



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

fcgov.com/historicpreservation

REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 418 E. Oak Street

Laurel School National Register Historic District

ISSUED: December 14, 2021

Shelley & Gregor Crausbay
418 E Oak St
Fort Collins, CO 80524

Dear Property Owner:

This report is to document proposed alterations to the Carl and Nellia Brannaman Residence at 418 E. Oak 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 existing/historic rear porch
2. Construction of a new 220 ft² rear porch addition
3. Basement finish to include two egress windows with window wells on west elevation

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>The house will remain in residential use.</p> | Y |
| SOI #2 | <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 Brannaman property was built in c.1907 based on Sanborn Fire Insurance Company maps for the area and city directories, although no building permit could be located providing a specific date of construction. The first mention of the home in</p> | Y |

available records is the 1907 city directory, noting John T. Graham as the first occupant, who was single at the time and worked as a salesman at the Fort Collins Buggy Company at 310 Jefferson Street, just a few blocks away. There is also a news article in the October 7, 1908 *Weekly Courier* noting that Mr. Graham had married his wife Florence by that time. By 1909, Carl & Nellie Branaman are listed as residents, with Nellie working at the same Fort Collins Buggy Company, although they moved to 324 S. Loomis Avenue by the following year. In 1910, an E.A. Bessey lived at the property, and in 1911, Arnold and Marie Thormann lived there, Arnold being a druggist at a shop at 227-229 Walnut Street (the Whitton Block).

The building is a strong example of an Edwardian cottage, including a typical hipped roof with a dominant gablet on its south façade, which has decorative fishscale shingles and a small square window into the building's attic. A nearly full-width porch includes simple Doric style columns, a wood panel halve wall, and a Classical railing, with a frieze between the columns and the porch roof. Windows are a combination of four- and three-over-one configurations and may be replacements (not confirmed, but this configuration is more common in later Arts-and-Crafts era homes). The building is predominantly red brick with painted wood features elsewhere, although it has few decorative features beyond the shingles and porch columns. Side windows include brick arches, stone lintels, and what appear to be wood one-over-one sash windows. The foundation of the main house, and front and rear porches appears to be cut sandstone. A small frame mud porch extends from the building's rear elevation.

The project will remove the existing rear porch and replace it with a new one as designed in the attached plans. The new addition will construct a hipped-roof extension onto the rear with simple fixed/casement windows and wood siding. Concrete basement windows and light wells will also be added along both side elevations to allow for daylighting and egress into the basement.

| | | |
|---------------|--|------------|
| | inconsistent with the Standard since it does not appear to be a character-defining feature. | |
| 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>The property appears to have experienced little in the way of alterations since its 1907 construction:</p> <ul style="list-style-type: none"> - 1945 – remodel barn to serve as a garage - 1945 – reshingle house - 2000 - reroof - 2003 – reroof - 2003 – front steps replaced <p>Again, it would certainly be encouraged to retain the rear porch since it appears to be an original feature. However, it is not a character-defining feature and its loss is not inconsistent with this Standard.</p> | Y |
| 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>Modifications are limited to modification of the basement level to accommodate egress and light wells, and the removal of the historic rear porch for a small addition. The key characteristics of the homes distinctive materials, features, finishes, and construction techniques are being retained, including the brick walls, wood frame Classical porch on the front, the distinctive gablet, and few changes to window openings.</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> <p>While it is encouraged to retain features like the slightly deteriorated rear porch, no character-defining features are proposed for replacement.</p> | Y |
| 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 | <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>Excavation is a component of extending the existing basement to the rear/north. However, this area is already significantly disturbed and the likelihood of discovering diagnostic artifacts</p> | Y |

| | | |
|---------|--|---|
| | <p>of significance is low. It is encouraged that any discoveries made during excavation be noted and Preservation staff is available to coordinate any potential salvage with the Museum of Discovery’s Local History Archive.</p> | |
| 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>This Standard calls for new additions to be compatible, distinguishable, and subordinate to the historic building. The new rear porch is compatible, as it is on the rear, continues the standard pattern of rear additions being of a different material than the main house, and avoids removing any character-defining features. It is distinguishable as new construction through its use of lapboard siding and simplified casement window configurations instead of the historic sash. It is subordinate since it is on the rear of the house and roofline is below that of the historic house, with the addition set in from the historic sidewall planes.</p> | Y |
| 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>This Standard calls for new additions to be reversible. From submitted plans, demolition of the rear brick wall to accommodate the new addition appears to be minimal/non-existent, making the removal or modification of the new addition in the future possible without large-scale reconstruction.</p> | Y |

The property is expected to remain a contributing property to the Laurel School Historic District, listed in the National Register of Historic Places in 1980, after this project is complete. It should remain eligible for available state and federal tax incentives to support repair and upkeep.

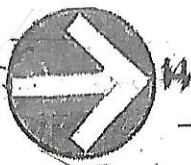
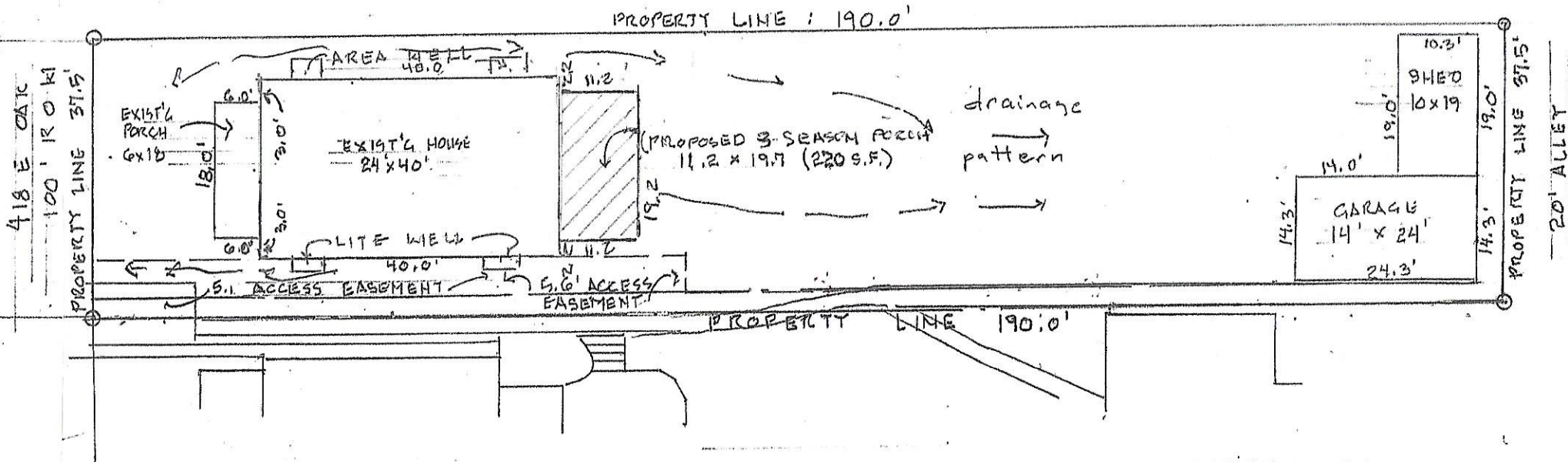
If you have any questions regarding this review, please contact me. I may be reached at jbertolini@fcgov.com or at 970-416-4250.

Sincerely,

Jim Bertolini
Historic Preservation Planner





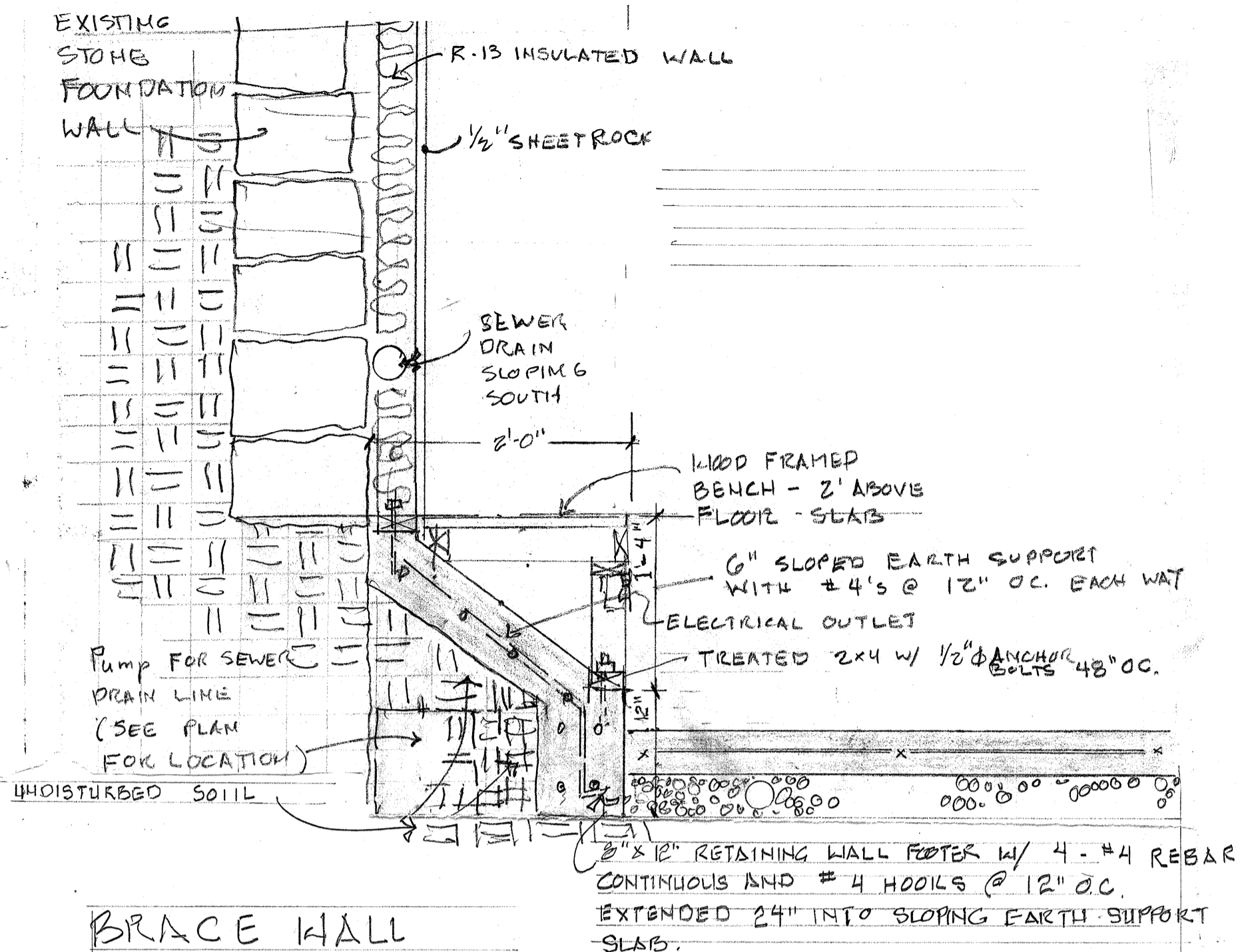


SITE PLAN

SCALE: 1" = 20'-0"

