



Planning, Development & Transportation

Community Development & Neighborhood Services

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REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 201 Whedbee Street
Laurel School National Register Historic District

ISSUED: November 25, 2019
(Amending 11-7-2019 No-app COA for Roof)

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

Dear Mr. Turner:

This report amends a no-application report issued on November 7, and is to inform History Colorado of proposed alterations to the German Congregational Church at 201 Whedbee pursuant to Fort Collins Municipal Code Chapter 14, [Article IV](#).

The alterations include:

- In-kind replacement of an asphalt shingle roof.
- Replacement of rotted decking with OSB
- Replacement of gutters
- Replacement of rotted fascia on east (rear) 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	<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> Project is not changing the building use.	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>Alterations are minimal, limited to roofing and eave lines, and generally replacement in-kind with the exception of roof decking, which will be shielded under the new asphalt shingling. Fascia replacement is on a rear elevation and replacing</p>	Y
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>Most replacements are in-kind (fascia and asphalt shingles) or are replacing non-historic material (gutters). New OSB decking will not be visible.</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>Dimensions, color, and materials of replacement gutters match existing; not expected to have a detrimental effect on the roof character.</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>Fascia being replaced is on a concrete block addition to southwest corner of building and appears rotted/dry-rotted. Replacement appears in-kind.</p>	Y
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>	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>	N/A

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
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The proposed modifications appear to meet the Secretary of the Interior's Standards for Rehabilitation and should not have a detrimental effect on the property's ability to be either individually eligible for City Landmark status, or to contribute to the Laurel School Historic District (NRHP)

If you have any questions regarding this review, please contact me. I may be reached at jbertolini@fcgov.com or 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
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Mailing Address (for receiving application-related correspondence)	State	Zip Code
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Email

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

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

Project Description

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

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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



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

Assurance Contractors	(970_797-2502)
Applicant's Name 2643 Midpoint Drive, Unit F	Daytime Phone CO Evening Phone 80525
Mailing Address (for receiving application-related correspondence) admin@assurancecontractors.com	State Zip Code
Email	

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

Dan Pourbaix	(970)541-4980
Owner's Name 201 Whedbee Street	Daytime Phone CO Evening Phone 80524
Mailing Address (for receiving application-related correspondence) dan@mvcchurch.org	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.

Tear off and re-roof per manufacturer's specifications. Class 4 asphalt shingles
 OC Duration Storm - Estate Gray/IWS /Evergreen Drip Edge/Evergreen Gutters
 Flat Roof portion to be covered with Modified Bitumen in color Slate Gray.
 Labor will take between 3-5 days

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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.

Feature A Name:	
Describe property feature and its condition: Re-roof. There is currently a top layer of asphalt shingles in color gray and decking.	Describe proposed work on feature: All layers will need to be replaced with class 4 decking and shingles per manufacturer's specifications. Color and material will match existing conditions.

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

Use Additional Worksheets as needed.

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Signature of Applicant

11/07/19

Date















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