



## Planning, Development & Transportation

### Community Development & Neighborhood Services

281 North College Avenue  
P.O. Box 580  
Fort Collins, CO 80522.0580

**970.416.2740**  
970.224.6134- fax  
[fcgov.com](http://fcgov.com)

## REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

**Site Number/Address: 609 Whedbee Street**  
**Laurel School National Register Historic District**  
**ISSUED: February 7, 2020**

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 H.M. Case House at 609 Whedbee Street, pursuant to Fort Collins Municipal Code Chapter 14, [Article IV](#).

The alterations include: Demolition of the existing 1917 single-car garage at the rear of the lot and construction of a two-story garage and studio space.

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	<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><b>While the primary historic building, the H.M. Case House, will be retained in its original residential use, the historic 1917 garage will be demolished as part of this project.</b></p>	N



<b>SOI #2</b>	<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><b>Early-twentieth century garage buildings are an historic feature of residential properties throughout the Laurel School Historic District, and many of the older neighborhoods of Fort Collins. Often, garage buildings or carriage houses were constructed following the primary house, usually between 1900 and 1930. In this case, the main house was constructed c.1880, with a building permit for the carriage house indicating a 1917 construction date. The garage was constructed during the period of significance for the Laurel School Historic District, is a contributing element, and therefore, its demolition does not meet this Standard.</b></p> <p><b>Regarding the new construction, the two-story garage building is similar in massing, scale, and materials as surviving historic carriage houses and garages along the alleyway between the 600 block of Whedbee and Peterson Streets and maintains the general spatial relationship between the primary house and its secondary building.</b></p>	<b>N</b>
<b>SOI #3</b>	<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><b>While demolition of the 1917 garage is not recommended under this Standard, the design and materials of the new garage building make it reasonably distinguishable from the historic buildings around it, avoiding any false sense of historical development on the site.</b></p>	<b>Y</b>
<b>SOI #4</b>	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p><b>As noted above, the 1917 garage building is a contributing element to this historic property and represents an important period of alterations in the historic district (1900-1930). Its proposed demolition would not meet this Standard.</b></p>	<b>N</b>
<b>SOI #5</b>	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p><b>As noted above, the 1917 garage building is a contributing element to this historic property and represents a distinctive period of alterations in the historic district (1900-1930). Its proposed demolition would not meet this Standard.</b></p>	<b>N</b>



<b>SOI #6</b>	<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>	<b>N/A</b>
<b>SOI #7</b>	<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>	<b>N/A</b>
<b>SOI #8</b>	<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><b>The new construction will involve minimal site clearance for the new foundation. The likelihood of significant archaeological discoveries that yield important information about Fort Collins' past is considered low.</b></p>	<b>N/A</b>
<b>SOI #9</b>	<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><b>As noted above, the 1917 garage building is a contributing element to this historic property and represents an important period of alterations in the historic district (1900-1930). Its proposed demolition would not meet this Standard.</b></p> <p><b>Regarding the new construction, the two-story garage building is similar in massing, scale, and materials as historic carriage houses and garages along the alleyway between the 600 block of Whedbee and Peterson Streets. The proposed new construction would be sufficiently differentiated from the other historic buildings surrounding it in the historic district to be distinguishable as new construction. It would also be generally compatible in massing, size, and scale, as well as most of its architectural features. The siding material proposed, a flush vertical board, is not generally found throughout the historic district – a vertical board (lapboard, dropboard, or flush) may be more appropriate.</b></p>	<b>N</b>



<b>SOI #10</b>	<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><b>While the property will likely continue to be a contributing property in the Laurel School Historic District following this project, the demolition of the historic 1917 garage is not a reversible alteration, and therefore does not meet this Standard.</b></p>	<b>N</b>
----------------	--	----------

While the loss of the historic 1917 garage does not meet the Standards and is not recommended, the main house retains good integrity to the historic district's period of significance and will likely remain contributing. However, it should be noted that any significant alterations to the main house that disrupt or destroy important historic features may result in the loss of contributing status and loss of access to financial incentives for historic resources.