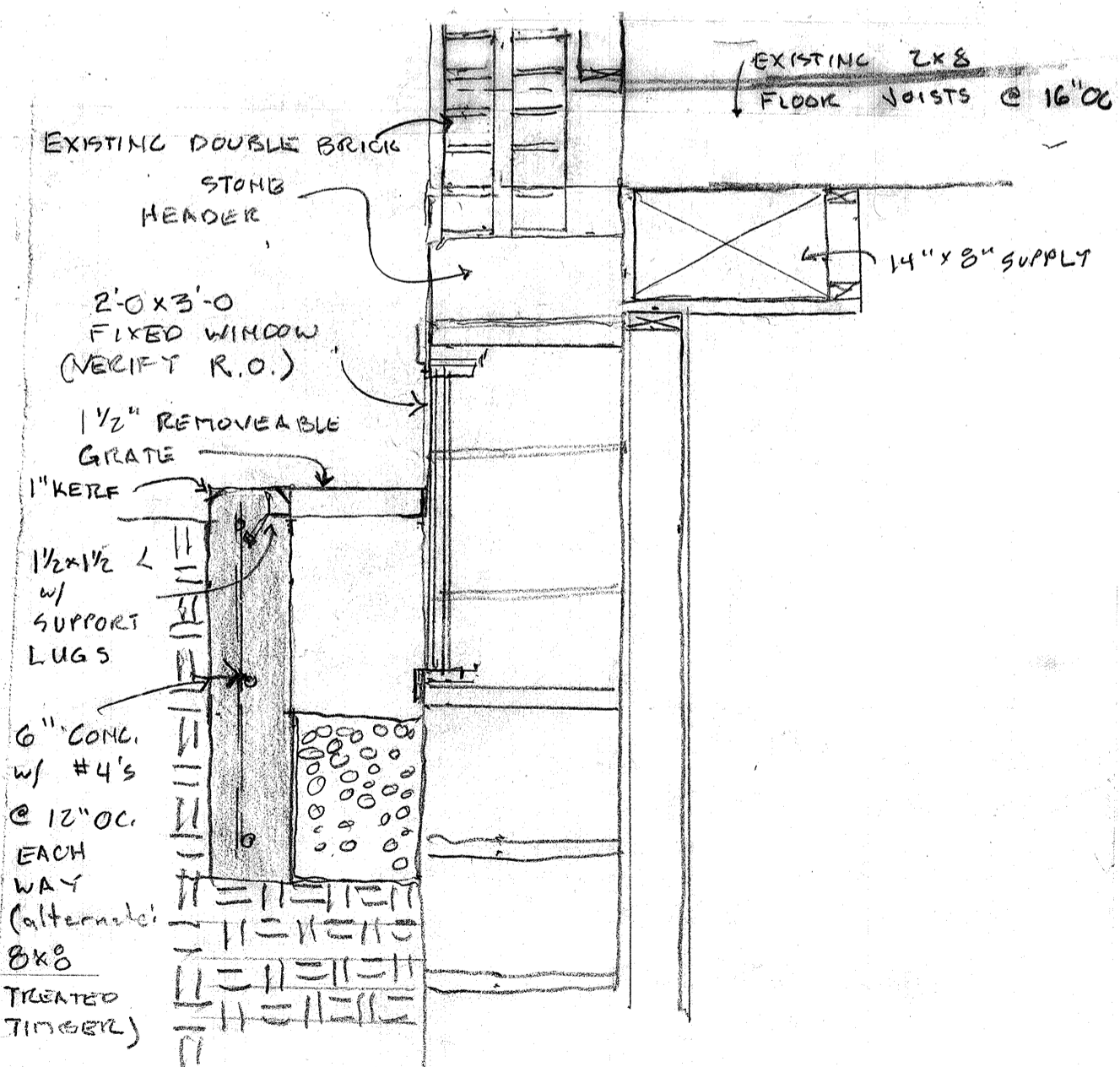
Subdivision: //10151 - FTC BLK 151
 Neighborhood: 19711
 Legal Description: E 25 FT OF LOT 13 & W 12 1/2 FT OF LOT 14, BLK 151, FTC

PROPOSED BASEMENT REMODEL WITH REAR PORCH
 GREGOR SCHUURMAN & SHELLEY CRAUSBAY RESIDENCE
 418 E OAK ST, FORT COLLINS, CO 80524 | ph: 970-689-317



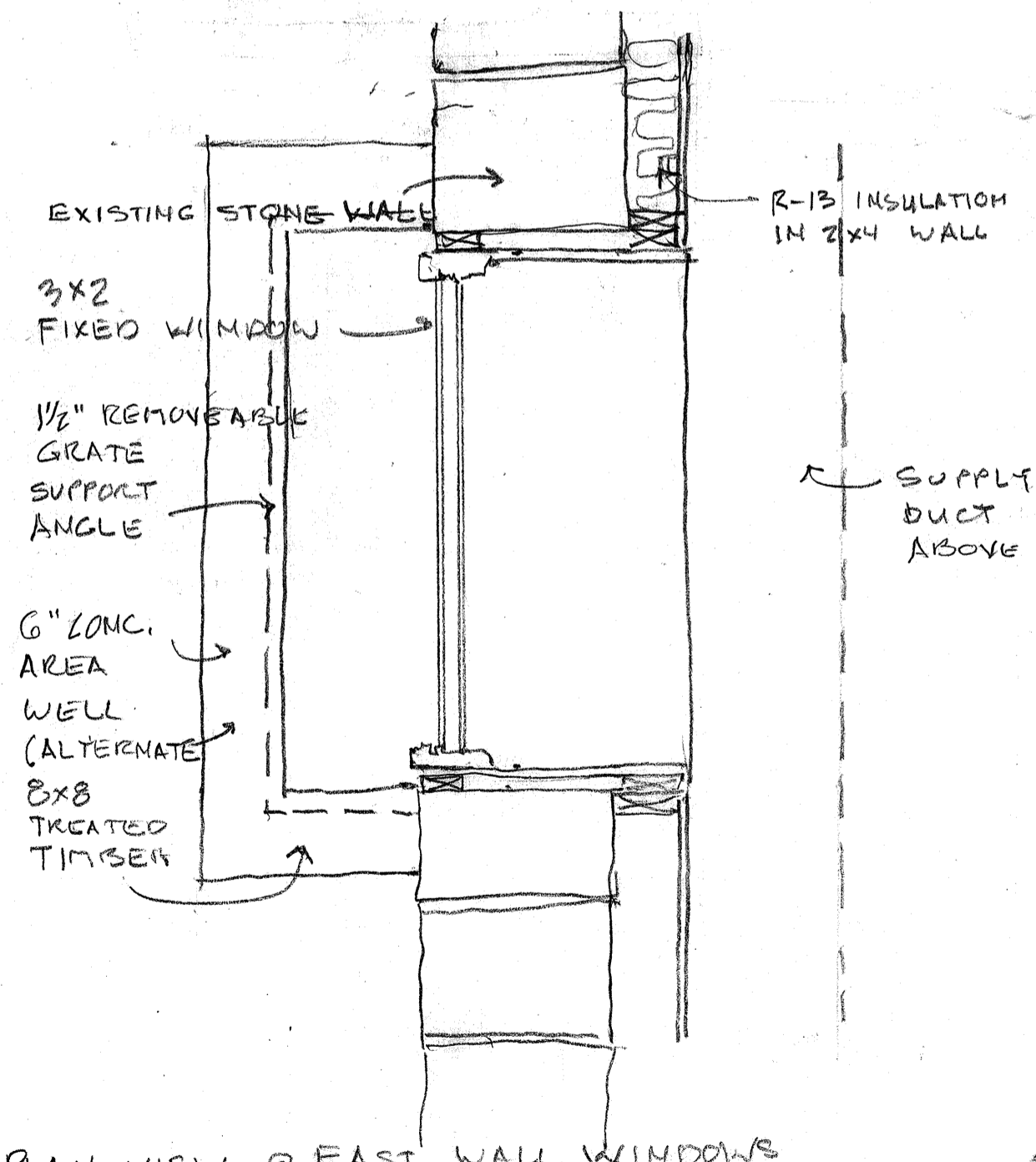
BRACE WALL
DETAIL FOR
LOWERED SLAB
SUPPORT

SCALE: 1" = 1'-0"



