



**Historic Preservation Services**

**Community Development & Neighborhood Services**

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

970.416.4250  
[preservation@fcgov.com](mailto:preservation@fcgov.com)  
[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

**REPORT OF ALTERATIONS TO DESIGNATED RESOURCE**  
**Site Number/Address: 419 E. Laurel Street**  
**Laurel School National Register Historic District**  
**ISSUED: July 23, 2020**

Adam Rubin  
419 E. Laurel St.  
Fort Collins, CO 80524

Dear Mr. Rubin:

This report is to document proposed alterations to the W.A. Olson Residence at 419 E. Laurel 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:

- Partial demolition of the non-historic, c.1950 garage including exterior siding, roof and south wall.
- Construction of a new roof structure with increased height and pitch to accommodate attic storage.
- Construction of an addition onto the south elevation to expand the garage.
- Replacement of doors, windows, and garage doors.

Our staff review of the proposed work finds the alterations do 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><b>The garage will remain in use as a storage and work space and the overall property will remain in residential use.</b></p>	Y

<p><b>SOI #2</b></p>	<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><b>The W.A. Olson property is a contributing property in the Laurel School Historic District, which recognizes the south and eastward development of Fort Collins between approximately 1873 (the town’s incorporation) and 1930 (when the east side neighborhood was generally built out). By 1930, the property at 419 E. Laurel included the Queen Anne/Edwardian cottage and a two-story barn/accessory structure along the alley. It appears that at some point after 1943 (likely in the late 1940s or early 1950s), the two-story barn was razed and replaced with the existing garage. While the c.1950 garage is compatible with the historic property, it does not appear to be historic in its own right. Constructing an addition and increasing the height/pitch of the garage roof would not disrupt the overall character of the Olson property and appears generally compatible with the historic site and primary historic residence.</b></p>	<p><b>Y</b></p>
<p><b>SOI #3</b></p>	<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><b>The alterations to the garage include modern features such as a new garage door, installation of French doors on the east elevation, and a new footprint that make the garage and its addition distinguishable from the historic home as new/non-historic construction.</b></p>	<p><b>Y</b></p>
<p><b>SOI #4</b></p>	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p><b>In some cases, the construction of a garage can be a significant historic alteration to an historic property. That is not the case here, as the garage dates from outside the period of significance, is not particularly distinctive (although it is reflective of c.1930-1950 garage construction), and does not appear to reflect any significant change or event in the history of the property. For that reason, alterations such as the increase of the roof pitch and replacement of windows and doors are not expected to have a negative effect on the overall historic Olson property.</b></p>	<p><b>Y</b></p>

<p><b>SOI #5</b></p>	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p><b>The primary historic building is not being altered. As noted under the Standard 4 analysis, this garage does not appear to be historic, or a significant historic alteration in its own right. Its modification will not detract from the historic materials, features, finishes, and construction techniques of the property that are reflected in the primary residence.</b></p>	<p><b>Y</b></p>
<p><b>SOI #6</b></p>	<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><b>N/A</b></p>
<p><b>SOI #7</b></p>	<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>	<p><b>N/A</b></p>
<p><b>SOI #8</b></p>	<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><b>N/A</b></p>
<p><b>SOI #9</b></p>	<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><b>As noted previously, the garage is not an historic feature and not a significant alteration to the property. The use of lapboard siding for new garages is an effective means to create design compatibility between an historic building and a new structure. While the garage is not new, because it is not historic for reasons stated above, recladding it with lapboard siding similar to the historic house is appropriate. The modern door and window treatment and the modern garage footprint will allow the garage to remain differentiated from the house as non-historic feature. Despite the increase in roof height, the garage is expected to maintain design compatibility in massing and scale with the historic 1.5-story cottage, being both similar in height and located at the rear of the lot.</b></p>	<p><b>Y</b></p>

<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><b>The garage and its addition are completed detached from the historic house so could be removed/replaced in the future without affecting the historic house.</b></p>	<b>Y</b>
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As noted above, the garage is not an historic feature or contributing property in the Laurel School Historic District. The modifications to the garage are not expected to effect the property's contributing status in the historic district, and the property will likely retain access to available incentive programs for historic rehabilitation projects.

If you have any questions regarding this review, please contact me. I may be reached at [jbertolini@fcgov.com](mailto:jbertolini@fcgov.com), or at (970) 416-4250.

Sincerely,

Jim Bertolini  
Historic Preservation Planner



# Design Review Application Historic Preservation Division

Fill this form out for all applications regarding designated historic buildings within the city limits of the City of Fort Collins. Review is required for these properties under Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

## Applicant Information

Adam Rubin	760-310-0845	760-310-0845
Applicant's Name	Daytime Phone	Evening Phone
419 E laurel st, fort collins		CO 80524
Mailing Address (for receiving application-related correspondence)		State Zip Code
adamrubin2001@yahoo.com		
Email		

## Property Information (put N/A if owner is applicant)

Adam and Lauren Rubin	760-310-0845	760-310-0845
Owner's Name	Daytime Phone	Evening Phone
419 E laurel st, fort collins		CO 80524
Mailing Address (for receiving application-related correspondence)		State Zip Code
adamrubin2001@yahoo.com		
Email		

## Project Description

Provide an overview of your project. Summarize work elements, schedule of completion, and other information as necessary to explain your project.

<p>This project consists of a partial demolition of an existing garage including exterior siding, the roof, and the entire south wall to the allow an expansion of the garage to the south. A single car garage will be created with the expansion and the existing space will be remodeled for shop/storage use. The roof pitch will be increased to allow attic space for storage above the new garage. New window and doors will be provided including a new garage door. We are still working with a potential General Contractor but hope that the project can be completed by the end of the year. Refer to submitted plan for reference on proposed scope of work.</p>
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<p><b>The following attachments are REQUIRED:</b></p> <ul style="list-style-type: none"> <li>■ Complete Application for Design Review</li> <li>■ Detailed Scope of Work (and project plans, if available)</li> <li>■ Color photos of existing conditions</li> </ul>
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<p>Reminders:</p> <p>Complete application would need all of checklist items as well as both pages of this document.</p> <p>Detailed scope of work should include measurements of existing and proposed.</p>
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<p><i>Please note: if the proposal includes partial or full demolition of an existing building or structure, a separate demolition application will need to be approved.</i></p> <p><i>Additional documentation may be required to adequately depict the project, such as plans, elevations, window study, or mortar analysis. If there is insufficient documentation on the property, the applicant may be required to submit an intensive-level survey form (at the applicant's expense).</i></p>
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**Detail of Proposed Rehabilitation Work (\*Required)**

If your project includes multiple features (e.g. roof repair and foundation repair), you must describe each feature separately and provide photographs and other information on each feature.

