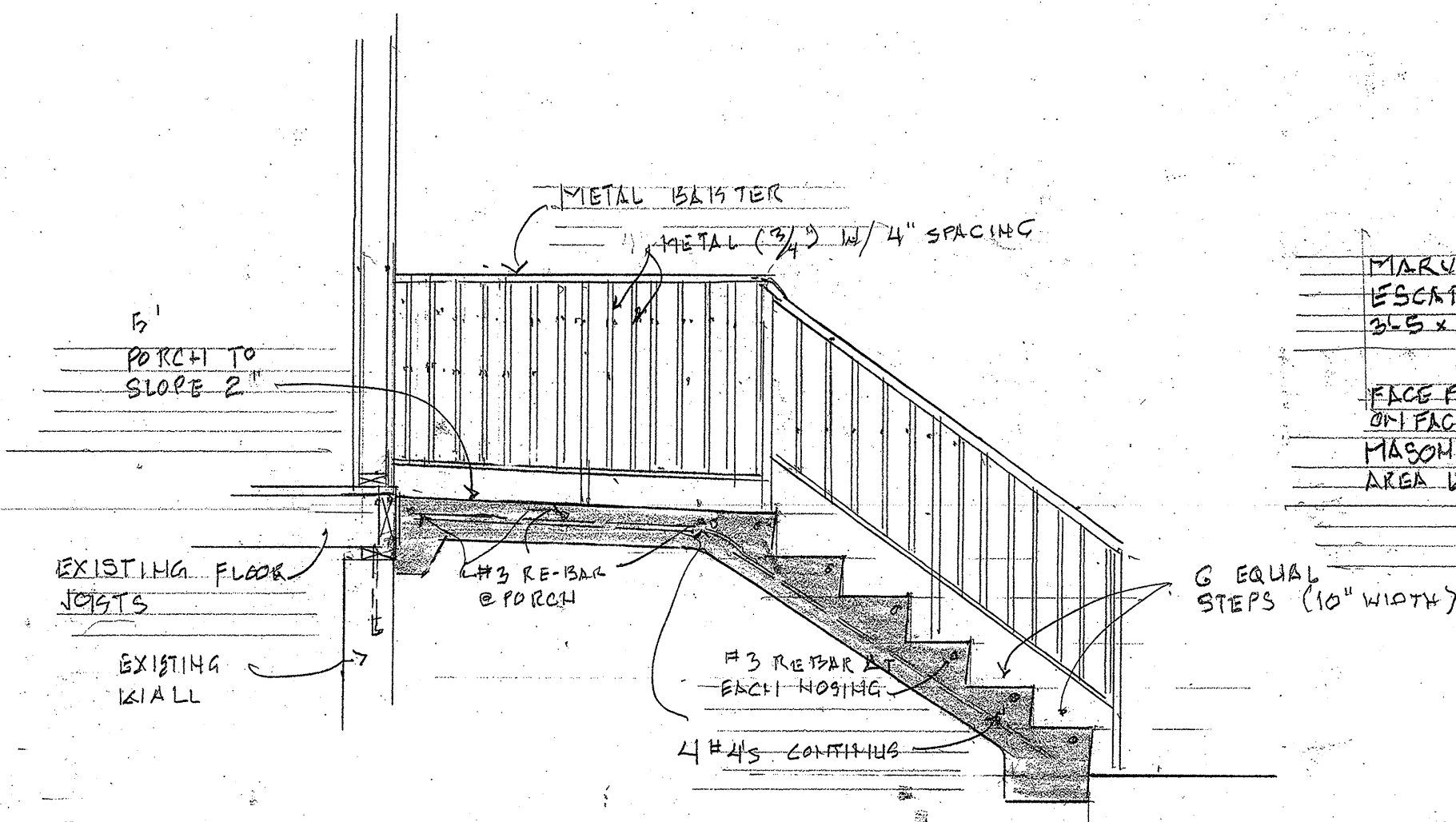
PORCH RENOVATION  
806 PETERSON STREET  
FORT COLLINS, CO 80524  
(MERCEDE COOPER)