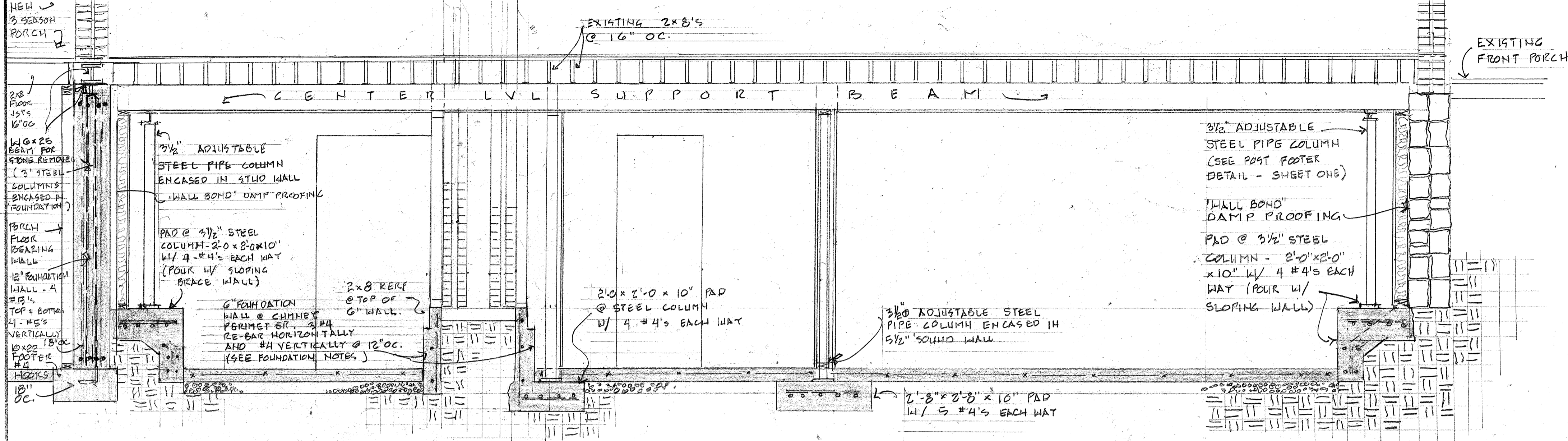
SECTION @ EAST WALL WINDOWS.

SCALE: 1" = 1'-0"

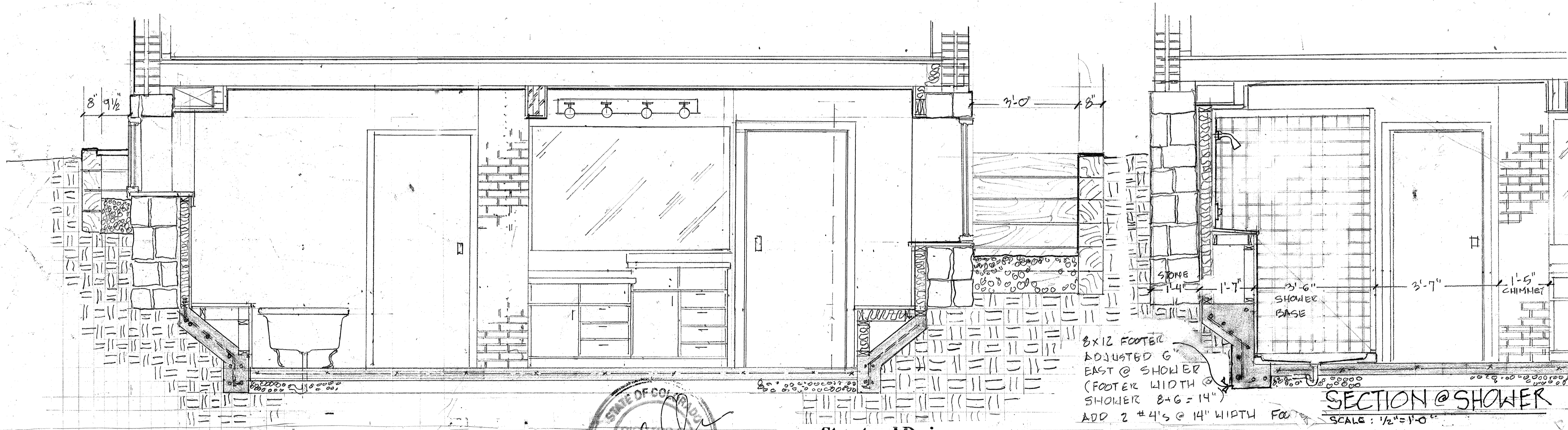


PLAN VIEW @ EAST WALL WINDOWS

SCALE: 1" = 1'-0"

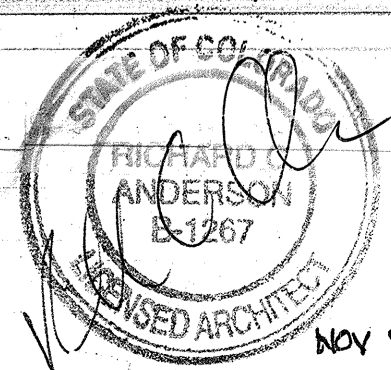


LONGITUDINAL SECTION
SCALE: 1/2" = 1'-0"



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

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

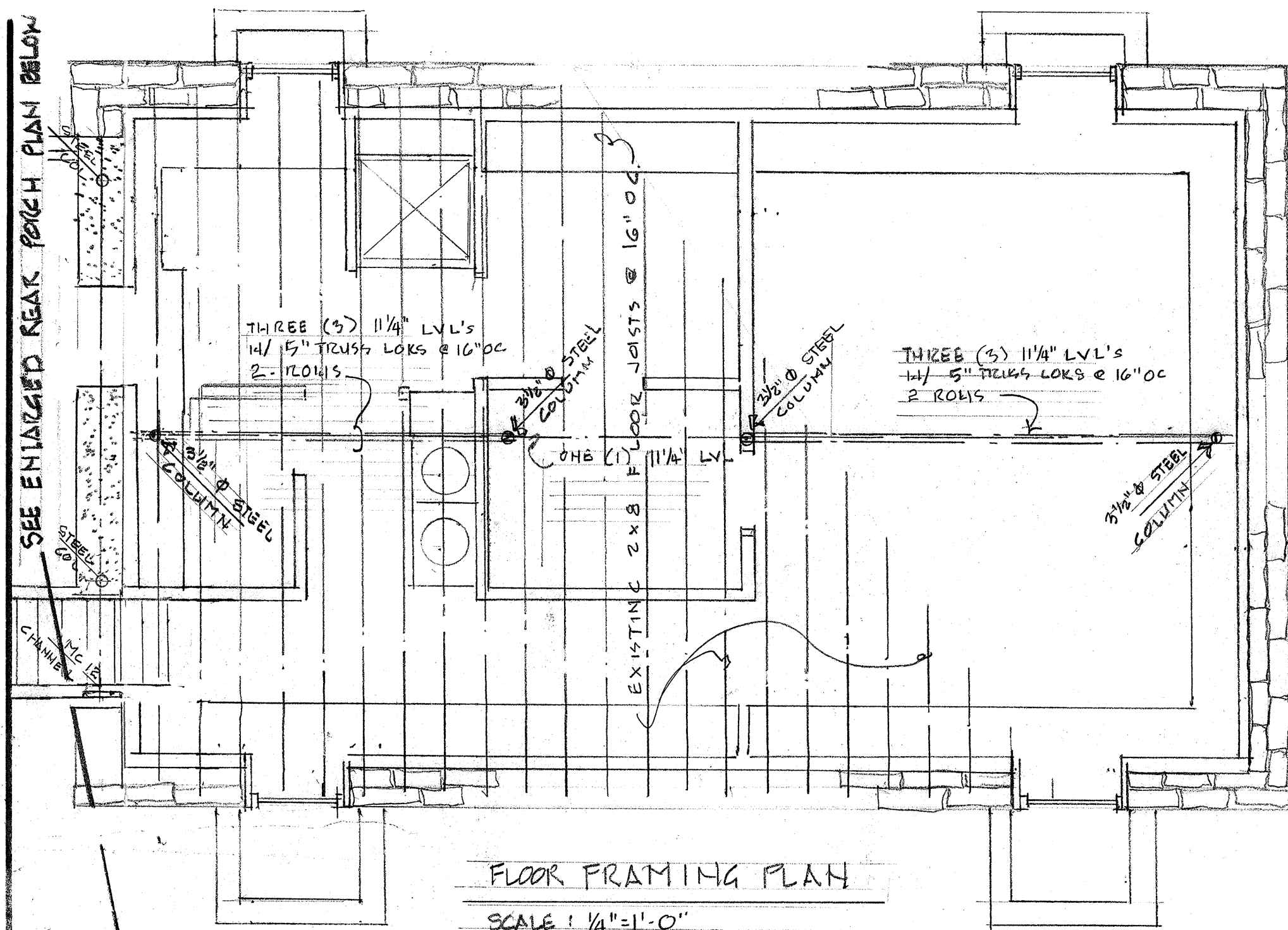


Structural Design:
ANDERSON ASSOCIATES
 ARCHITECTS / ARCHITECTURAL ENGINEERS, LLC
 422 EAST OAK STREET
 FORT COLLINS, COLORADO 80524
 andersonarch02@aol.com

