



Historic Preservation Services

Community Development & Neighborhood Services

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REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 729 Mathews Street

Laurel School National Register Historic District

ISSUED: July 23, 2021

Joseph Nugent
729 Mathews St.
Fort Collins, CO 80524

Dear Mr. Nugent:

This report is to document proposed alterations to the W.H. Kerrick Residence at 729 Mathews 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:

1. Demolition of the existing front porch;
2. Construction of a new 20 ft by 6 ft front porch

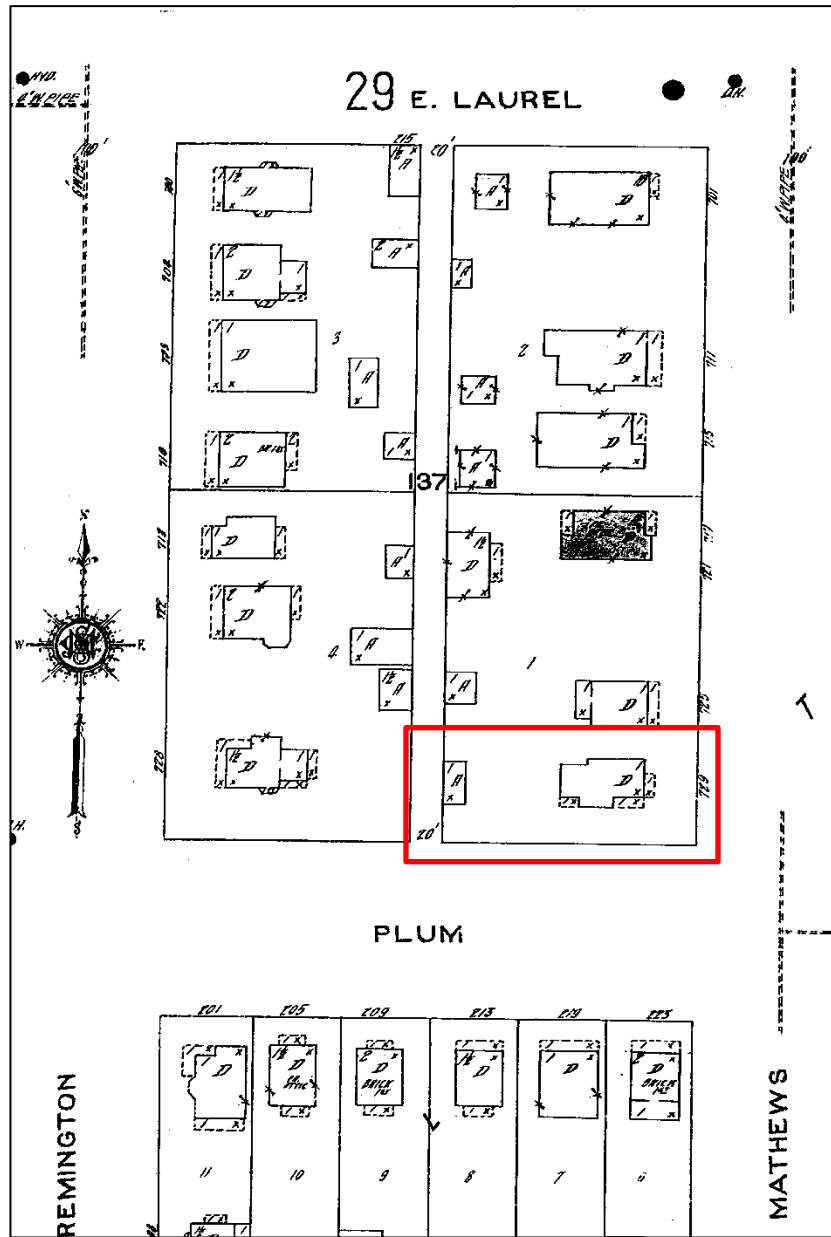
Our staff review of the proposed work finds the alterations do not meet the [SOI Standards for Treatment of Historic Properties](#). A summary is provided below:

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> The property will remain in residential use.	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 W.H. Kerrick Property at 729 Mathews Street was built in 1901 by and for local builder W.H. Kerrick as a “six room frame cottage.” W.H. was listed as a carpenter and construction worker in the 1902 city directory, living there along with Blanch Kerrick. They moved elsewhere by the following year. Other	N

occupants during the historic period (through 1940) include both owners and renters with a high rate of turnover, reflecting the working class nature of the property:

- **1903: E.C. and Sarah J. Littler; E.C. is listed as a farmer; they live here with Bessie and Ralph Littler, both college students.**
 - This listing may have been in error as the Littlers appear in later directories at 729 Peterson St.
 - It was common for farmers with land outside of town to own in-town homes for visits to the community and to provide residents for children as they attended Fort Collins High School and/or Colorado Agricultural College (now Colorado State University).
- **1908: Jacob M. & Marian Fisher; Marian worked at the College Grocery & Market**
- **1909: Stephen D. & Kathryn Morrison; Stephen worked as a machinist;**
 - Bessie A. Brown also lived here, a librarian at the Christian Science Reading Room in the Express Building at Mountain & Mason (southeast corner).
- **1910-1917: L. Roy & Bertha Liggett; L. Roy was a teller at the Poudre Valley National Bank (sw corner of Mountain & College); by 1917, L. Roy was the County Treasurer.**
 - 1917: Edith and Lena Baker and Paul Sweitzer, all students at Colorado Agricultural College, room at the house
- **1919: William A & Minnie Housel; William was a salesman**
 - Florence Housel, a teacher, also boarded at the house this year.
- **1922-1940: Elmina Garman (widow of John), owns the house**
 - 1922: Pauline Garman boards there, a stenographer.
 - 1925: Laverna P. Garman boards at the house, likely same person as Pauline listed in 1922
 - 1927-1940: Laverna is gone but Franklin Garman, a farmer, is boarding at the house.

Based on historical research, the earliest Sanborn insurance map showing the property (1925) documents a small, one-story porch on the east elevation that was relocated to a centered position in 1937, as well as a small one-story porch on the south elevation that was rebuilt in 1937 and enclosed at a later, unknown date.



1925 Sanborn Insurance Map – 729 Mathews highlighted in red box.



The Kerrick Property in 1948, Larimer County Assessor image, Fort Collins Museum of Discovery, <https://fchc.contentdm.oclc.org/digital/collection/ph/id/12978>.



Kerrick Property, 1995, Historic Survey image, City of Fort Collins, <https://fchc.contentdm.oclc.org/digital/collection/ph/id/12979>.

Based on research, the porch has been modified since construction being relocated from an anchor at the southeast corner of the building to its current position at the façade center in 1937. Historic materials and features likely include the roof and floor framing, Doric columns, and tongue-and-groove decking.

The front porch is a prominent, character-defining feature and reflects the historic working class nature of the property in this neighborhood. Removal does not meet this Standard. The proposed design is not sympathetic to the historic design. The design could be improved by retaining some of the features of

	<p>the historic porch in a larger configuration (i.e., tongue-and-groove decking and/or Doric-style columns). This project does not meet this Standard due to the alteration/replacement of a character-defining feature.</p>	
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>Building permit history for the property includes the following documented alterations:</p> <ul style="list-style-type: none"> - 1905 – improvements (possibly porch or room additions) - 1937 – Rebuild front porches [east and south] and rear porch - 1937 – Property resingled with asphalt composition roof - 1961 – Aluminum siding installed along with new doors and windows. - 1979 – reroof - 2008 – garage demolished - 2013 – New garage constructed - 2013 – reroof - 2020 – rear patio cover added <p>The new porch includes simplified features that do not emulate the historic. While the overall project does not meet the Standards, it does not appear that the new porch is creating a false sense of history.</p>	Y
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> <p>As noted under Standard 2, the existing front porch is a character-defining feature of the property. Its removal does not meet this Standard.</p>	N
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> <p>The existing porch is a character-defining historic feature and appears to be in good condition, making repair feasible as needed. The full demolition and replacement of this feature with a new design does not meet this Standard.</p>	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	<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 proposed new porch is compatible with the massing, size, and scale of the building but is not compatible with the architectural features of the property since it is being installed through demolition of the historic front porch. As a result, it is not protecting the historic integrity of the property, and is destroying historic materials that characterize the property. It is differentiated from the old through streamlining of the new porch features. However, due to loss of the historic porch and location of the new feature on the front of the building, this project does not meet this Standard.</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>Removal of the historic front porch does not meet this Standard.</p>	N