If you have any questions regarding this review, please contact me. I may be reached at [jbertolini@fcgov.com](mailto: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

Jordan Obermann - Forge+Bow Dwellings	970-797-2354	970-412-9777
Applicant's Name	Daytime Phone	Evening Phone
116 N. College Ave, Suite 5, Fort Collins	CO	80524
Mailing Address (for receiving application-related correspondence)	State	Zip Code
jordan@forgeandbow.com		
Email		

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

Benjamin / Anne Folk	678-215-2124	678-215-2124
Owner's Name	Daytime Phone	Evening Phone
609 Whedbee Street, Fort Collins	CO	80524
Mailing Address (for receiving application-related correspondence)	State	Zip Code
benjamin.folk@gmail.com		
Email		

### Project Description

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

Demolition of existing garage. Construction of new 2-story garage with 2nd level studio and bathroom. Construction completion is scheduled for end of May 2020.

### 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.

<b>Feature A Name:</b>	
<p>Describe property feature and its condition:</p> <p>Existing single story, 1 car garage in fair condition.</p>	<p>Describe proposed work on feature:</p> <p>Demo of full structure and foundation.</p>
<b>Feature B Name:</b>	
<p>Describe property feature and its condition:</p> <p>Construction of new 2 story garage.</p>	<p>Describe proposed work on feature:</p> <p>Main level of garage will accommodate parking for 2 cars. There will be two garage door entrances – a double door with alley access and a single door with backyard access. Staircase to 2nd level to be located on South side of new structure. Second level studio/hobby space with 3/4 bathroom. Siding to be Thermory natural pine cladding and casing. Thermory cladding does not require staining/sealing - product to age naturally. All other exterior wood details and man doors to be stained Doug Fir. Windows to be metal clad.</p>