**ANDERSON ASSOCIATES**  
ARCHITECTS / ARCHITECTURAL ENGINEERS, L.L.C.

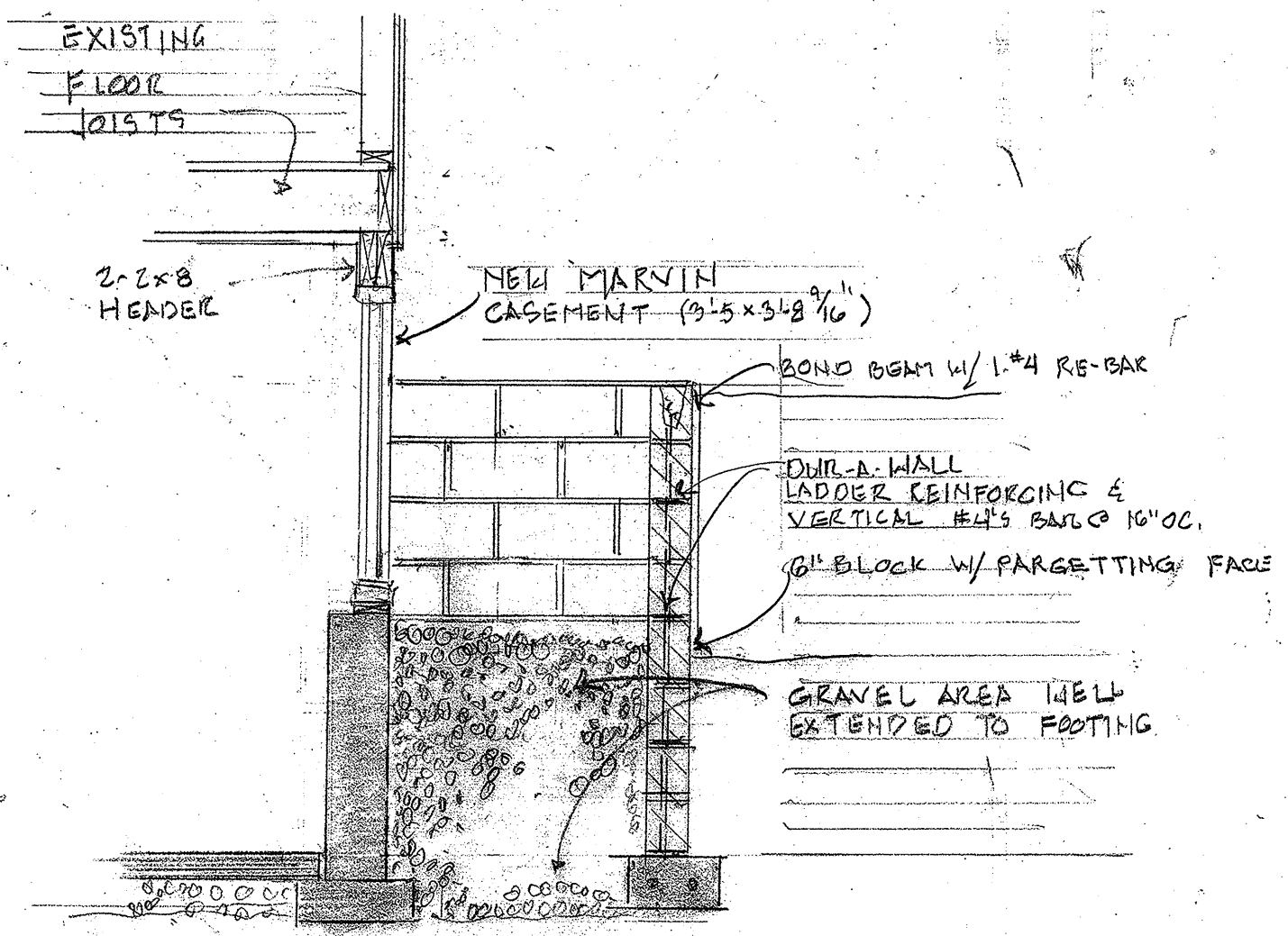
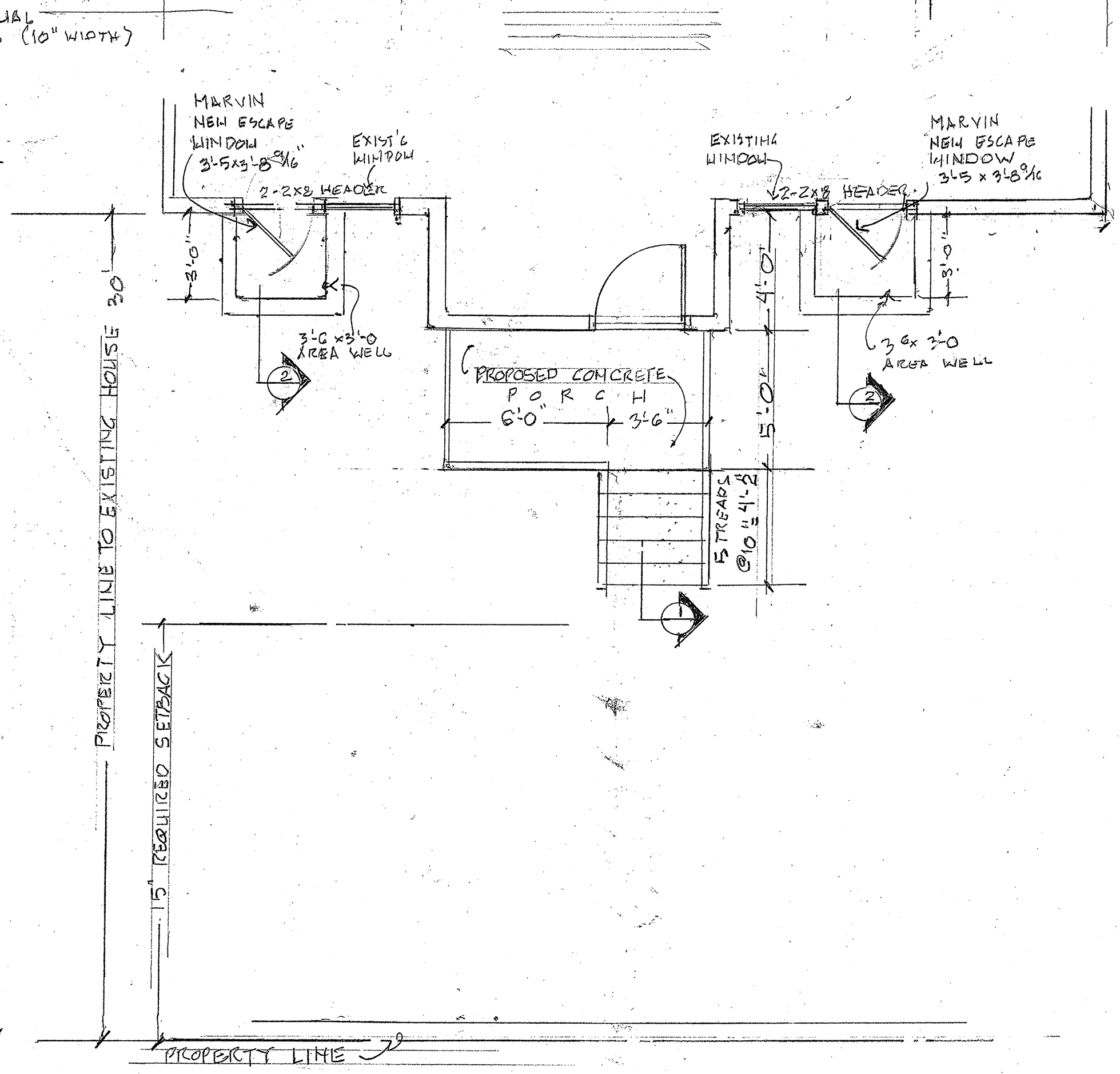
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422 EAST OAK STREET  
FORT COLLINS, COLORADO 80524

July 15, 2025



SECTION @ ENTRY STAIRS  
SCALE: 1/2" = 1'-0"



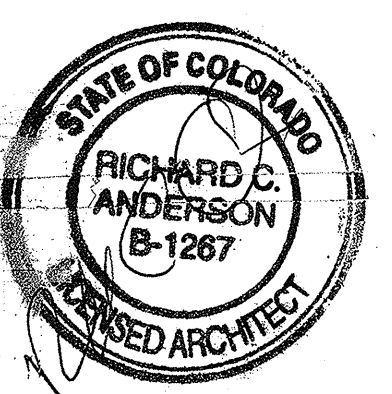
SECTION @ WINDOW AREA WELL  
SCALE: 1/2" = 1'-0"

JOSEPH@BUILDFORTCOLLINS.COM  
970 4132272

PORCH RENOVATION  
806 PETERSON STREET  
FORT COLLINS, CO. 80524  
(MERCEDES COOPER)



ANDERSON ASSOCIATES  
ARCHITECTS / ARCHITECTURAL ENGINEERS, LLC  
422 EAST OAK STREET  
FORT COLLINS, COLORADO 80524



August 9, 2012