The property is already heavily modified, having had its siding and windows replaced in 1961 and its south porch enclosed at an unspecified time. Its current contributing status to the historic district is already questionable, and the loss of the historic porch diminishes this further. It seems likely that upon resurvey of the historic district, this property may not contribute to the historic district based on alterations since 1961, especially if further loss of historic features occurs.

If you have any questions regarding this review, please contact me. I may be reached at 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

Applicant's Name	Daytime Phone	Evening Phone
Mailing Address (for receiving application-related correspondence)	State	Zip Code
Email		

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

Owner's Name	Daytime Phone	Evening Phone
Mailing Address (for receiving application-related correspondence)	State	Zip Code
Email		

Project Description

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

The following attachments are REQUIRED:

- Complete Application for Design Review
- Detailed Scope of Work (and project plans, if available)
- Color photos of existing conditions

Reminders:

Complete application would need all of checklist items as well as both pages of this document.

Detailed scope of work should include measurements of existing and proposed.

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.

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).

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.

Feature A Name:	
Describe property feature and its condition:	Describe proposed work on feature:

Feature B Name:	
Describe property feature and its condition:	Describe proposed work on feature:

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.

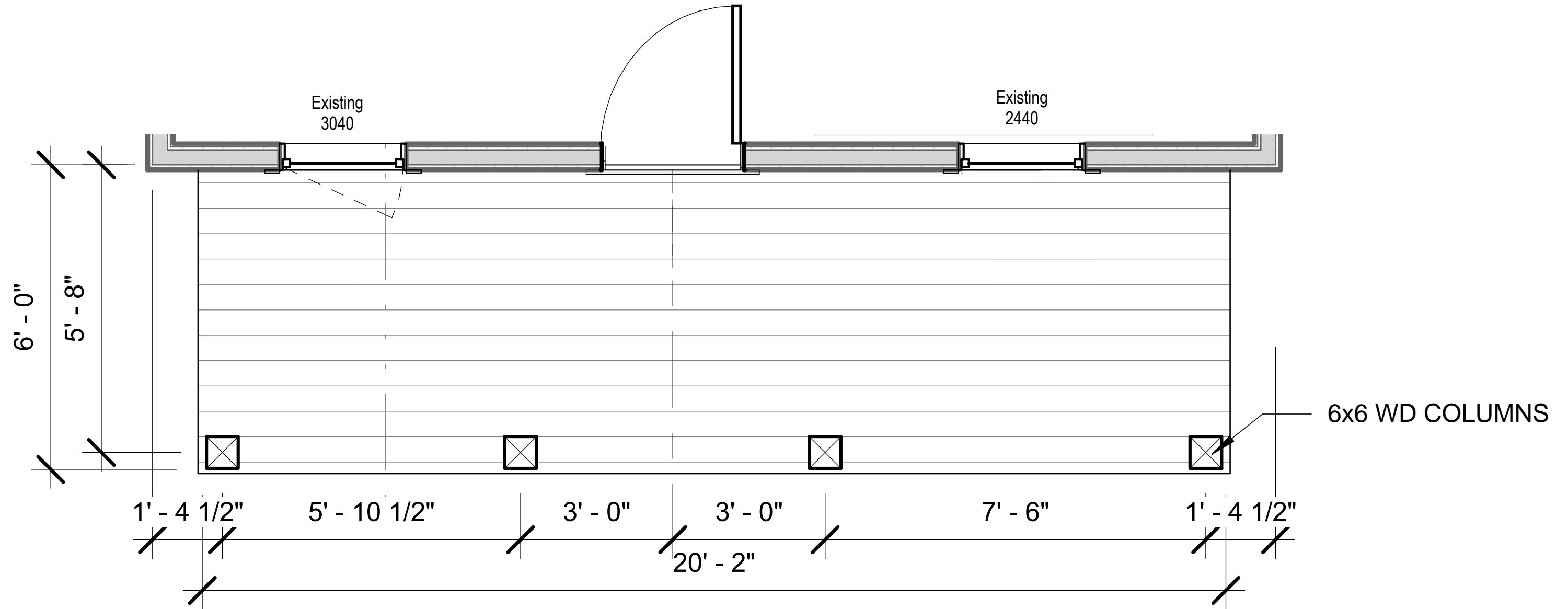
Partial or full demolition is a part of this project.