<b>Feature A Name:</b>	
Describe property feature and its condition: roof - in poor shape	Describe proposed work on feature: roof proposed to be replaced and pitch increased to provide storage space. the look of the roof isn't proposed to change much besides this from how it looks now
<b>Feature B Name:</b>	
Describe property feature and its condition: exterior siding - contains asbestos, some cracking visible	Describe proposed work on feature: siding proposed to be replaced. intent it to more closely match siding on house and neighbors garage to the east with lap board siding. paint will match existing color so it matches the house

Use Additional Worksheets as needed.

## Required Additional information

The following items must be submitted with this completed application. Digital submittals preferred for photographs, and for other items where possible.

- At least one current photo for each side of the house. Photo files or prints shall be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc. If submitted as prints, photos shall be labeled
- Photos for each feature as described in the section "Detail of Proposed Rehabilitation Work". Photo files or prints shall be named or labeled with applicant name and feature letter. For example, smitha1.jpg, smitha2.jpg, smithb.jpg, smithc.jpg, etc.

Depending on the nature of the project, one or more of the following items shall be submitted. Your contractor should provide these items to you for attachment to this loan application.

- Drawing with dimensions.
- Product specification sheet(s).
- Description of materials included in the proposed work.
- Color sample(s) or chip(s) of all proposed paint colors.

**Partial or full demolition** is a part of this project.

Partial demolition could include scopes such as taking off existing rear porches to create space for a new addition or removing an existing wall or demolishing a roof. If you are taking away pieces of the existing residence, you are likely undergoing some partial demolition.