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

1/28/20











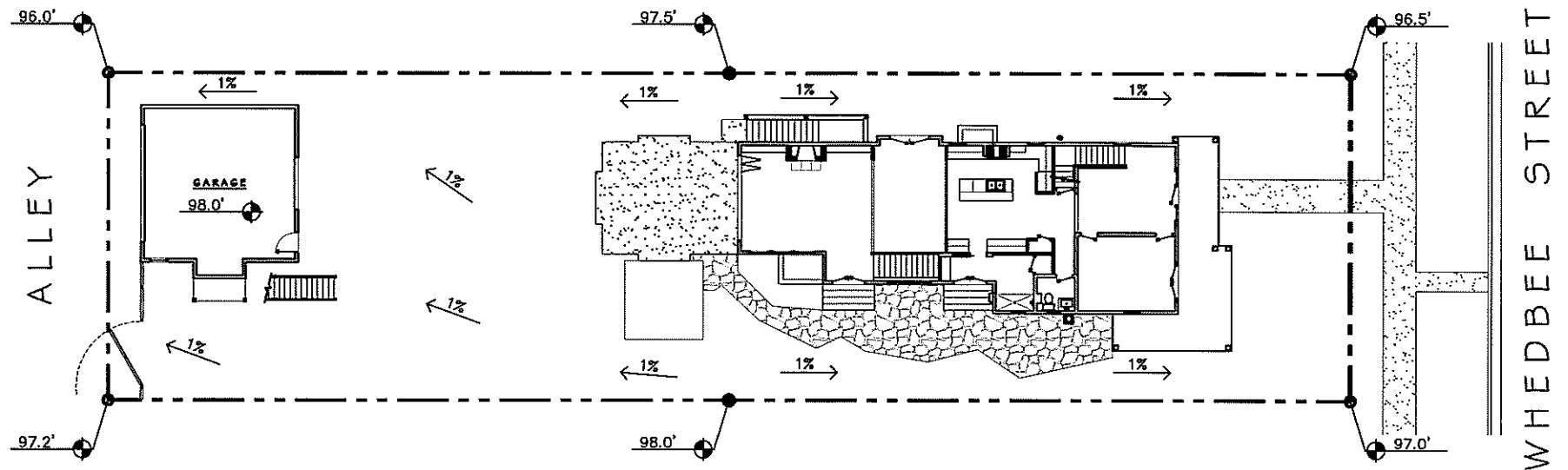










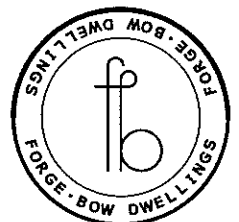


# ① GRADING PLAN Scale 1/16" = 1'-0"



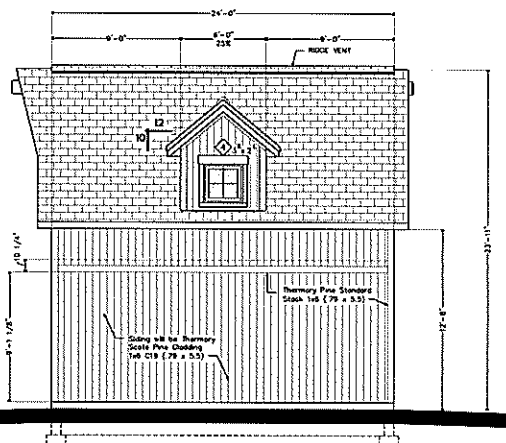
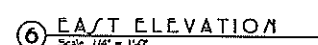
EXISTING IMPERVIOUS AREA	3,385 SQ. FT.
EXISTING IMPERVIOUS AREA TO BE REMOVED	240 SQ. FT.
IMPERVIOUS AREA TO BE ADDED WITH NEW CONSTRUCTION	596 SQ. FT.
NET ADDITIONAL IMPERVIOUS AREA	356 SQ. FT.
NEW TOTAL IMPERVIOUS AREA	3,741 SQ. FT.

DETACHED GARAGE  
609 WHEDBEE STREET FORT COLLINS,  
COLORADO 80524

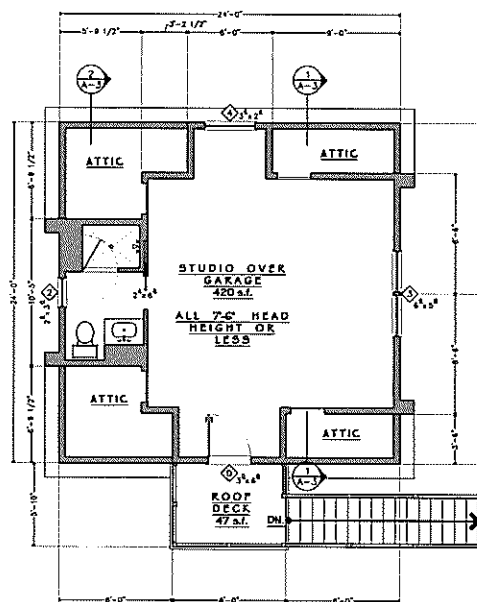


www.forgeandbow.com  
118 N College Avenue, Suite #5, Fort Collins,  
CO Fort Collins, CO 80524  
(970) 797-2354