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.

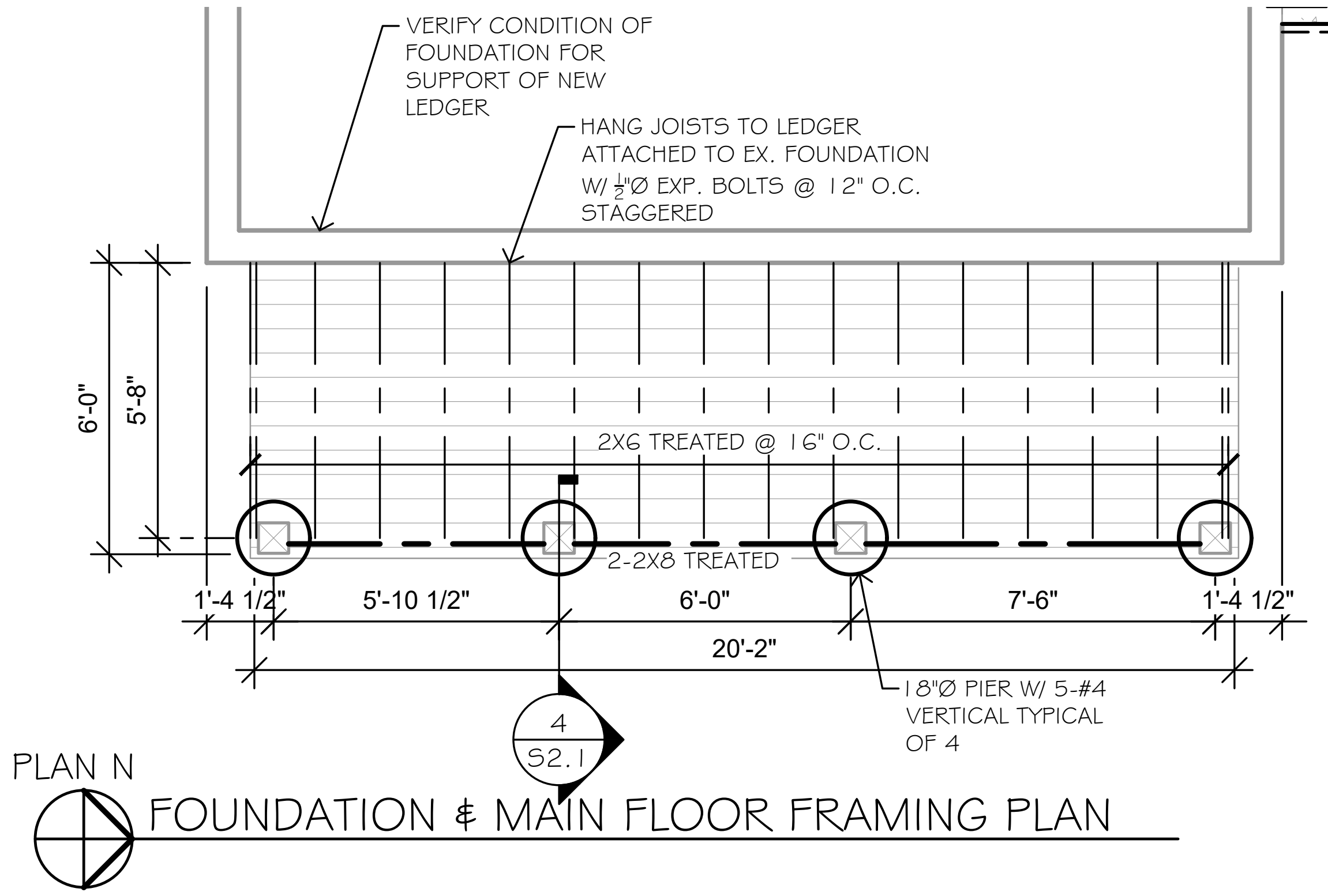
Signature of Applicant