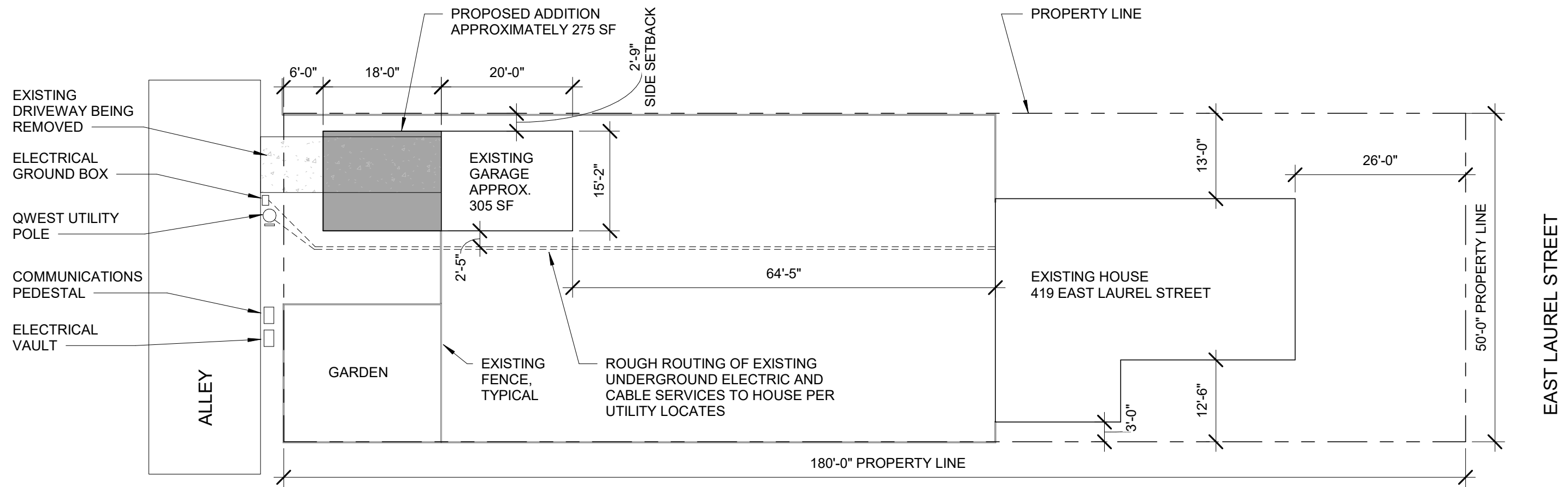


\_\_\_\_\_  
Signature of Applicant

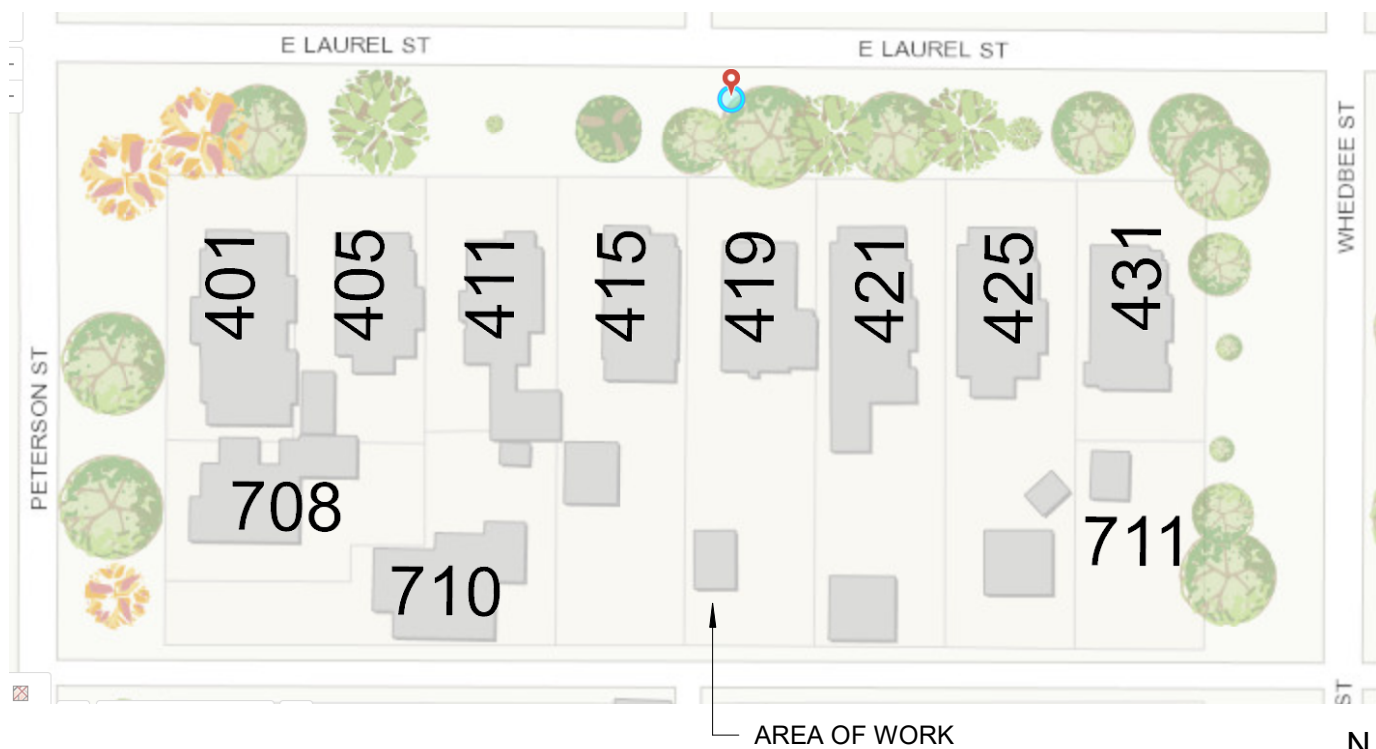
7/21/20

\_\_\_\_\_  
Date





1 Site Plan  
1/16" = 1'-0"



2 Key Plan  
No Scale



**PROJECT DESCRIPTION:** EXPAND EXISTING DETACHED GARAGE (ACCESSORY BUILDING WITHOUT HABITABLE SPACE) TOWARD ALLEY TO CREATE SINGLE CAR GARAGE AND SHOP/STORAGE SPACE.

**ZONING DISTRICT:** NCM

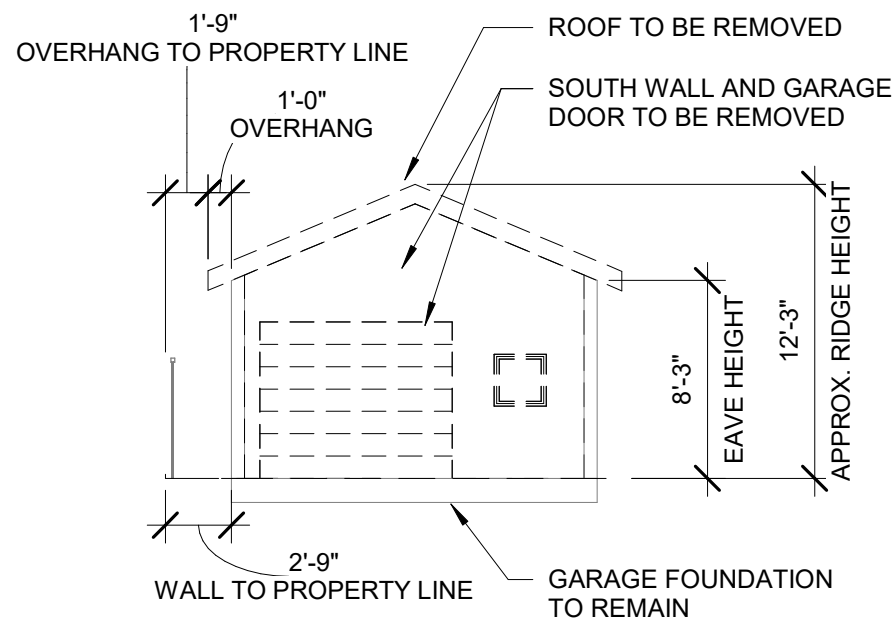
**FLOOR AREAS:**  
 EXISTING GARAGE - 305 SF  
 GARAGE EXPANSION - 275 SF  
 TOTAL - 580 SF

ALLOWABLE FLOOR AREA - 600 SF

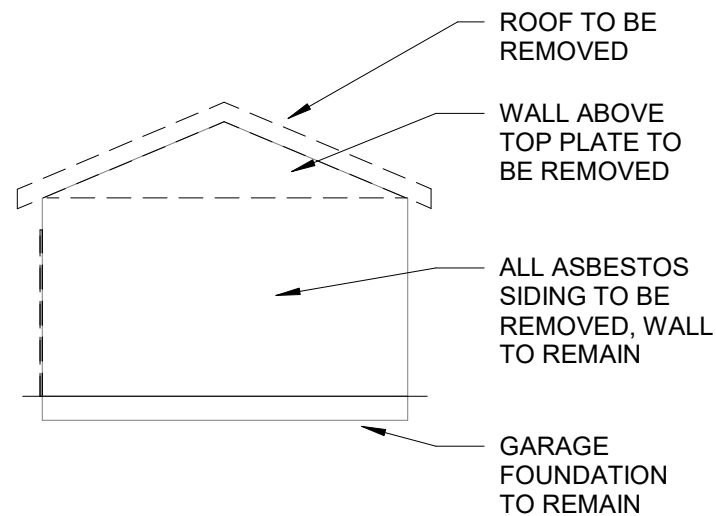
**REQUIRED SETBACKS:**  
 SIDE YARD - 5' (VARIANCE #ZBA200025 GRANTED TO ALLOW EXISTING 2-9" SETBACK TO BE MAINTAINED WITH EXPANSION)  
 REAR YARD - 5' MINIMUM TO EXISTING ALLEY

<b>419 EAST LAUREL STREET, FORT COLLINS, CO GARAGE EXPANSION PROJECT</b>	
<b>SITE PLAN</b>	
Schematic Design	
Date	07/21/20
Drawn by	ACR
Sheet Number	A1

