



Planning, Development & Transportation

Community Development & Neighborhood Services

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REPORT OF ALTERATIONS TO DESIGNATED RESOURCE
Site Number/Address: 222 Whedbee Street, Fort Collins, CO
Laurel School National Register Historic District
ISSUED: September 19, 2019

Mr. Steve Turner
State of Colorado Historic Preservation Officer
1200 Broadway
Denver, Colorado 80203

Dear Mr. Turner:

This report is to inform History Colorado of proposed alterations to 222 Whedbee Street in Fort Collins, a contributing building in the Laurel School Historic District.

The alterations include: Replacement of rolled steel casement windows with vinyl picture windows with sidelights.

Our staff review of the proposed work finds the alterations do not meet the SOI Standards for Rehabilitation. A summary is provided below:

Applicable Code Standard	Summary of Code Requirement and Analysis	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 property will remain in residential use.</p>	Y

<p>SOI #2</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>The building appears to be an 1888 residential construction modified in the mid-1900s (likely in the late-1940s to remodel the building into apartments). The fenestration pattern is characterized by distinctive rolled-steel casements with some wood sash and slider windows throughout (likely dating from prior to the c.1940s apartment renovation). The rolled-steel casements represent an alteration significant in its own right, and define the building from the street. Replacement with vinyl will disrupt the historic character of the property.</p>	<p>N</p>
<p>SOI #3</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>N/A</p>
<p>SOI #4</p>	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p>The rolled-steel casement windows, while not original, reflect an important transition in the neighborhood from single-family to some multi-family adaptation during the housing crisis of the 1940s. Replacement does not meet the Standards.</p>	<p>N</p>
<p>SOI #5</p>	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p>The rolled-steel casement windows, while not original, are distinctive and characterize the property in the 1940s. Replacement does not meet the Standards.</p>	<p>N</p>
<p>SOI #6</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>It is unclear that replacement is necessary, and even if so, vinyl (or vinyl-clad) units are not an in-kind replacement, thus not meeting the Standards.</p>	<p>N</p>
<p>SOI #7</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>N/A</p>

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 window replacement constitutes an exterior alteration that is destroying distinctive material. The replacement vinyl window units will not be compatible with the architectural features that characterize the property, although the work may be reversible in the future.</p>	N
SOI #10	<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>	N/A

While a disruption of the building’s architectural character, replacement with vinyl alone does not prevent the building from continuing to contribute to the Laurel School Historic District. However, further alterations that do not preserve historic character will likely render the building non-contributing, resulting in a loss of access to financial incentives for historic preservation.

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: Large Projects

Design review is a process used to examine projects in designated historic areas or properties for architectural design and compatibility with the nearby historic built environment. Applications submitted for design review must be accompanied with specific information which adequately describes or studies the proposal. To comply with the required submittal standards, submitted documentation shall clearly illustrated the existing conditions as well as any proposed alteration(s).

Submit this form, completed, with the required submittal documentation.

Project Address: _____

Designated Fort Collins Landmark Listed on State Register/National Register of Historic Places

Applicant Name: _____

Email Address: _____

Phone number: _____

Owner Name: _____

Owner Email Address: _____

Owner Phone Number: _____

The following attachments are REQUIRED:

- Complete Application for Design Review
- Detailed Scope of Work
- 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 and its impact on a historic property or historic district, such as plans, elevations, window study, or mortar analysis. If there is insufficient documentation on the property, you could be required to submit an intensive-level survey form (at the applicant's expense).



Design Review General Application

This application should accompany your submittal of all the documents listed on the Design Review General Application Checklist. Failure to fill out these documents fully will result in delayed review.

Itemized List of Proposed Alterations (e.g. demolish rear porch; repair or replace windows)

- _____
- _____
- _____
- _____
- _____
- _____

Materials of work (e.g. current/proposed materials of porch, windows, siding, roof, etc.)

Be specific about materials. What kind of wood? Exposure of siding?

- _____
- _____
- _____
- _____
- _____
- _____

Is any **partial or full demolition** required for work you are planning to do on this property?