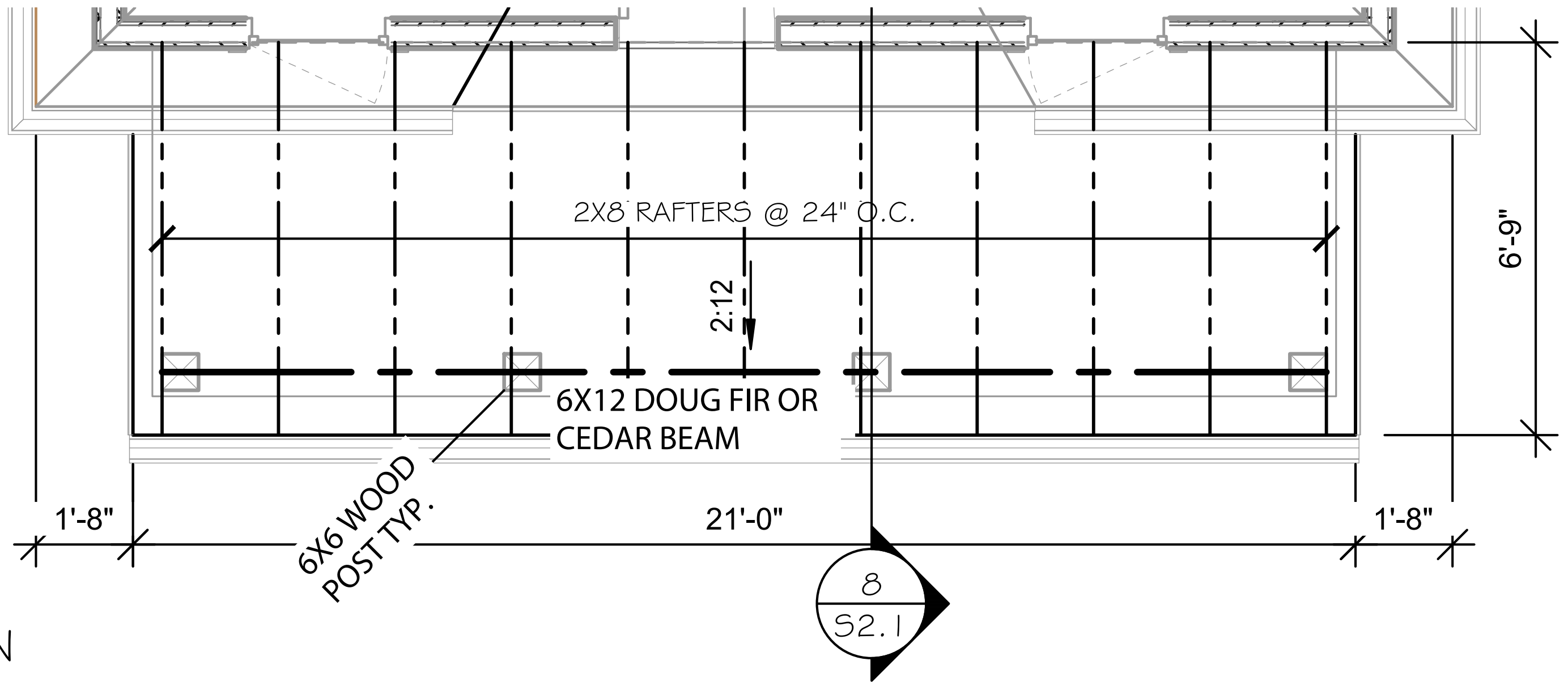
Date



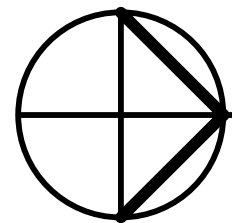


NUGENT FRONT PORCH
 729 MATHEWS STREET
 FORT COLLINS, COLORADO