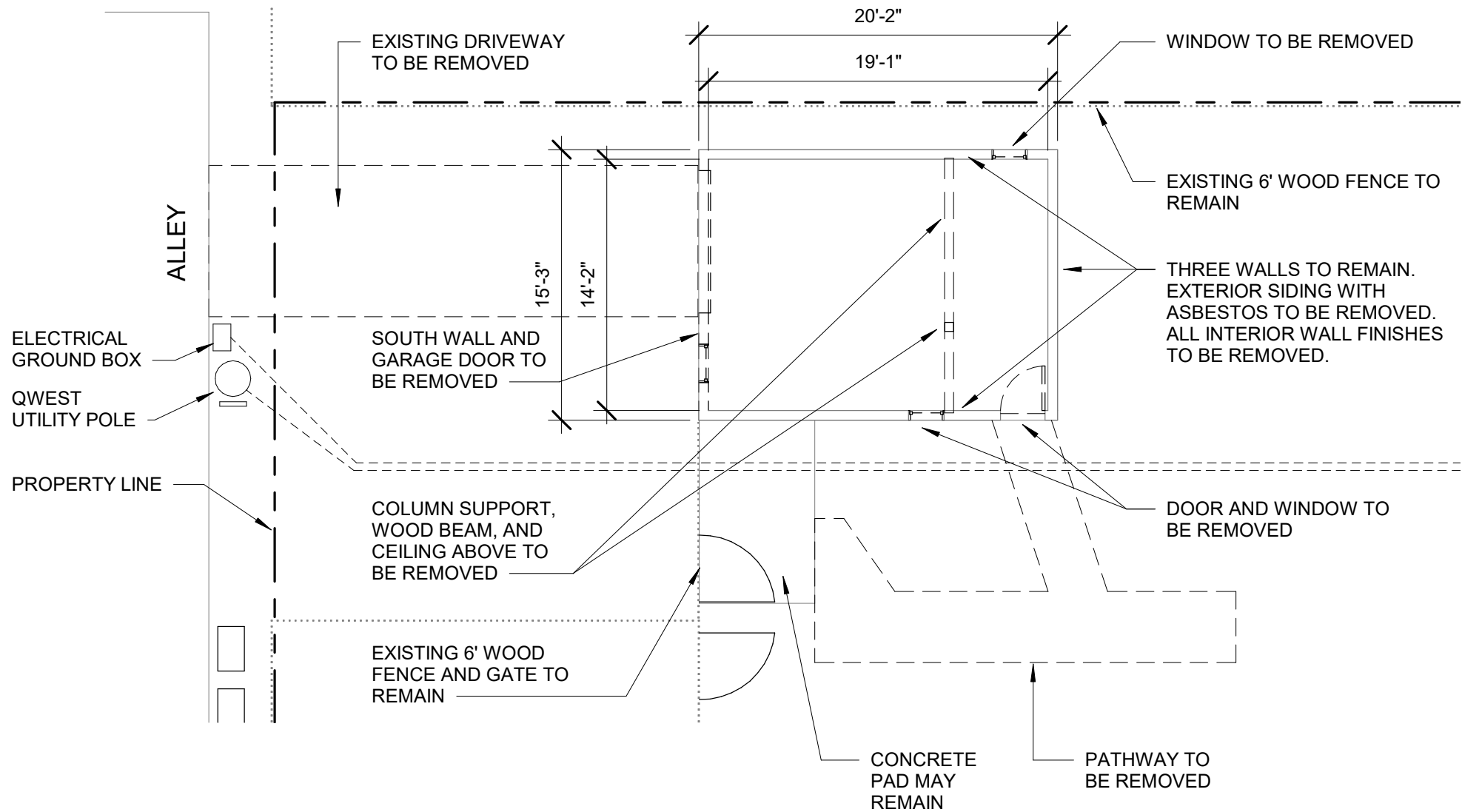




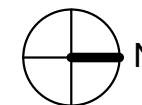
2 South Elevation Demolition  
 1/8" = 1'-0"