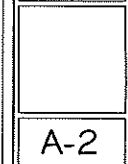


3 NORTH ELEVATION  
Scale 1/4" = 1'-0"

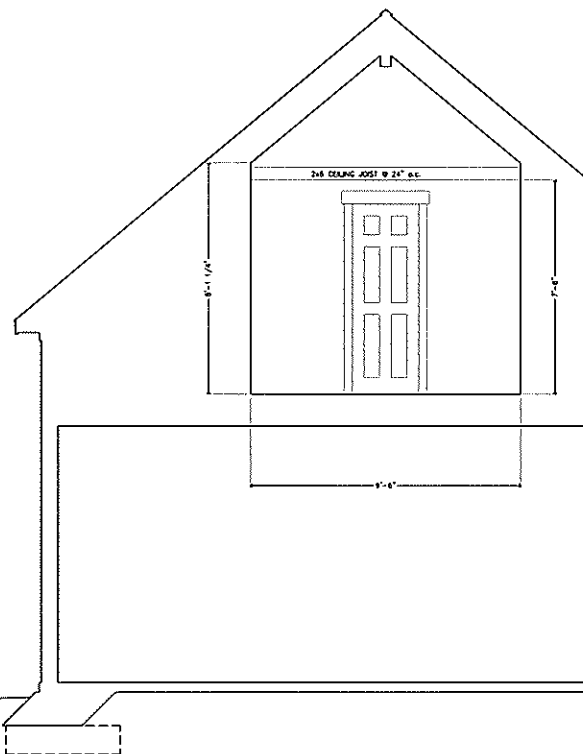


Architectural floor plan of a two-car garage. The plan shows a rectangular structure with a central area labeled "TWO CAR GARAGE 572 s.f.". Dimensions are provided for the overall footprint and internal sections. Callouts include "1 A-3" at the top, "18' x 8' 0\"/>

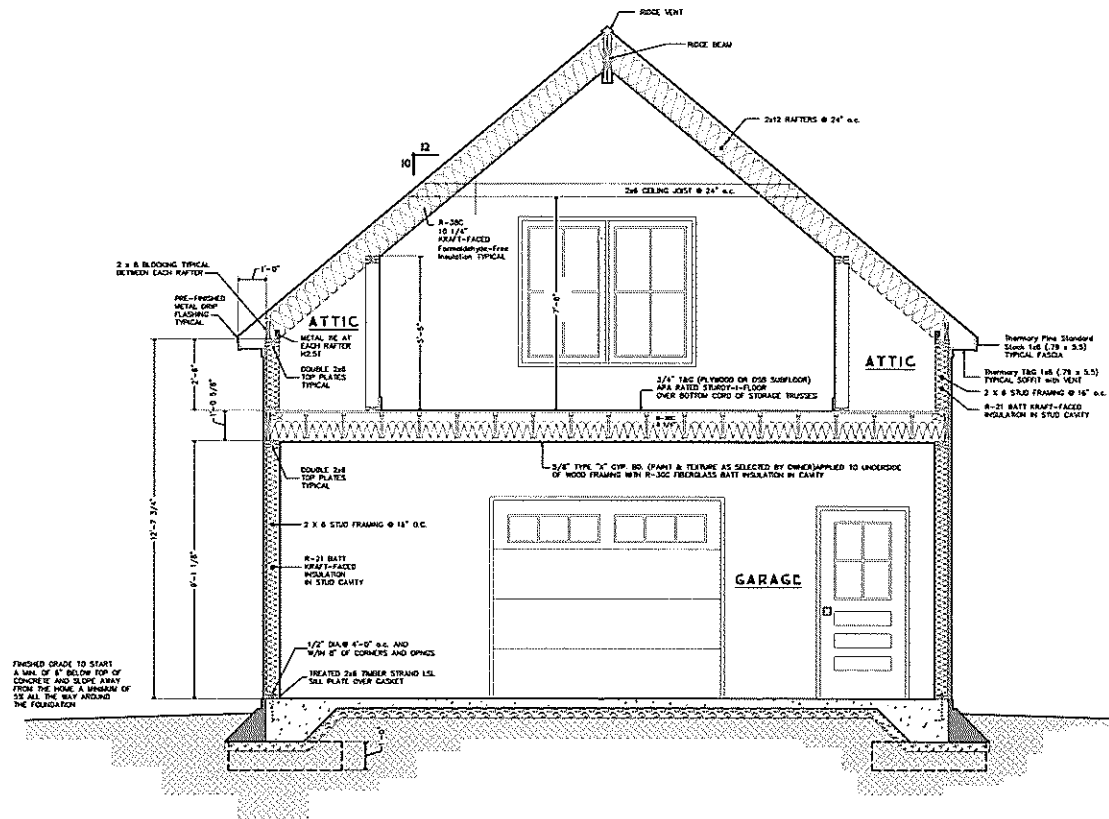
1 FIRST FLOOR PLAN  
Scale 1/4" = 1'-0" 596 SQ. FT.