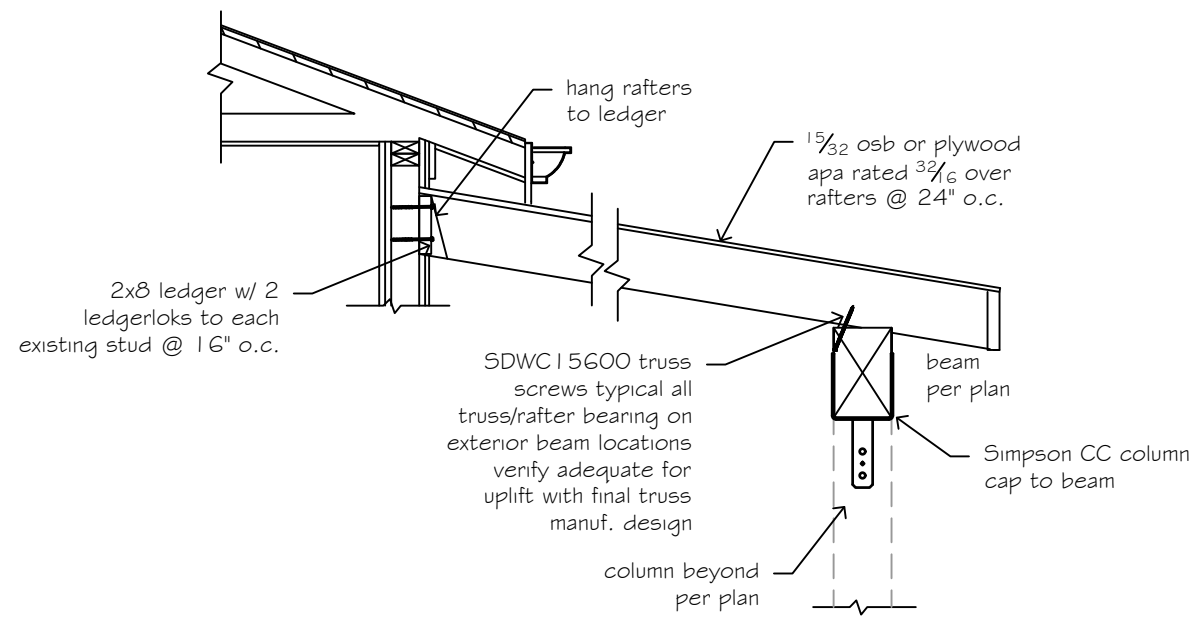


PLAN N

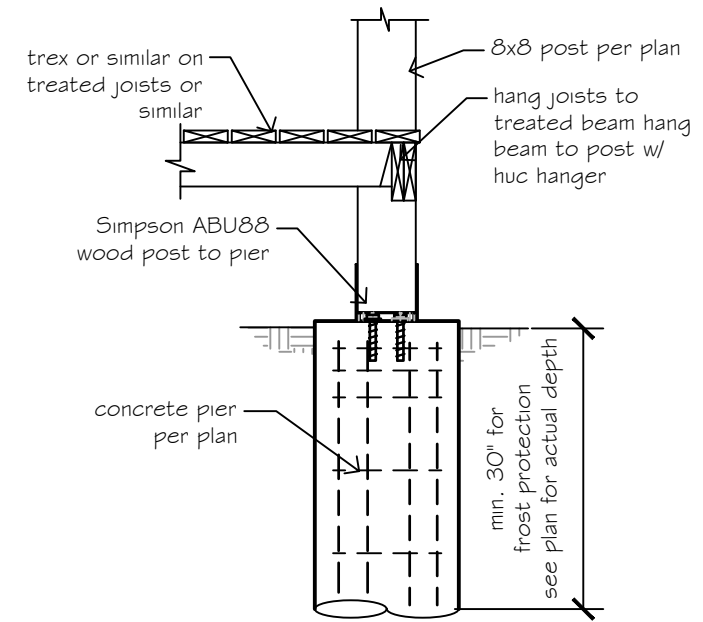


ROOF FRAMING PLAN

1/4" = 1'-0"