3 North Elevation Demolition  
 1/8" = 1'-0"

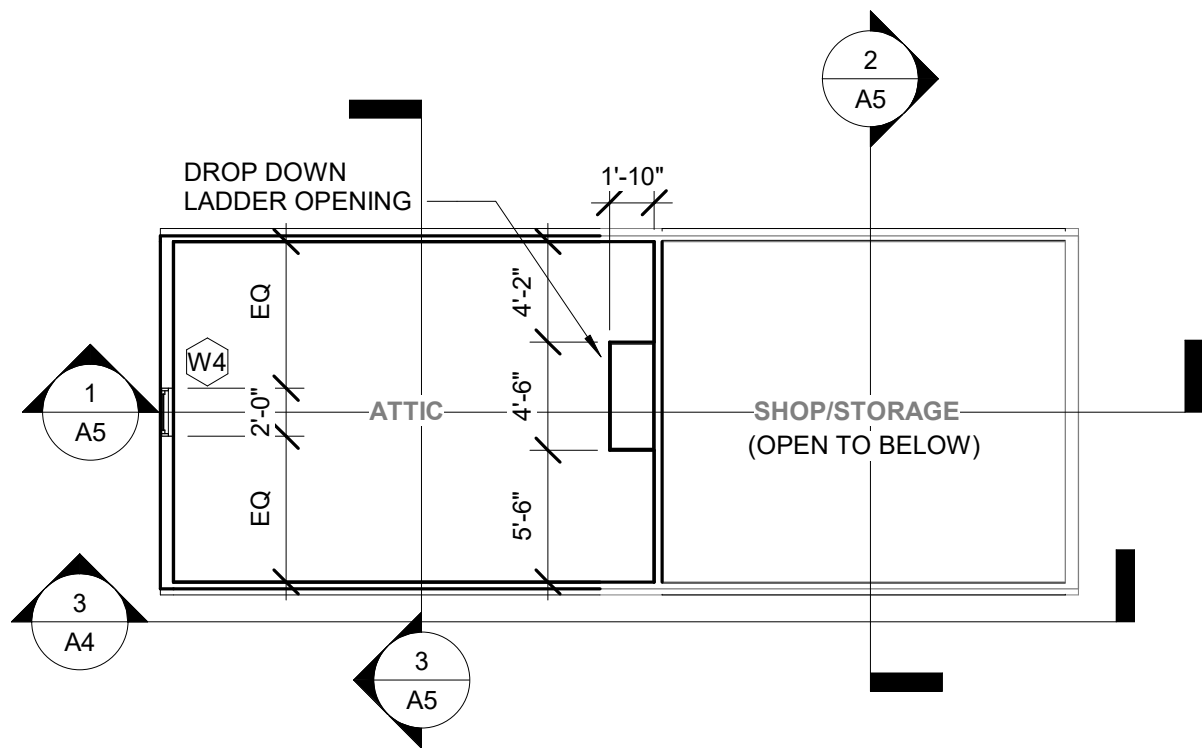


1 Garage Demolition Plan  
 1/8" = 1'-0"

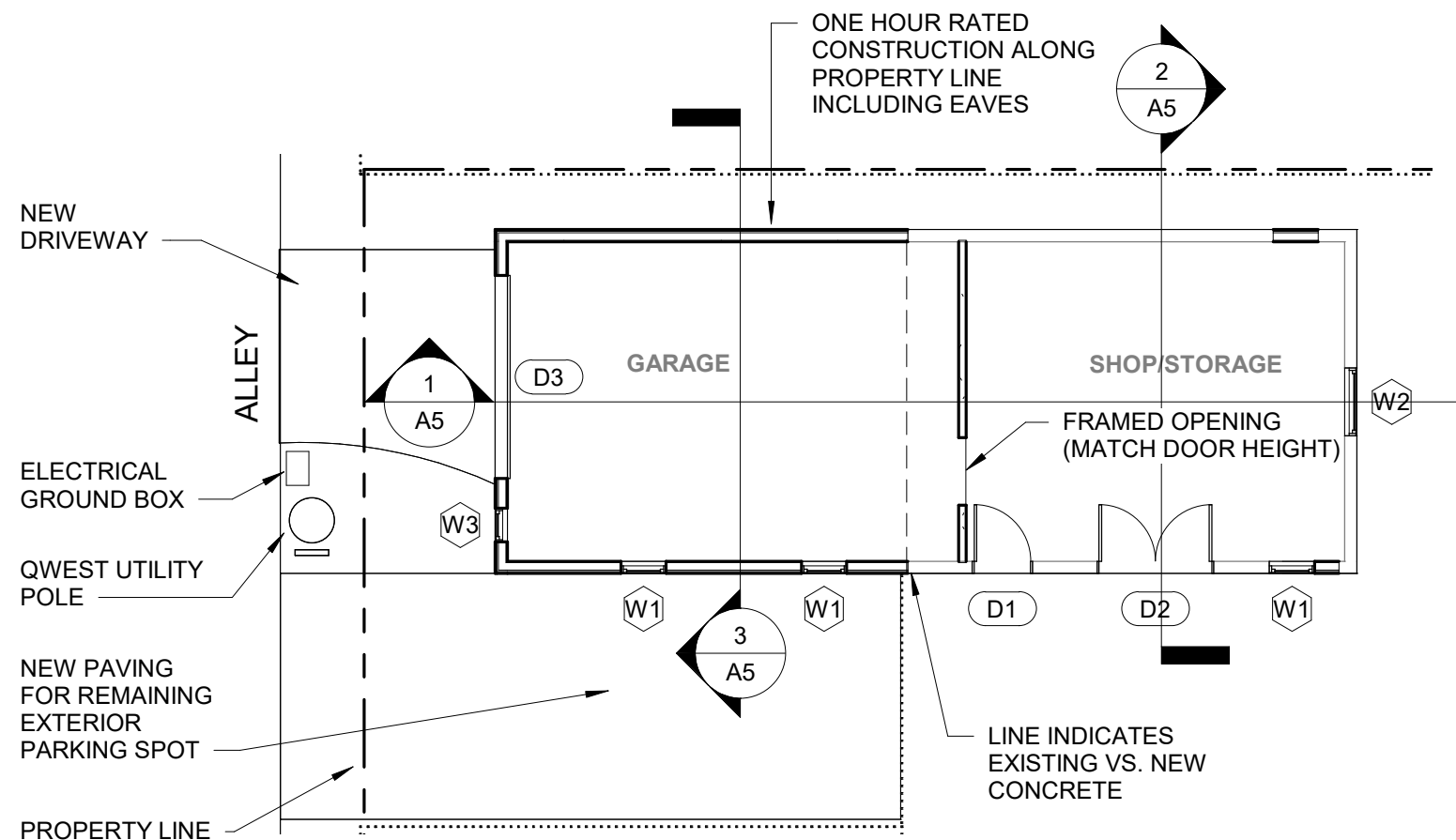


419 EAST LAUREL STREET, FORT COLLINS, CO  
 GARAGE EXPANSION PROJECT  
 DEMOLITION PLANS AND ELEVATIONS

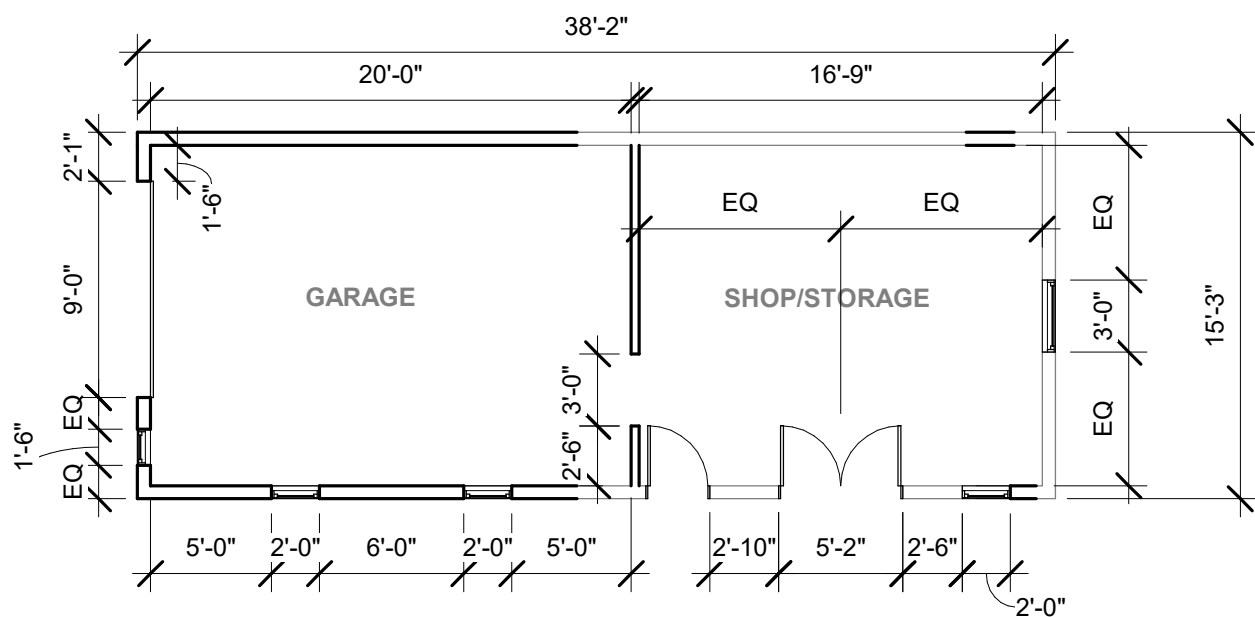
Schematic Design	
Date	07/21/20
Drawn by	ACR
Sheet Number	A2