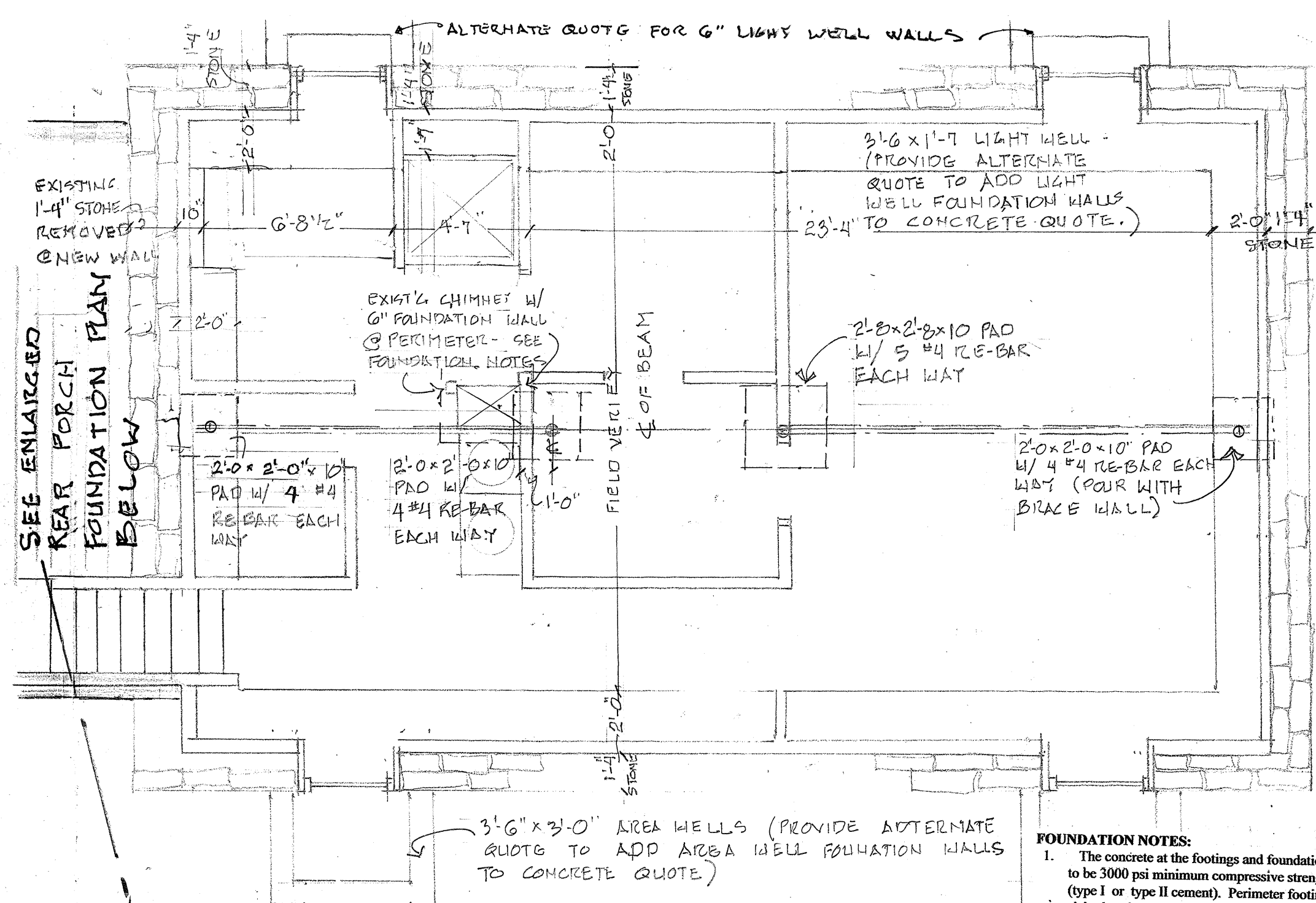
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SHEET 2 OF 3

Basement Finish with Enlarged Rear Porch
Gregor Schuurman and Shelley Crausbay - Owners
 418 E Oak Street Fort Collins, Colorado 80524



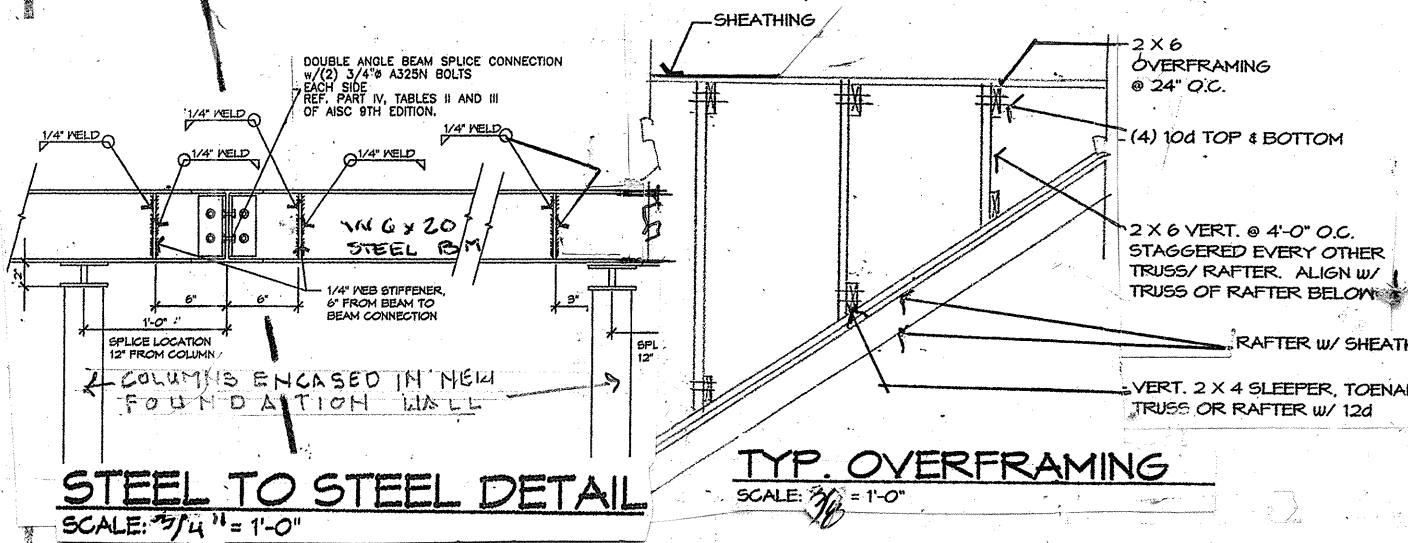
FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



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

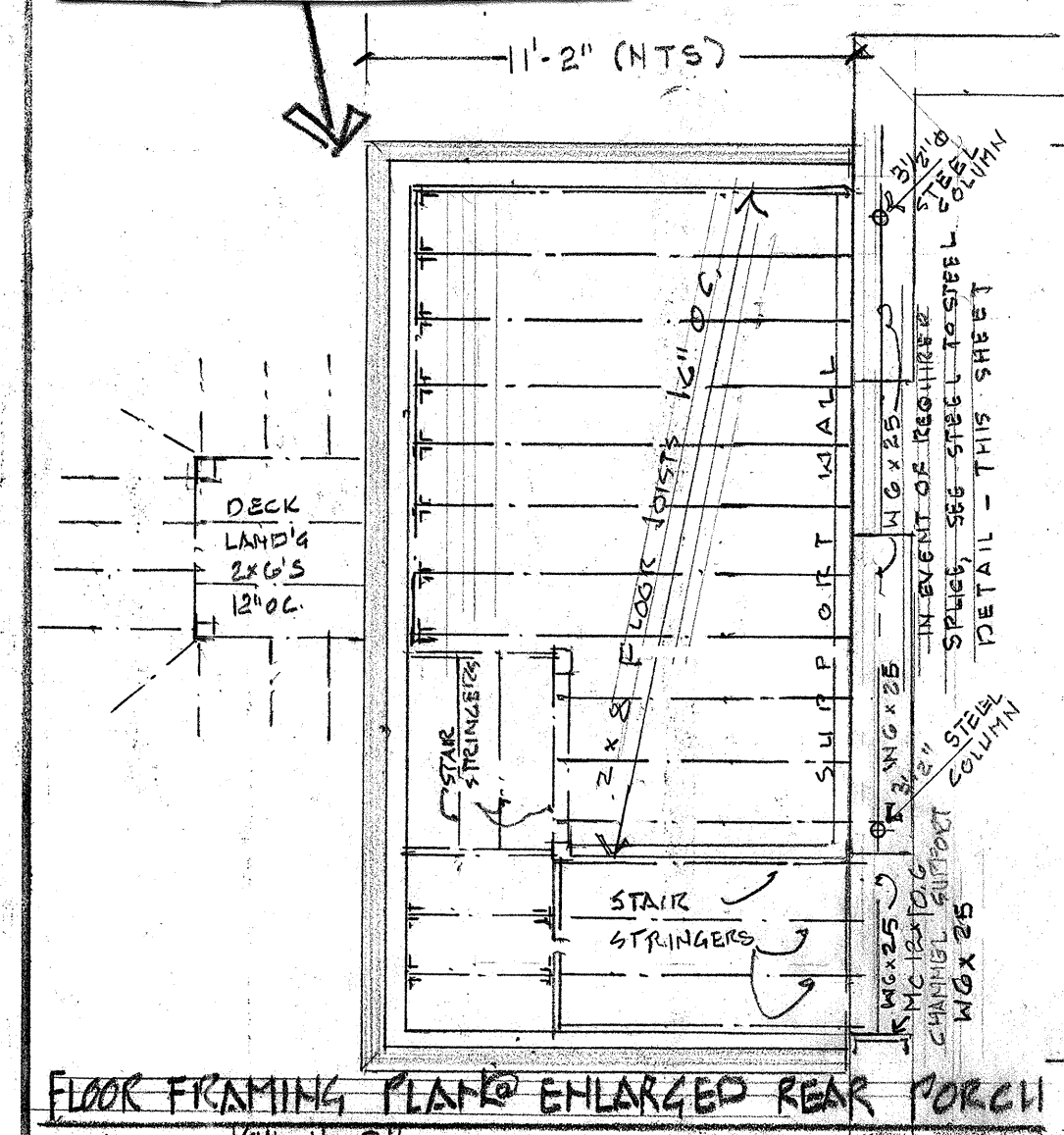
STRUCTURAL FRAMING NOTES:

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: 134 mph, Exposure B. Seismic: Zone A.
3. All dimensional lumber-No. 2 Hem Fir or better to be used for wall, headers, king studs and trimmer framing and blocking members. Laminated Veneer Lumber (LVL) framing members to be as sized on the floor framing plan, Sheet 1.
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 Architectural Engineer.