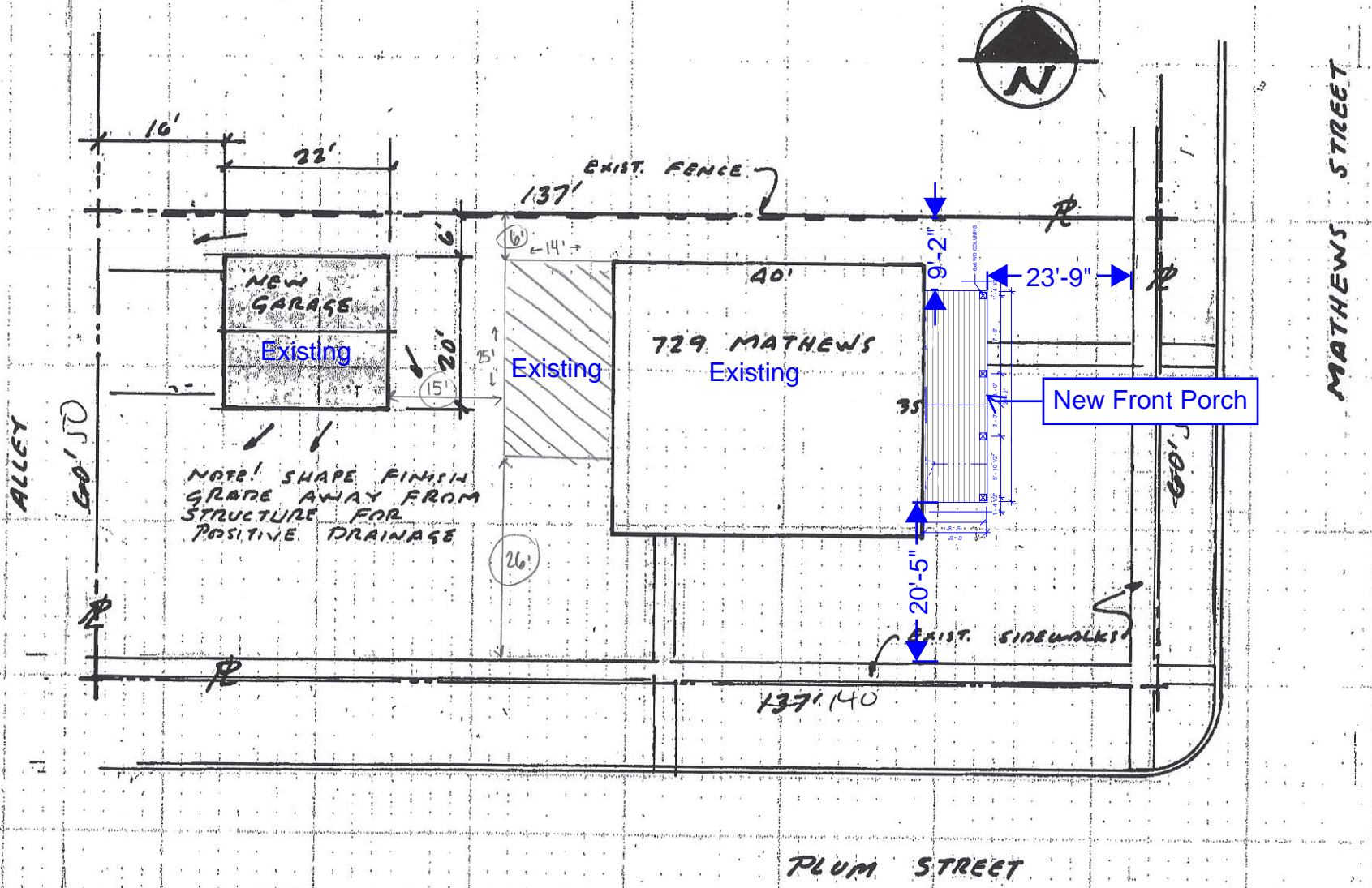


8 rafter bearing at beam
 S2.2 1/2" = 1'-0"



4 pier foundation detail
 S2.1 1/2" = 1'-0"

NEW GARAGE FOR:
729 MATHEWS STREET
FORT COLLINS, CO.



B1207291

SITE DEVELOPMENT PLAN

1" = 20'

B20008375