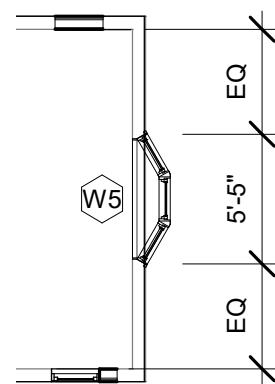
2 New Attic Plan  
1/8" = 1'-0"



1 New Floor Plan  
1/8" = 1'-0"



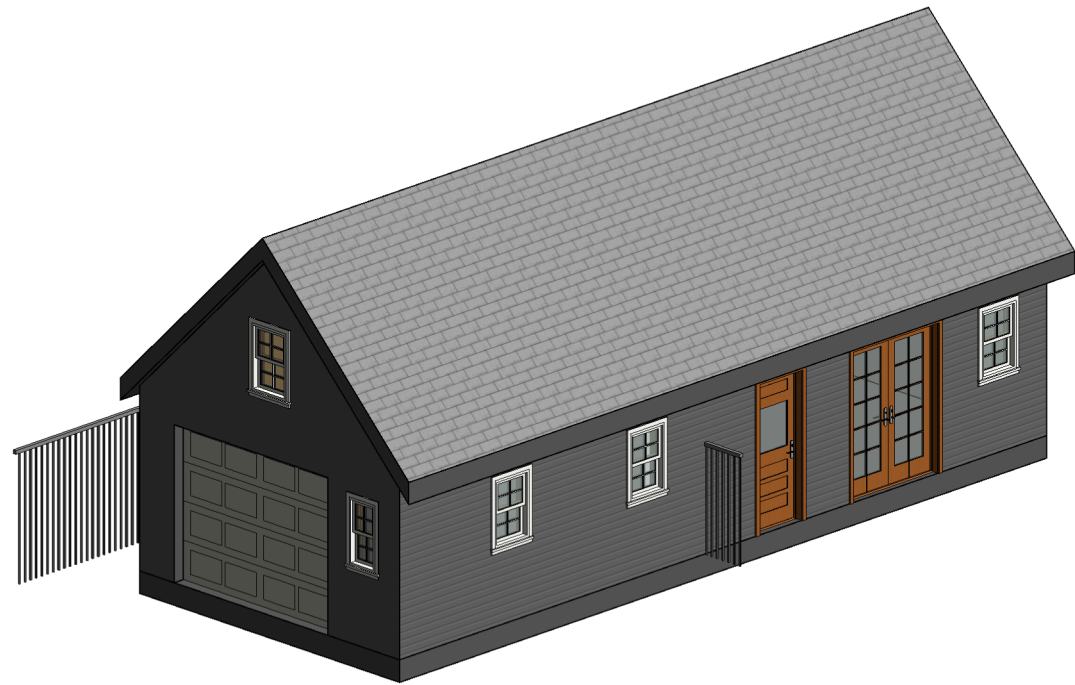
3 Dimension Plan (for reference only)  
1/8" = 1'-0"



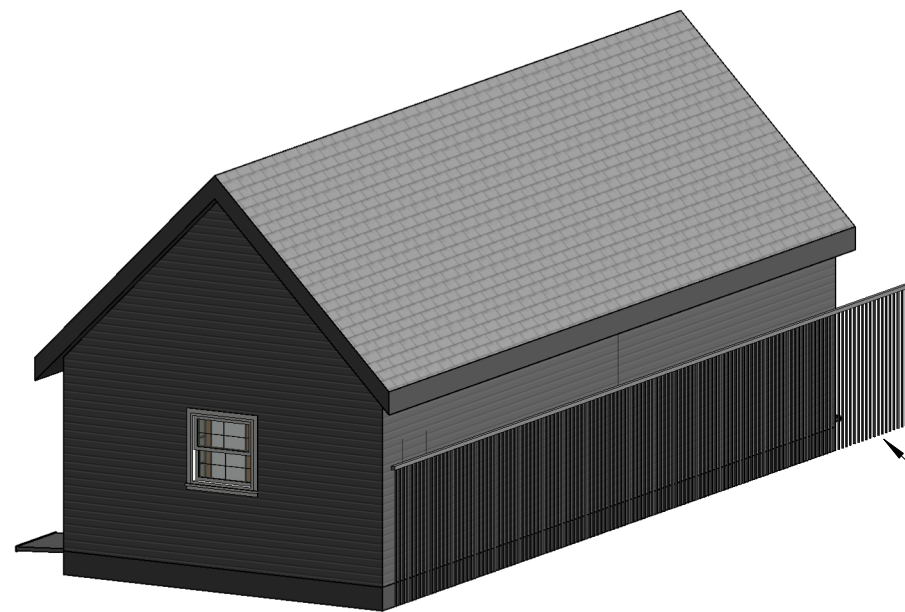
4 North Wall - Bay Window Alternate  
1/8" = 1'-0"