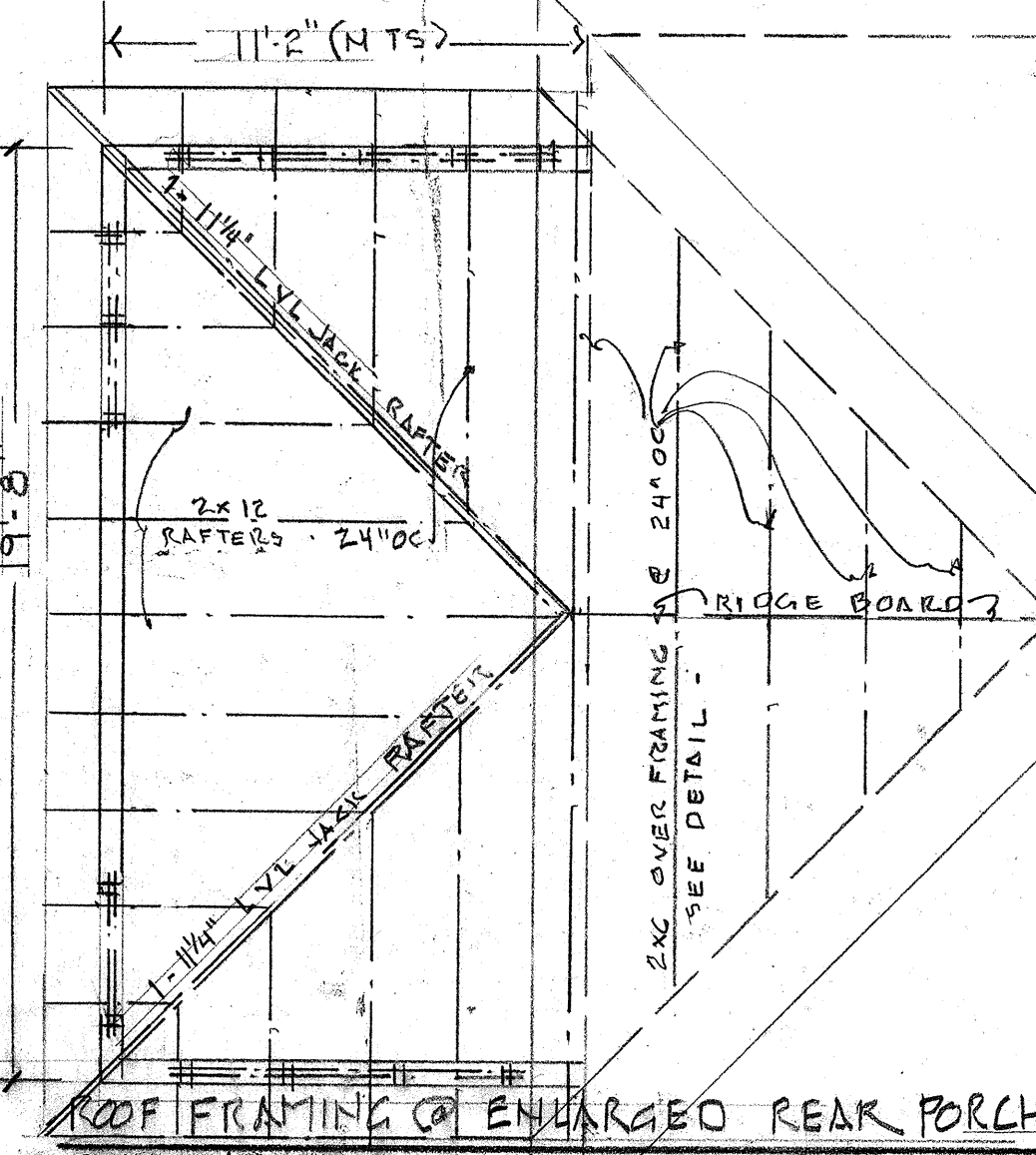


STEEL TO STEEL DETAIL
SCALE: 3/4" = 1'-0"

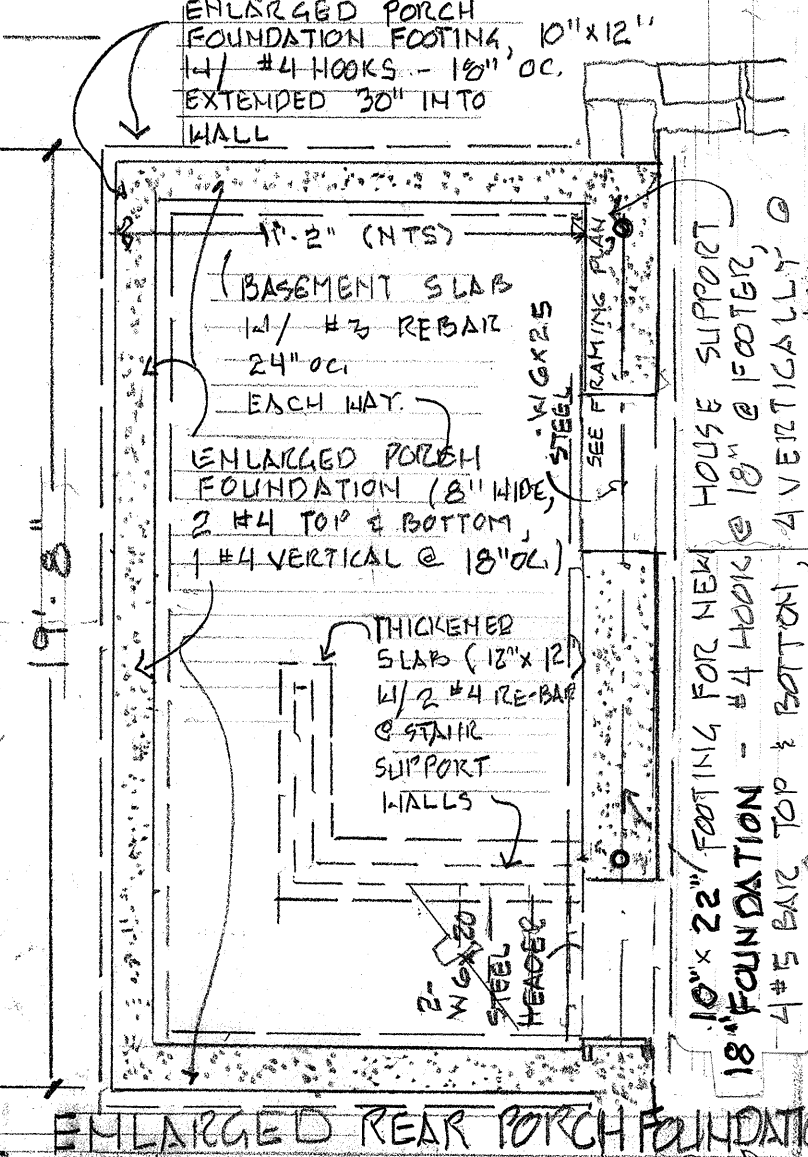
TYP. OVERFRAMING
SCALE: 3/4" = 1'-0"



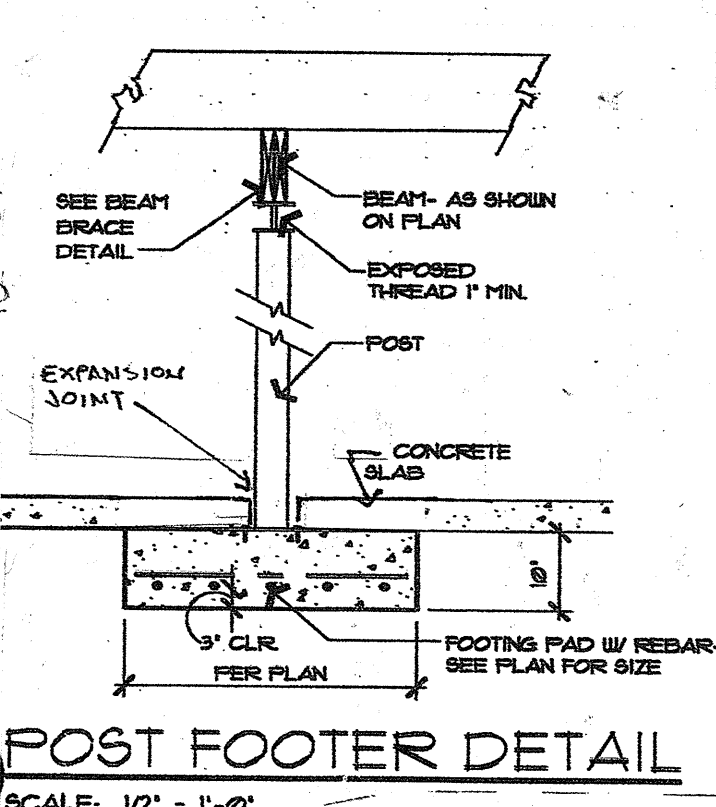
FLOOR FRAMING PLAN @ ENLARGED REAR PORCH
SCALE: 1/4" = 1'-0"



ROOF FRAMING @ ENLARGED REAR PORCH
SCALE: 1/4" = 1'-0"



ENLARGED REAR PORCH FOUNDATION
SCALE: 1/4" = 1'-0"



POST FOOTER DETAIL
SCALE: 1/2" = 1'-0"

| STANDARD HEADER CHART | |
|-----------------------|-------------|
| OPENING SIZE | HEADER SIZE |
| 0'- 3' | (2) 2X8 |
| 3'- 6' | (2) 2X10 |
| 6'- 8' | (2) 2X12 |

NOTE: ALL HEADERS SPECIFIED ON THE FOUNDATION OF FRAMING PLAN SUPERSEDE THIS CHART, USE SPECIFIED HEADER. ANY HEADERS BELOW GIRDER TRUSS BEARING SHOULD BE VERIFIED WITH ARCHITECTURAL ENGINEER PRIOR TO CONSTRUCTION.