② BUILDING SECTION  
Scale 1/2" = 1'-0"



① BUILDING SECTION  
Scale 1/2" = 1'-0"



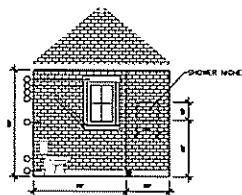
DETACHED GARAGE  
609 WHEEDBEE STREET  
FORT COLLINS,  
COLORADO 80524

PROJECT  
ARCHITECT  
AUBREY DAVEN  
(970) 481-3566  
a@dcausa.com  
CONSULTING ENGINEER  
AUBREY DAVEN  
(970) 481-3566  
a@dcausa.com  
DATE  
11-8-19  
11-10-20  
ISSUE  
G.D. SET  
PERMIT

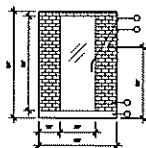
DATE	ISSUE
11-8-19	G.D. SET
11-10-20	PERMIT

A-3

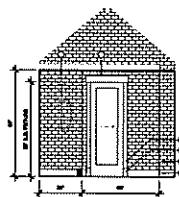




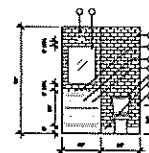
**WEST BATHROOM**



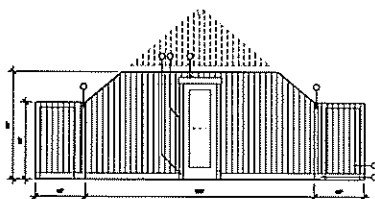
**2 NORTH BATHROOM**



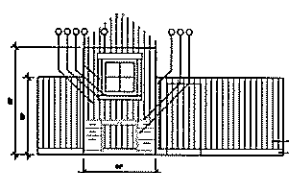
**EAST BATHROOM**



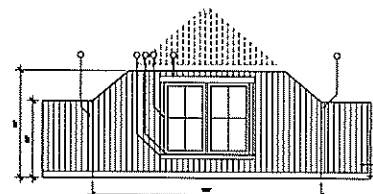
**SOUTH BATHROOM**



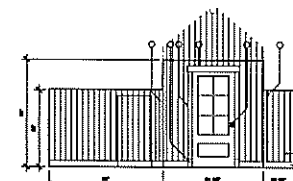
**WEST STUDIO**  
SCALE: 1/4" = 1'-0"



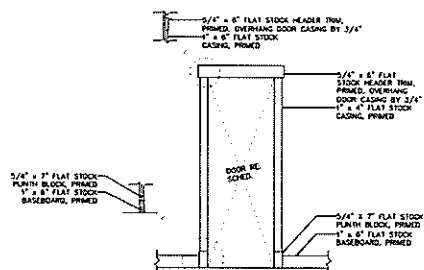
**NORTH STUDIO**



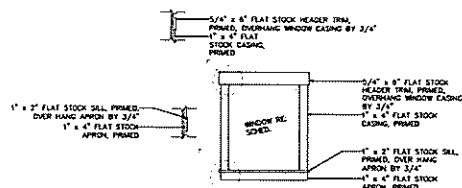
**EAST STUDIO**



**SOUTH STUDIO**



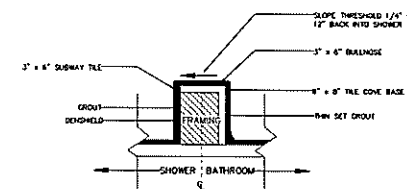
**TYPICAL INTERIOR DOOR TRIM DETAIL**  
SCALE: 1/2" = 1'-0"



16  
A6.1

**TYPICAL INTERIOR WINDOW TRIM DETAIL**

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



**SHOWER THRESHOLD SECTION**

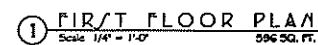
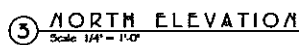
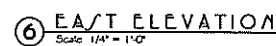
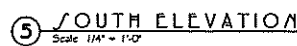


