



Historic Preservation Services

Community Development & Neighborhood Services

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REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 802 Peterson Street

Laurel School National Register Historic District

ISSUED: October 1, 2021

Olson Family Trust
802 Peterson St.
Fort Collins, CO 80524

Dear Property Owner:

This report is to document proposed alterations to the Ferdinand S. & Elsie Markley Residence at 802 Peterson 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:

- Construction of an attic dormer on the front/west elevation.

Our staff review of the proposed work finds the alterations do meet the [SOI Standards for Treatment of Historic Properties](#), mostly due to the recommendation that previous alterations likely render this property non-contributing to the Laurel School Historic District and the dormer addition will not have a negative effect on the overall district. 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 property at 802 Peterson Street was built in 1939 for Ferdinand and Elsie Markley. While historic photographs are not available for the property, the 1943 Sanborn Insurance Map for this block shows the property along with a garage at the rear	

	<p>of the lot to the east. The only significant alteration in the building's early history was the remodeling of the basement in 1957 to serve as an apartment. The property did not have a front porch until added in 2016.</p> <p>The property was built as a Cape Cod-style home for the Markley family, a common stylistic choice in the late-1920s-1940s. F.S. & Elsie Markley lived in the home with two children. F.S. Markley was the owner of Markley Motors at 246 N. College Avenue, a long-standing auto sales company that remains in Fort Collins today. The Markleys remained in the home through the 1950s, and following that, it became rental property for a time.</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>The new dormer is recognizable as a new feature due to its location and use of a modern slider window configuration in the dormer.</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> <p>No existing features are proposed for removal.</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>Existing features are being preserved.</p>	Y
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> <p>No excavation is proposed as part of this project.</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</i></p>	N

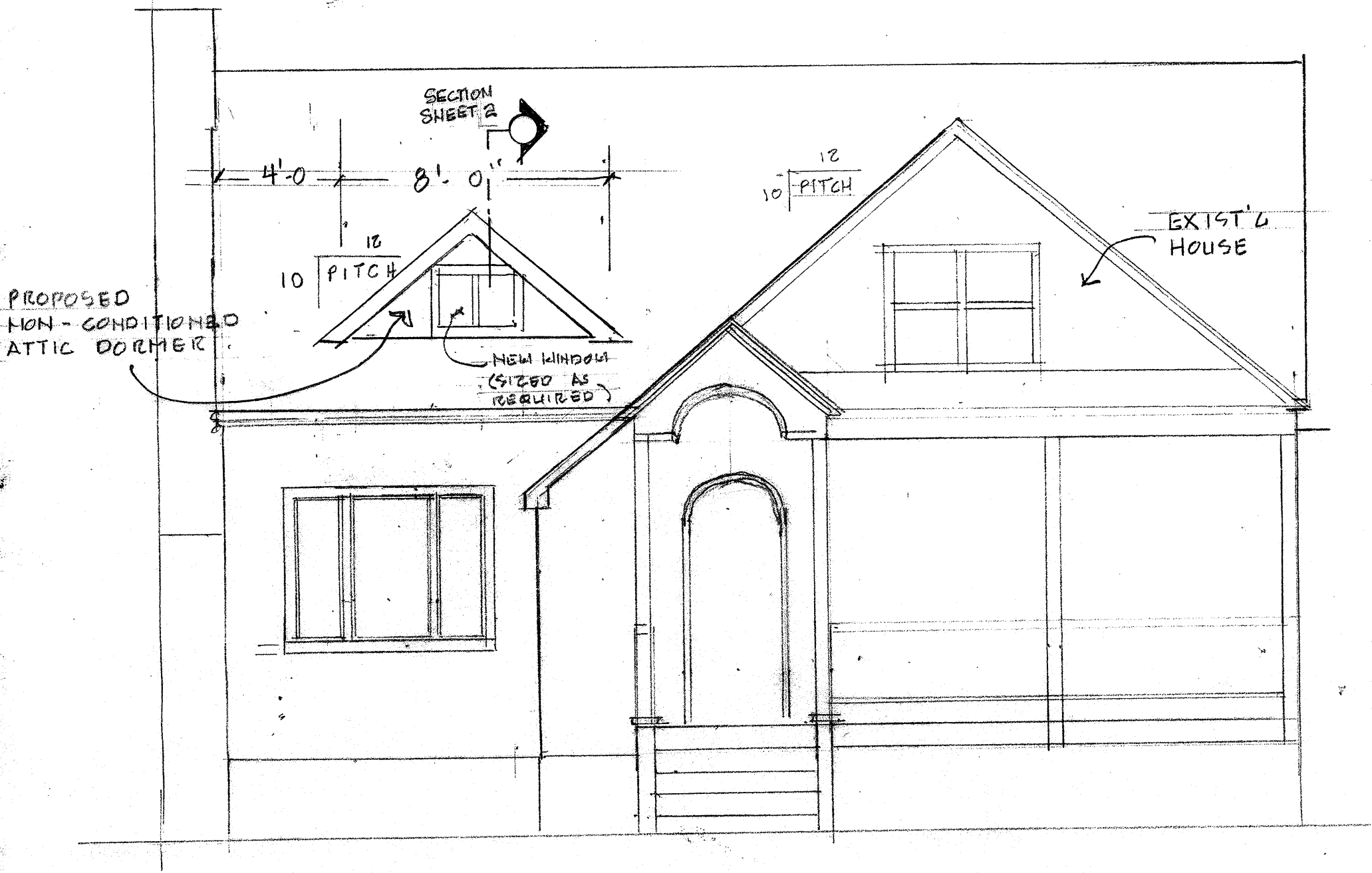
	<p><i>compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i></p> <p>The new dormer is located on the front elevation of the building. While it is of compatible design with the historic features of the building, modifications to the front of an historic building are typically not recommended. There is already a rear, three-window dormer on the rear upper floor, so the requirement behind adding the front dormer is not clear.</p>	
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>The dormer could be removed and the roof replaced without significant damage to key historic features remaining on the building. However, previous projects have already significantly disrupted the historic integrity of the property.</p>	Y