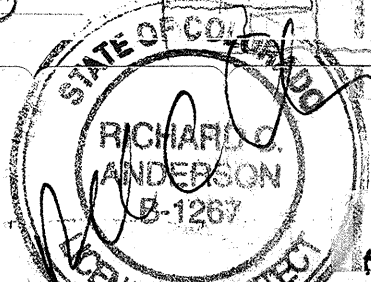
FOUNDATION NOTES:

1. The concrete at the footings and foundation support walls to be 3000 psi minimum compressive strength at 28 days (type I or type II cement). Perimeter footing and support slab placed on sloping earth for existing stone foundation support. The Diagonal supports (as shown at Brace Wall Detail on sheet 3) is set with horizontal dimension of 2'-0" and vertical dimension of 1'-4". Diagonal support placed on a 8 X 12 inch footer that extends 8 inches above the new finished slab elevation. The footing and the diagonal sloping 6 inch thick support walls to be placed in four (4) foot sections placed four foot apart (+ - 6 inches). The sequence to allow 7 days for concrete cure prior to removing remaining the required earth excavation for the remaining four foot sloping support walls. The four foot dimension separating pours allows for 24 inch re-bar laps for the horizontal re-bar.
2. Existing Chimney Support. Extreme care orchestrated with the excavation for and placement of the existing masonry brick chimney supporting foundation. The completed chimney foundation to be 6 inch thick reinforced walls having 2'-4" wall heights reinforced with 3 - #4 re-bar's horizontally and #4 verticals at 12 inch centers. To the south of the chimney support walls is the pad for the steel column center support. This pad to be poured with the walls. As stated, extreme care to be taken in the excavation for the Chimney supporting walls. Engineer recommendation would be to excavate for corner supports that extends a minimum of four foot beyond the chimney. The corner diagonal supports would be treated material (2 - 2 X 10's) adequate for the imposed chimney dead loads. These diagonal cribbing supports would be 12 foot lengths and would allow for the excavation for the area below the chimney of the 6 inch supporting wall placement. Upon completion of the excavation and the walls cure for 7 days minimum, the crib supports are cut away.
3. Interior slab to be 4000 psi minimum compressive strength at 28 days (type I or type II cement).
4. Detailing, fabrication, and placement of reinforcing steel shall be in accordance with the Manual of Standard Practice for Detailing. Reinforced Concrete Structures (ACI 315-99). Reinforcing bars shall conform to ASTM A615, Grade 40. At splices, lap bars 50 diameters unless noted otherwise. At corners and intersections, make horizontal bars continuous or provide matching corner bars. Concrete protection for reinforcement in cast-in-place concrete shall be 3" placed against the earth and 1 1/2" against forms, unless noted on drawings. Floor slab to be 4 inch thick with #3 Rebar 24 inches each way, place on 1 1/2 inch 'chairs' for clearance above gravel.
5. All dimensions shall be verified by the general contractor and concrete subcontractor prior to construction. Any discrepancies must be brought to the attention of Architectural Engineer.
6. Exterior foundations shall be a minimum of 30" below finish grade. Concrete footings, reinforcing steel shall be placed in accordance with all applicable building codes.
7. Anderson Associates shall be contacted at least 24 hours prior to excavation in order to schedule appropriate soil condition observations (phone: 484-0306). Over-excavation will be directed for those portions of the excavation which do not allow footings to bear on undisturbed soils.
8. Damp Proofing: Stone walls to receive "Wall Bond" damp proofing. This pertains to the existing stone walls currently exposed to the interior of the basement that will receive the 2 X 4 studs with R 13 insulation and sheetrock finish.
9. Footings and foundations have been designed by Anderson Associates based on roof live load of 30 pound per square foot and 15 pounds per square foot dead load. Imposed floor loading calculated at 40 pound per square foot live load and 10 pound per square foot dead load. No minimum dead load requirement for the sandy, gravel soils prevalent at the site.
10. This foundation plan is not to be reproduced, modified or used for any other project except for the Basement Renovation project located at 418 East Oak Street, Fort Collins, Colorado.