419 EAST LAUREL STREET, FORT COLLINS, CO  
GARAGE EXPANSION PROJECT  
NEW FLOOR PLANS

Schematic Design	
Date	07/21/20
Drawn by	ACR
Sheet Number	A3

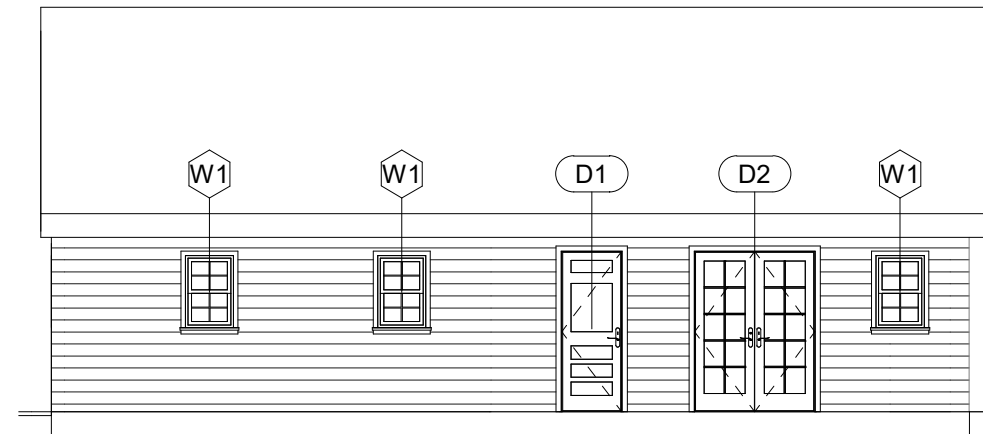


5 Southeast 3D View

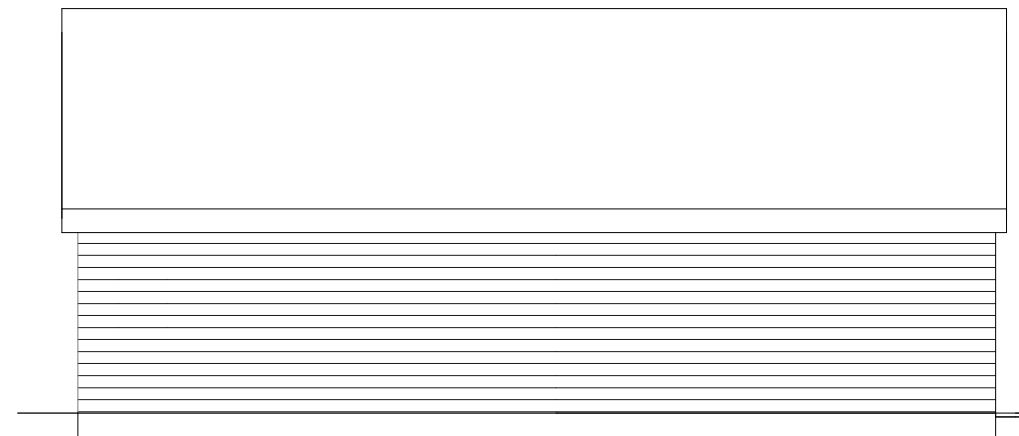


EXISTING  
6' WOOD  
FENCE

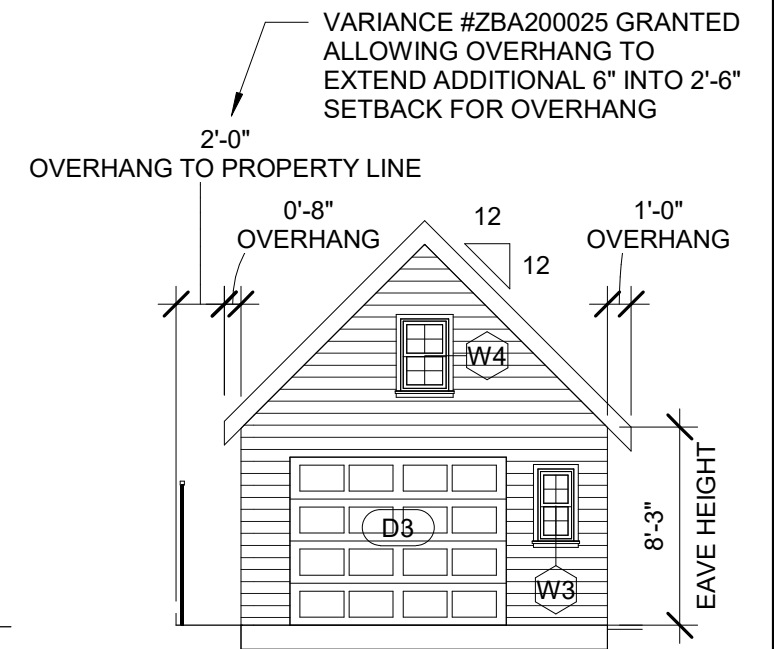
6 Northwest 3D View



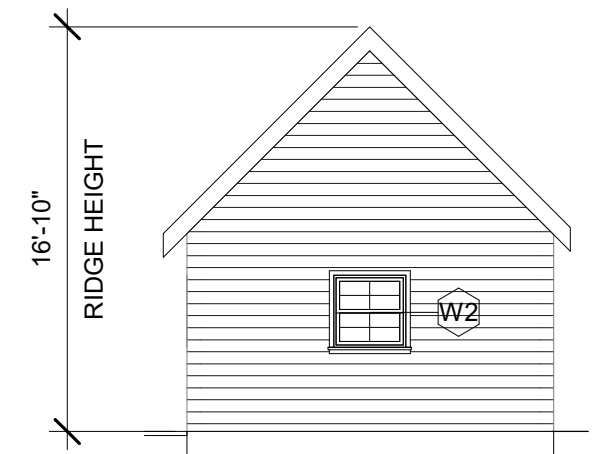
3 East Elevation  
1/8" = 1'-0"