The property appears as if it may already be non-contributing to the Laurel School Historic District due to alterations completed in 2016, specifically the front porch. The building was constructed as a Cape Cod-style building in 1939, within the district’s period of significance (approximately 1880-1940) and remained relatively unchanged through the 1900s. Cape Cod-style buildings are typically defined by their steeply-pitched roofs, dormers on the roof, and fairly simple ornamentation – front porches are rare. The 2016 addition of the front porch significantly disrupted the architectural character of the building, likely rendering it non-contributing to the historic district at that time, and likely closing off access to the Colorado Historic Tax Credit program.

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

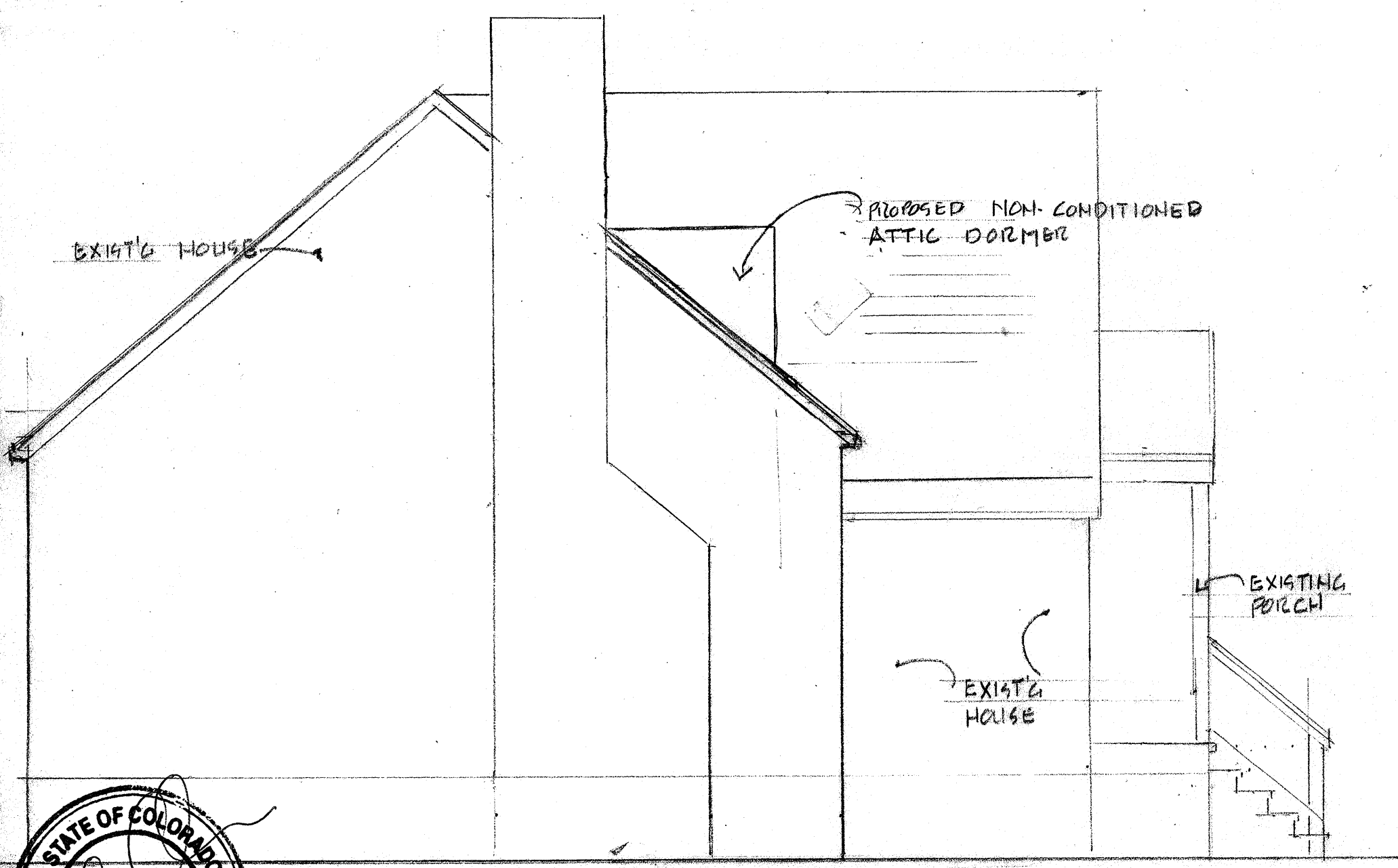
Sincerely,

Jim Bertolini
Historic Preservation Planner



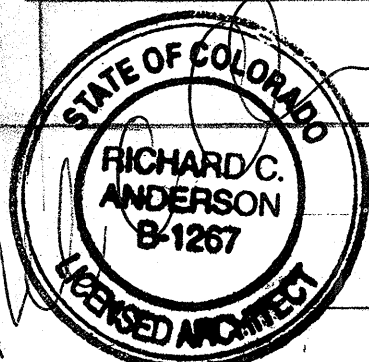
WEST ELEVATION

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



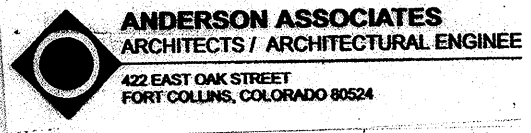
NORTH ELEVATION

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



**Decorative Dormer -
Olson Residence
802 Peterson Street
Fort Collins, Colorado
80524**

SHEET 1 OF 2



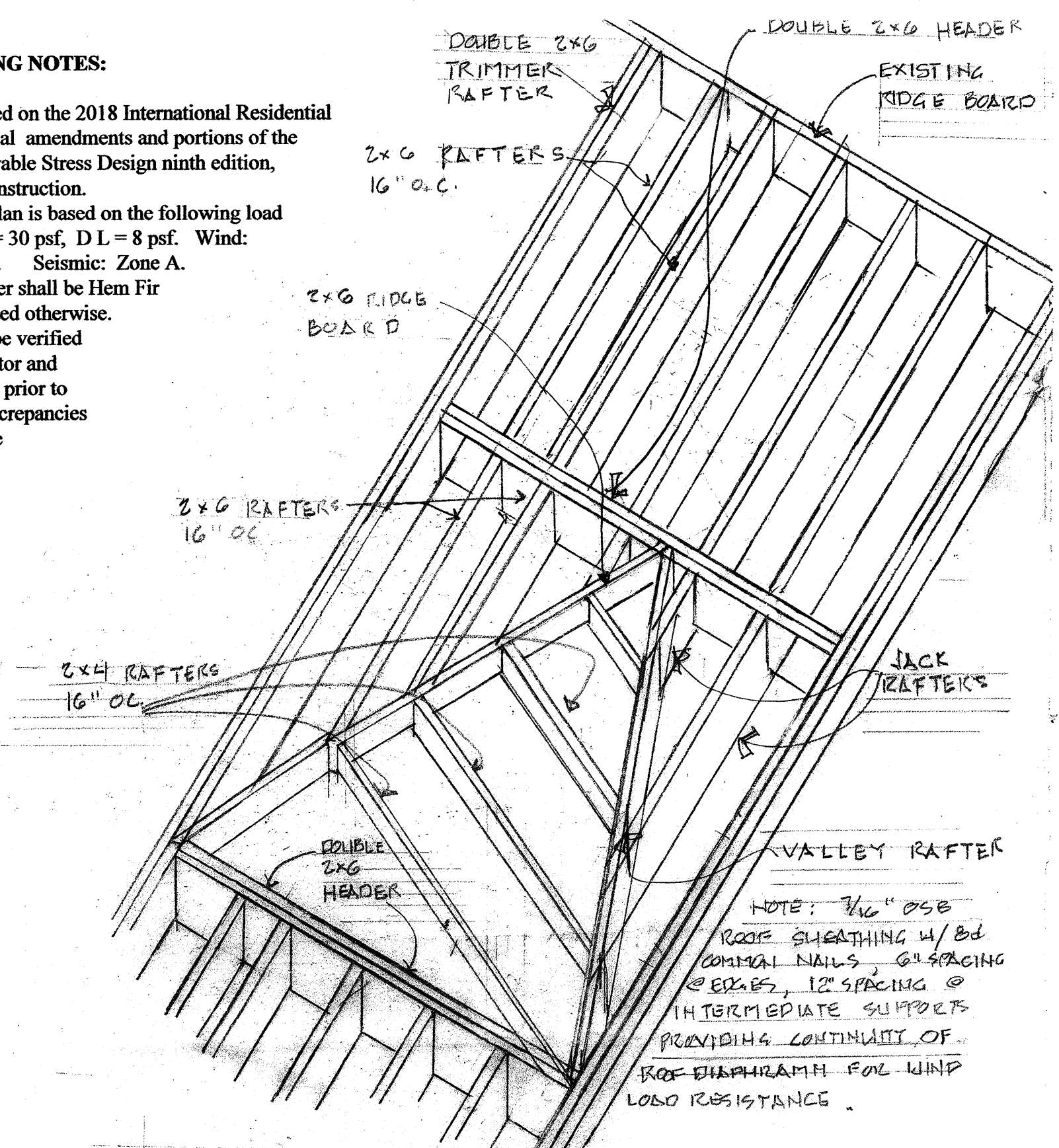
AUGUST 17, 2021

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, DL = 8 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.