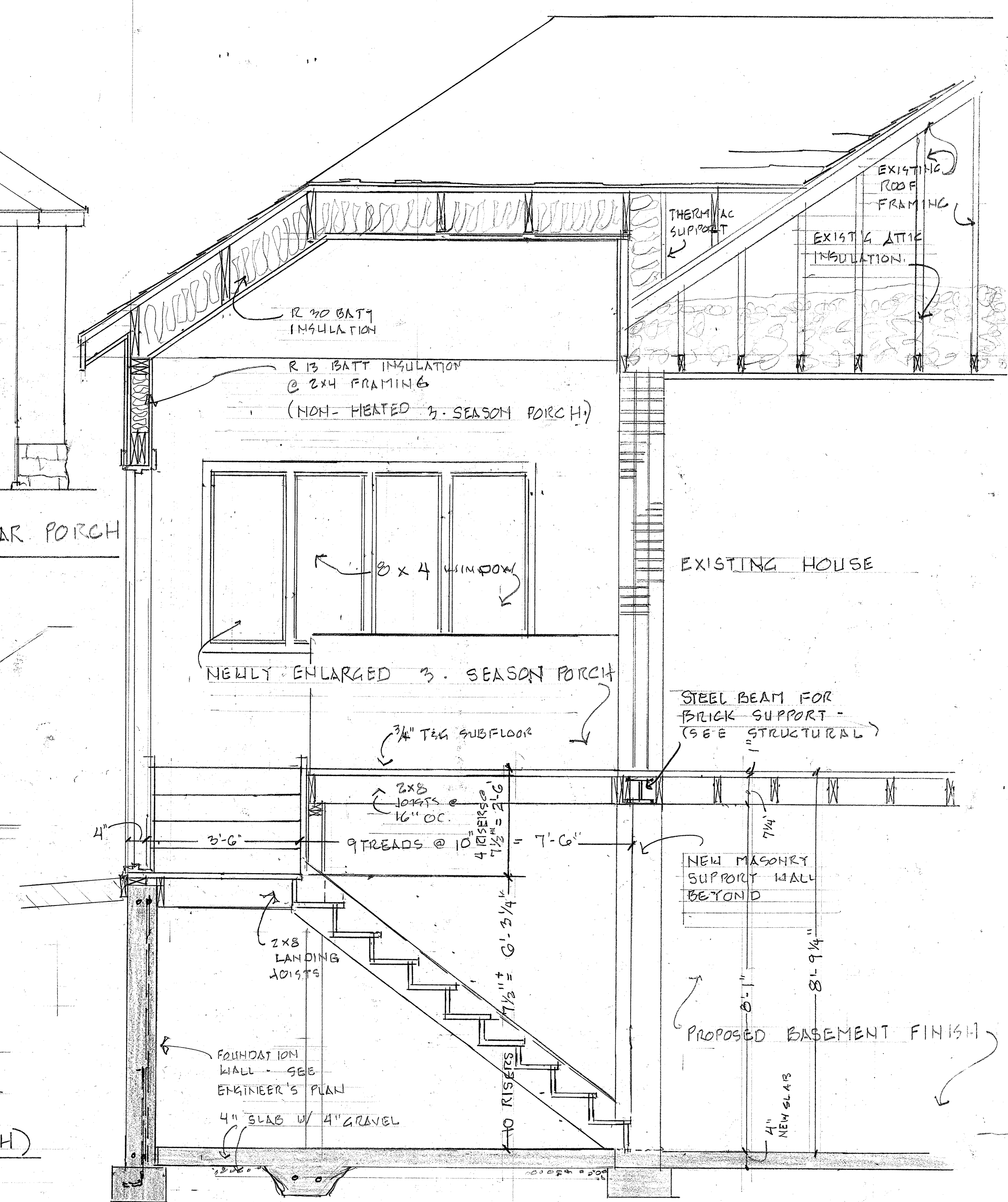
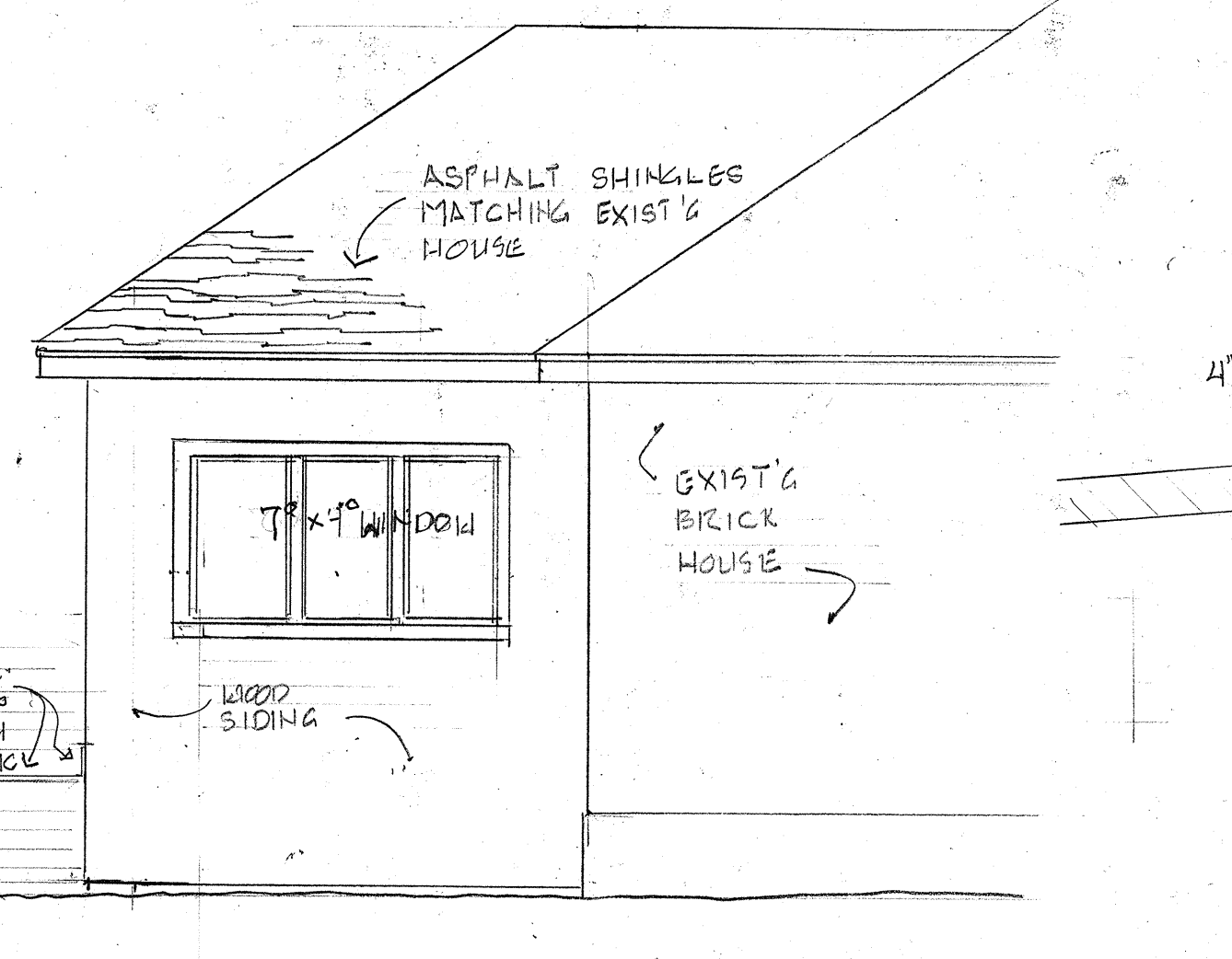
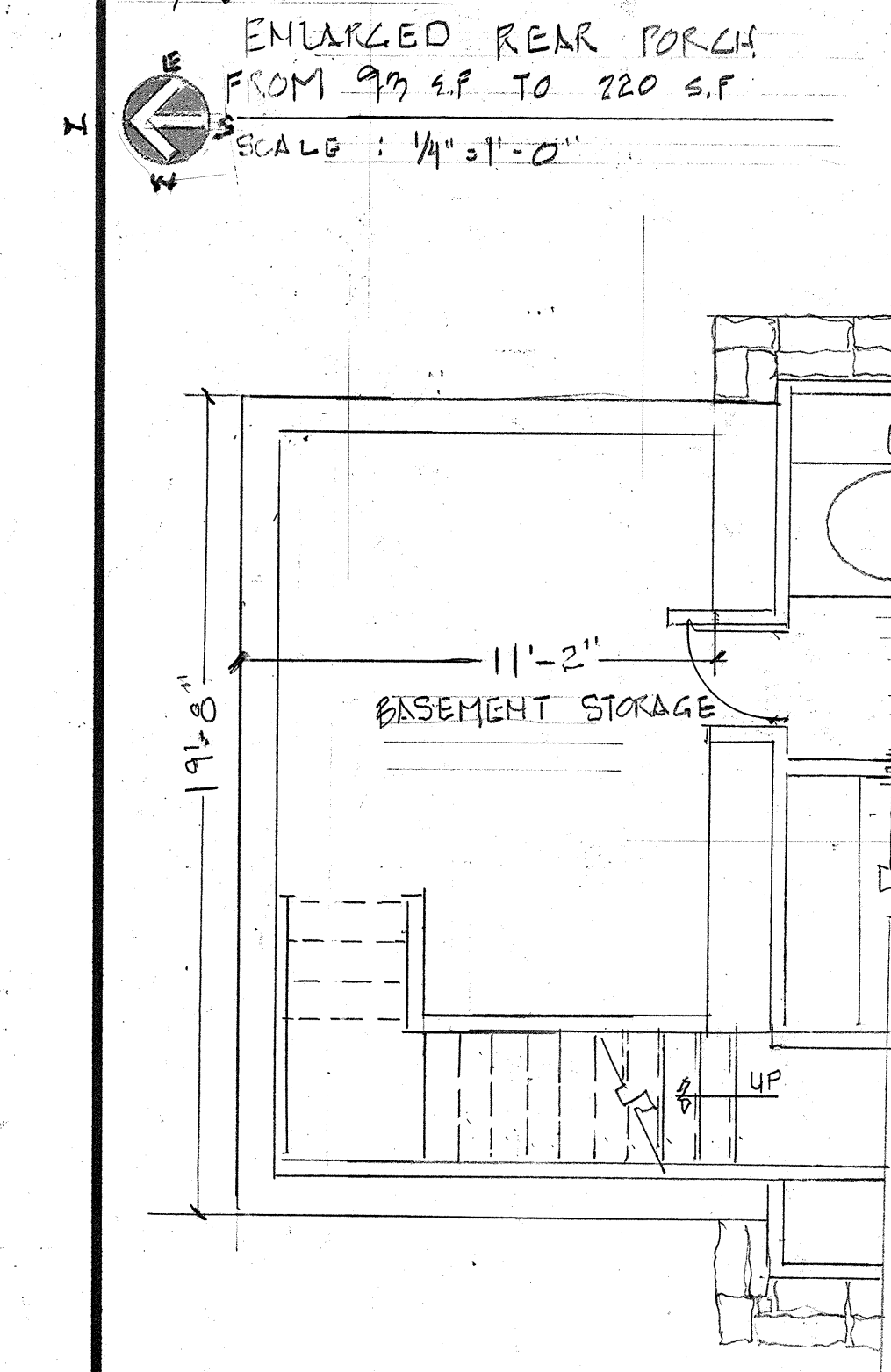
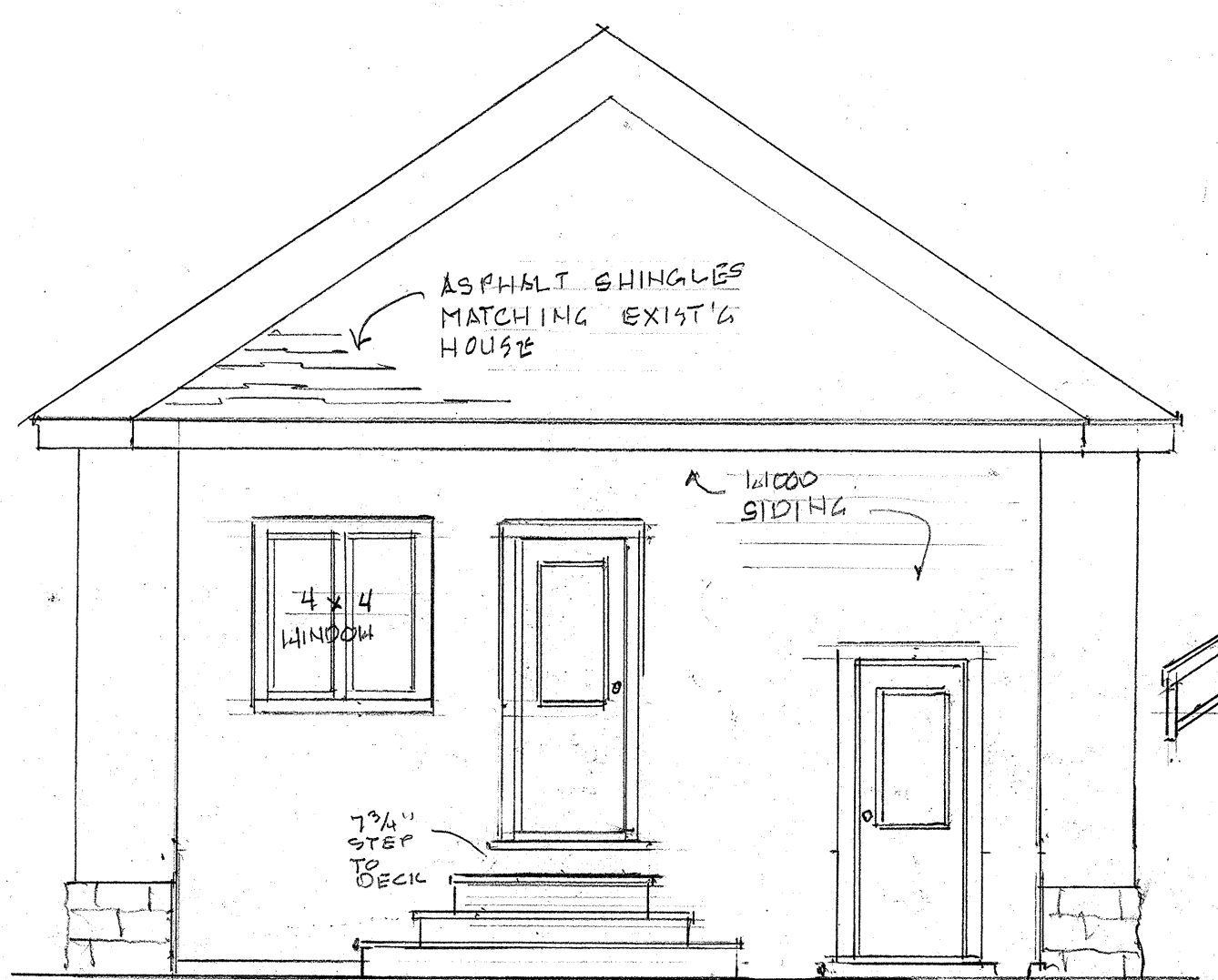
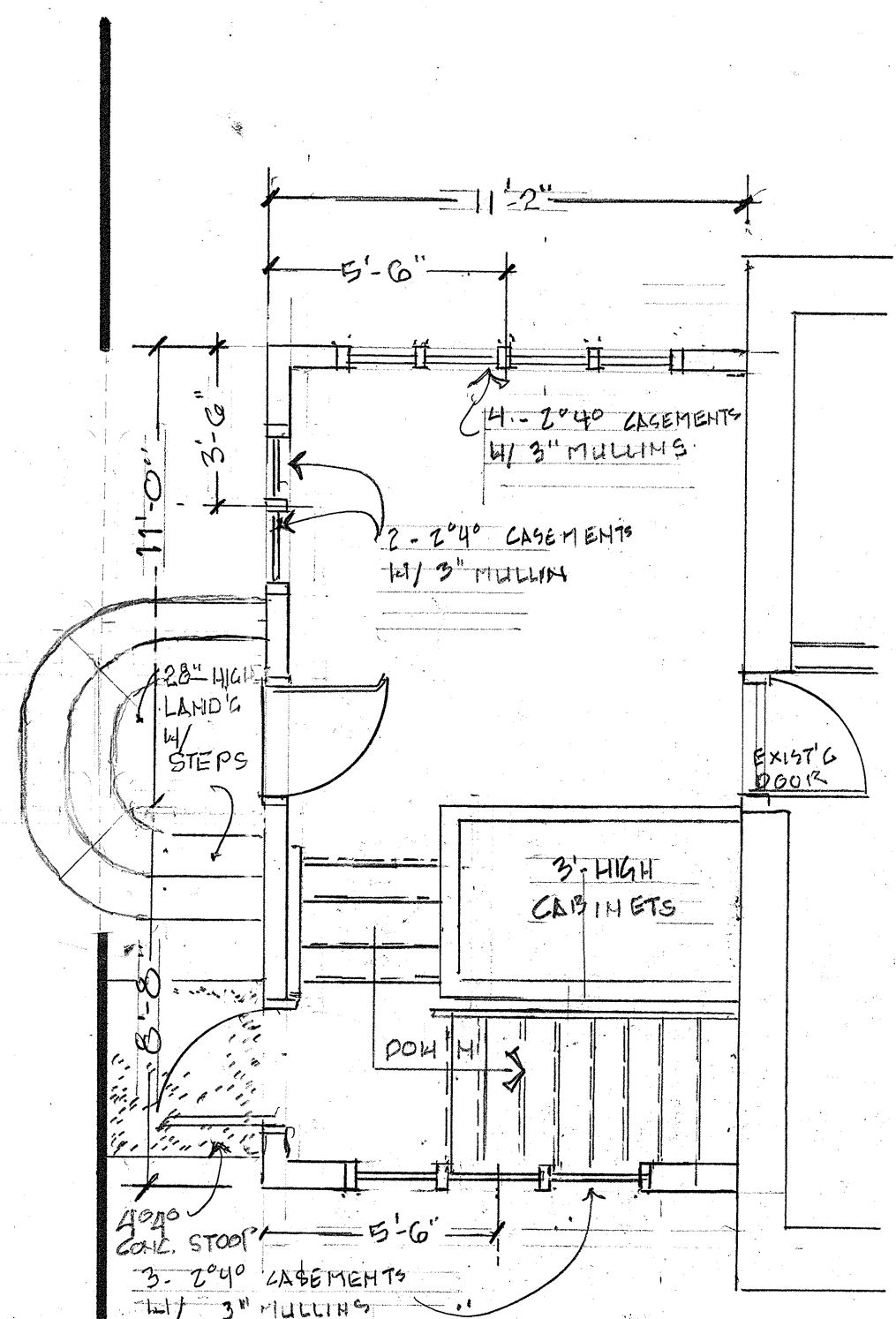
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SHEET 1 OF 3