4 West Elevation  
1/8" = 1'-0"



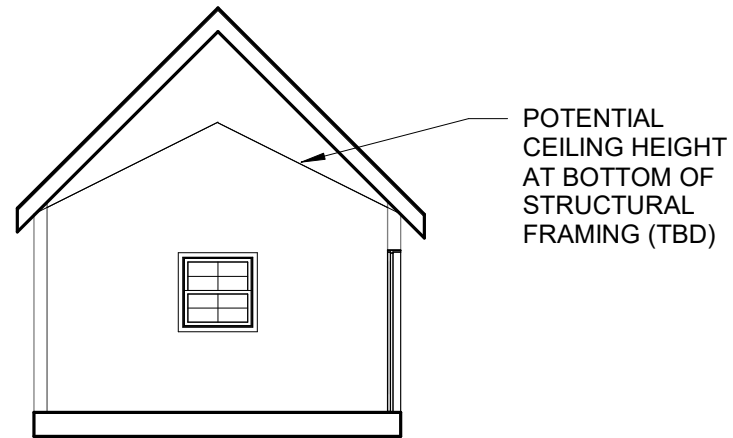
1 South Elevation  
1/8" = 1'-0"



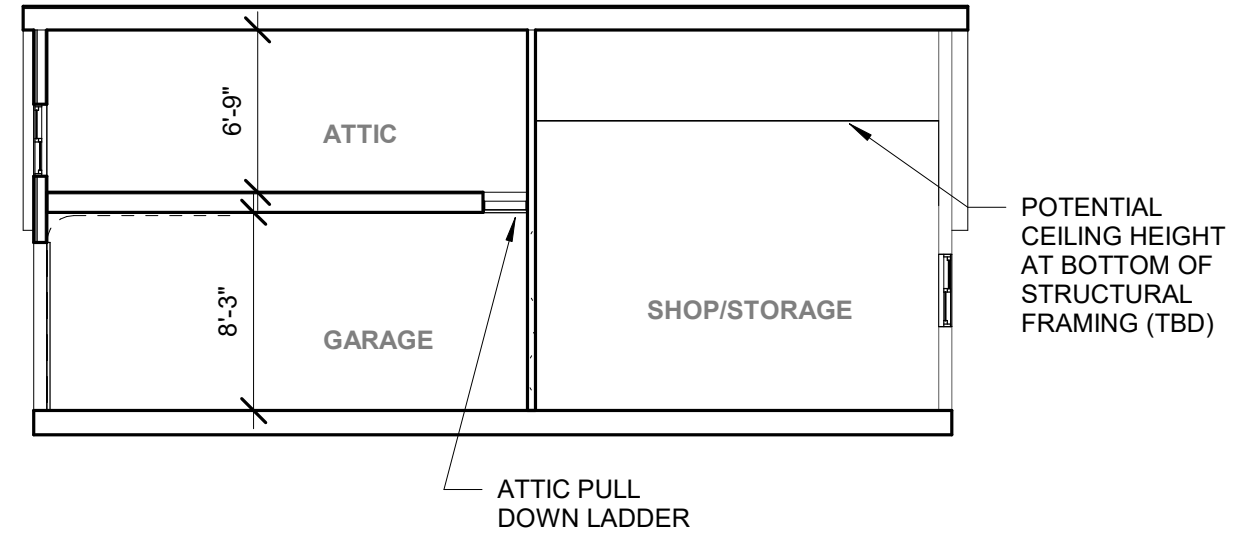
2 North Elevation  
1/8" = 1'-0"

419 EAST LAUREL STREET, FORT COLLINS, CO  
GARAGE EXPANSION PROJECT  
ELEVATIONS AND 3D VIEWS

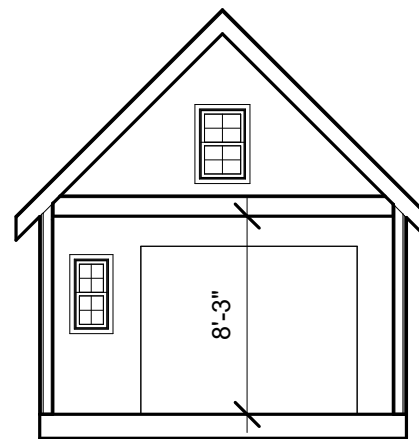
Schematic Design	
Date	07/21/20
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Sheet Number	A4



② Shop/Storage Section  
1/8" = 1'-0"



① Garage & Shop/Storage Section  
1/8" = 1'-0"



③ Garage Section  
1/8" = 1'-0"

419 EAST LAUREL STREET, FORT COLLINS, CO  
GARAGE EXPANSION PROJECT

SECTIONS

Schematic Design	
Date	07/21/20
Drawn by	ACR
Sheet Number	A5

# Finish Schedule

Room/Area	Surface	Product	Color	Comments
GARAGE				
	Floor	Epoxy existing Concrete	TBD	Prep existing concrete as required
		Epoxy new Concrete	TBD	
	Wall	Drywall - Level 2	Painted	with base
	Ceiling	Gyp. Ceiling	Painted	
SHOP/STORAGE				
	Floor	Epoxy existing Concrete		
	Wall	Drywall - Level 2	Painted TBD	with base
	Ceiling	Gyp. Ceiling	Painted TBD	
ATTIC				
	Floor	Plywood		
	Wall/Ceiling	Exposed to structure		
EXTERIOR				
	Siding	Lapboard - horizontal	painted to match house color	Below Eave height
	Siding	Lapboard - fish scale (pattern to match house on north facade)	painted to match house color	Above Eave height north & south side

# Door Schedule

#	Type	Door				Comments
		W	H	Mat'l	Finish	
D1	Single Door - Exterior	2' - 6"	6' - 8"			style to match house
D2	French Doors - Exterior	5' - 0"	6' - 8"			style to match house
D3	Garage Door	9' - 0"	7' - 0"			motorized

# Window Schedule

MARK	R.O.		TYPE	HEAD HEIGHT	COMMENTS
	WIDTH	HEIGHT			
W1	2' - 0"	3' - 0"	Window-Single-Hung	6' - 6"	
W2	3' - 0"	3' - 0"	Window-Single-Hung	6' - 6"	
W3	1' - 6"	3' - 0"	Window-Single-Hung	6' - 6"	
W4	2' - 0"	3' - 0"	Window-Single-Hung	12' - 9"	
W5	5' - 4 21/32"	3' - 0 1/2"	Window-Casement-Marvin-Bay_30-Ultimate	6' - 6"	ADD ALTERNATE TO TYPE W2

419 EAST LAUREL STREET, FORT COLLINS, CO  
GARAGE EXPANSION PROJECT

## SCHEDULES

Schematic Design	
Date	07/21/20
Drawn by	ACR
Sheet Number	A6