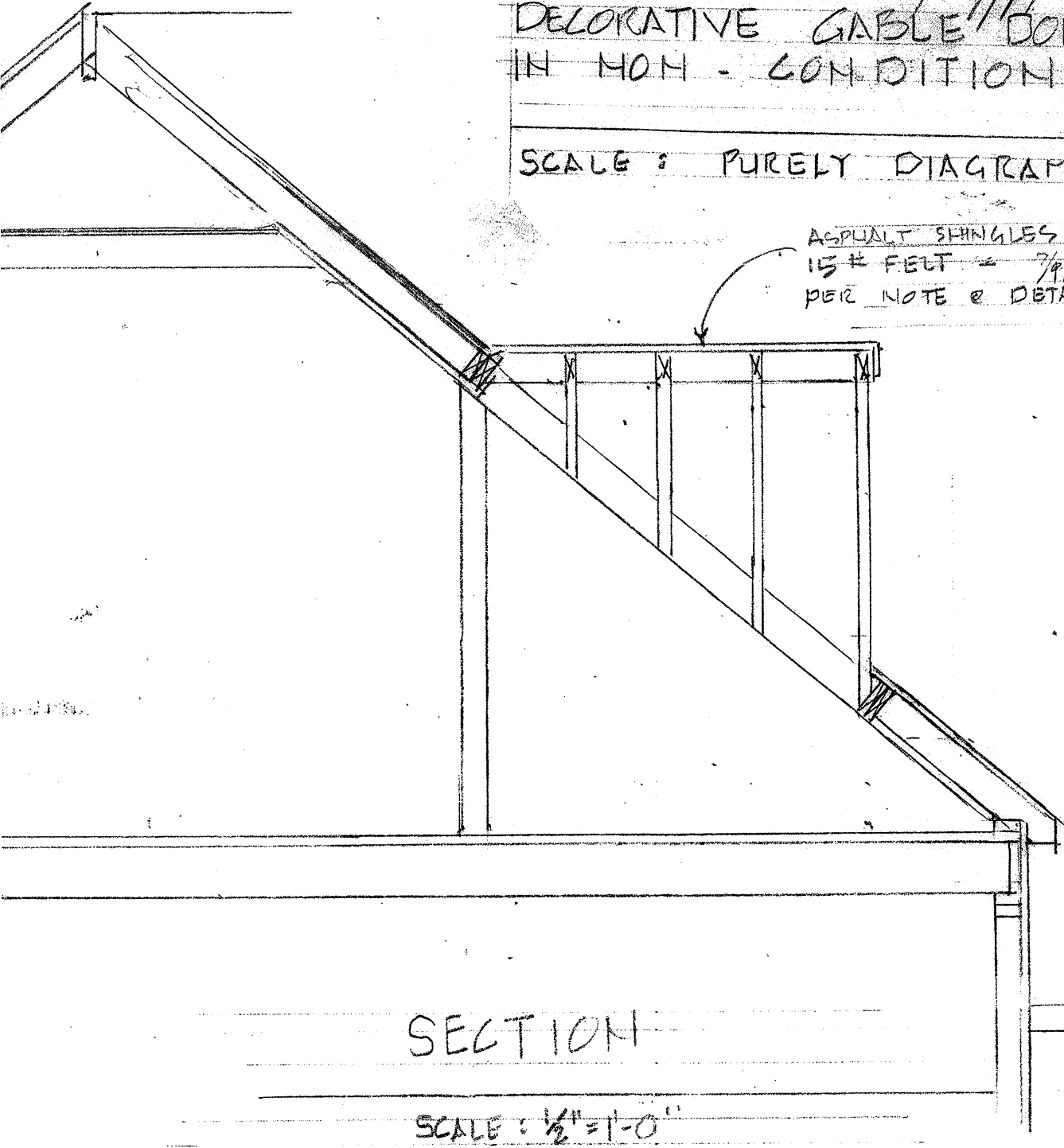
BRACED NOTES

Reinforce rafters with 7/16 inch oriented strand boards (OSB) fastened to the rafter members with 8d nails at 6 inch centers. Verify OSB Sheathing at existing re-roof for diaphragm continuity for resisting wind loads.



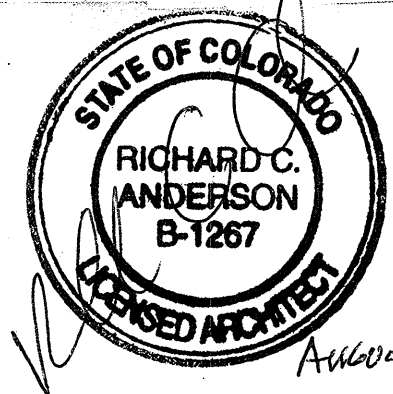
NOTE: 7/16" OSB ROOF SHEATHING w/ 8d COMMON NAILS, 6" SPACING @ EDGES, 12" SPACING @ INTERMEDIATE SUPPORTS PROVIDING CONTINUITY OF ROOF DIAPHRAGM FOR WIND LOAD RESISTANCE.

DECORATIVE GABLE DORMER
IN NON-CONDITIONED ATTIC
SCALE: PURELY DIAGRAMMATIC



SECTION
SCALE: 1/2" = 1'-0"

**Decorative Dormer
Olson Residence
802 Peterson Street
Fort Collins, Colorado
80524**



August 17, 2008

SHEET 2 OF 2