Structural Design:
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422 EAST OAK STREET
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andersonarch02@aol.com



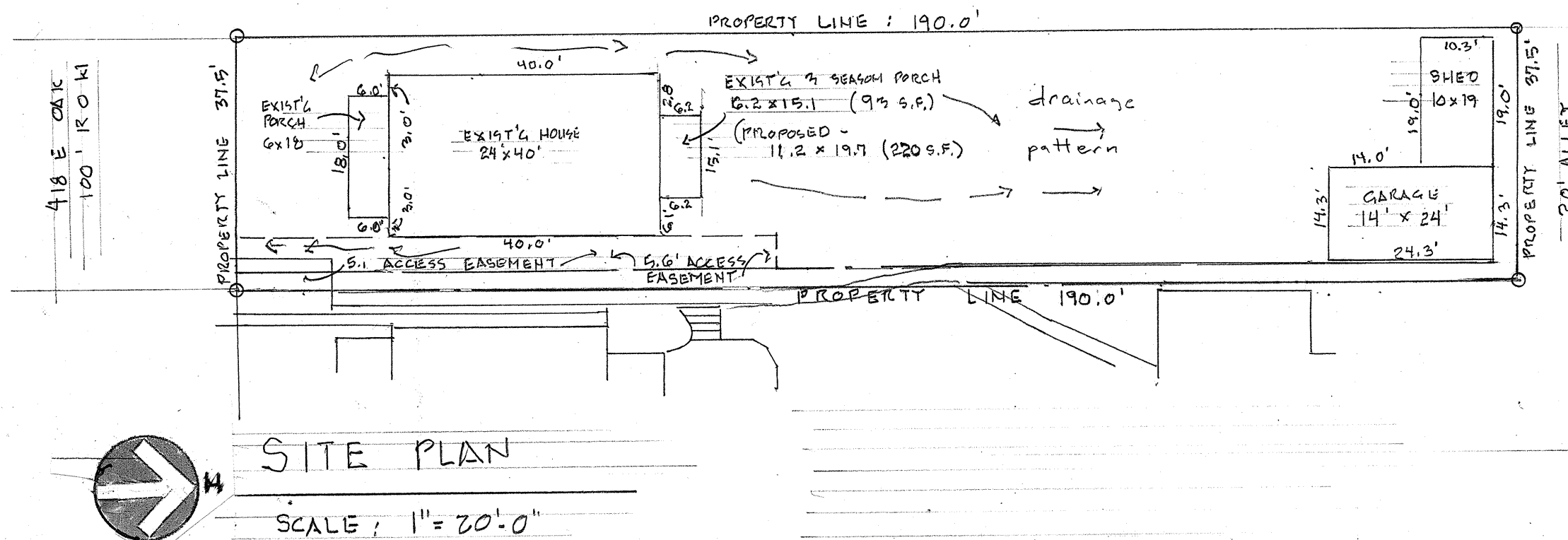
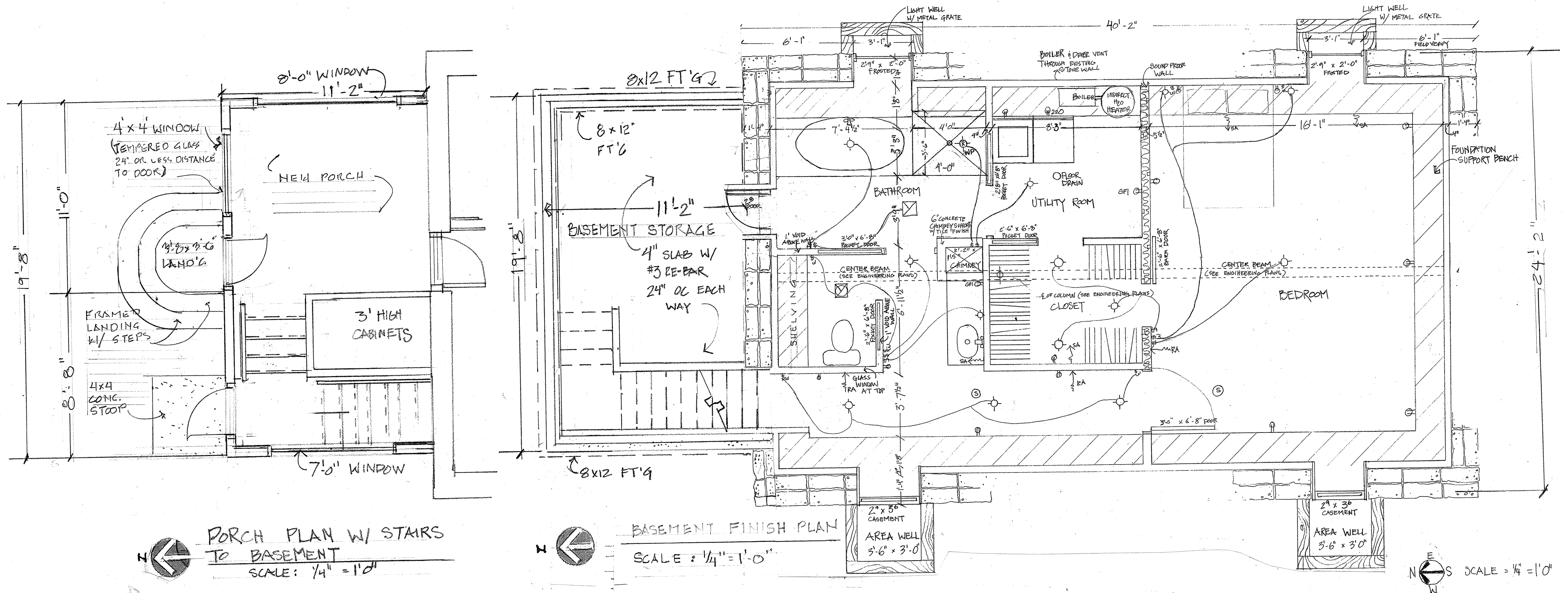
NOV 9, 2021



SECTION @ PORCH STAIRS TO REFINISHED BASEMENT
SCALE: 1/2" = 1'-0"

NEW BASEMENT ADDITION
SCALE: 1/4" = 1'-0"

PROPOSED BASEMENT REMODEL
GREGOR SCHURMAN & SHELLEY CRAUSBAY RESIDENCE
418 E OAK ST FORT COLLINS CO 80524 | ph: 970-689-3171



Subdivision: //10151 - FTC BLK 151
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