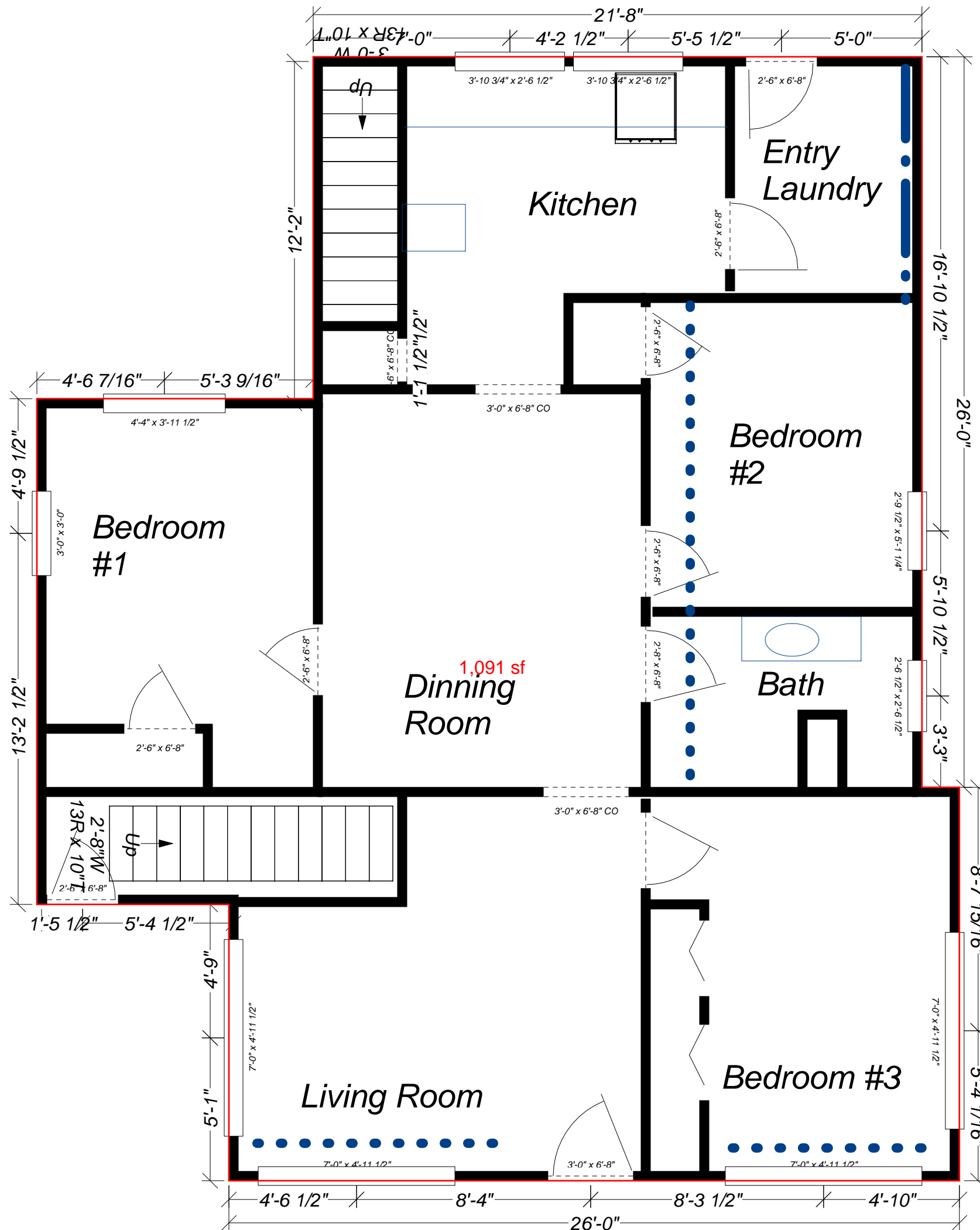
Partial demolition could include scopes such as taking off existing rear porches to create space for a new addition or removing an existing wall or demolishing a roof. If you are taking away pieces of the existing residence, you are likely undergoing some partial demolition.

By signing below, I attest that no additional exterior work, siding replacement, or window replacement will occur under this application.

Applicant Signature: _____ Date: _____



222 Whedbee Street Main Floor



Demo and Framing

1. —••• New Knee Wall
2. ••••• Repair Header at Load Bearing Wall
3. New Like for Like Windows
4. Repair Subflooring and Floor Joists as needed