DETACHED GARAGE  
6609 WHEDBEE STREET  
FORT COLLINS,  
COLORADO 80524

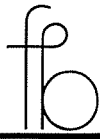
**Aubrey Carlson**  
(970) 461-3366

[illegible]



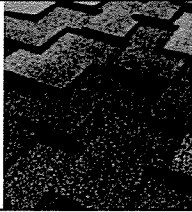

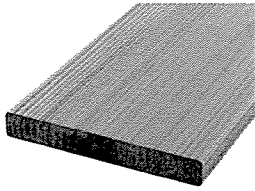
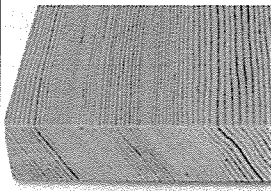





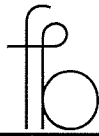


## Siding + Exterior Material Selections

SITE: 609 Whedbee Street, Fort Collins, CO 80524





Code	Example Image	Item	Location	Product
S1		Shingles	Exterior Roof	Manufacturer: TAMKO
				Product: Heritage Vintage
				Finish: Weathered Wood
				Size: Standard
S2	Image Not Available	Gutters and Downspouts	Exterior	Manufacturer: Match House
				Manufacturer: Match House
				Finish: Paint Grade
				Manufacturer: Match House
S3		Siding	Exterior	Manufacturer: Thermory
				Product: Scots Pine Cladding
				Finish: None - Natural Aging
				Size: 1x6 C19 (.79 x 5.5)
S4		Exterior Trim Soffits, Fascia, Casing, Bellybands	Exterior	Manufacturer: Thermory
				Product: Pine Siding Standard Stock
				Finish: None - Natural Aging
				Size: See elevations.
S5		Ridge beam, Corbels, Stair Posts, Treads, Stringer, and Deck Framing	Exterior	Manufacturer: Mawson's
				Product: Doug Fir
				Finish: Reference Paint Schedule
				Size: See plans
S6		Handrail	Exterior	Manufacturer: Fortress Railing Products
				Product: Handrail Systems, Simplified
				Finish: Black Sand
				Size: 8", 1.25"
				WDHR125COM8B





## Siding + Exterior Material Selections

SITE: 609 Whedbee Street, Fort Collins, CO 80524

Code	Example Image	Item	Location	Product
S7	Image Not Available	Handrail - Plugs	Exterior	Manufacturer: Fortress Railing Products
				Product: Handrail Systems, Simplified, Plugs
				Finish: Black Sand
				Size: Plugs
S9		Handrail - Bracket	Exterior	Manufacturer: Fortress Railing Products
				Product: Handrail Systems, Simplified, Bracket
				Finish: Black Sand
				Size:
				WD302HRBRKTB
S10		Newel Post	Exterior	Manufacturer: Fortress Railing Products
				Product: FE26 Iron Railing, Simplified, Newel Post
				Finish: Black Sand
				Size: 2" x 45"
				WDIP245.5BBC
S11		Baulsters Angled	Exterior	Manufacturer: Fortress Railing Products
				Product: FE26 Iron Railing, Simplified, Angled
				Finish: Black Sand
				Size: 34" x 6"
				WDALRAKE34B
S12		Baulsters Flat	Exterior	Manufacturer: Fortress Railing Products
				Product: FE26 Iron Railing, Simplified, Flat
				Finish: Black Sand
				Size: 34" x 6"
				WDIP34RES6B





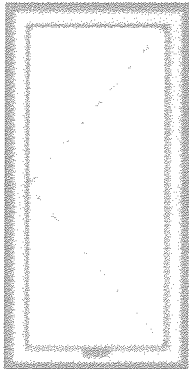
## Window Types

DISCLAIMER : ALL FINISHES SUBJECT TO SAMPLE VIEWING.

SITE: 609 Whedbee Street, Fort Collins, CO 80524

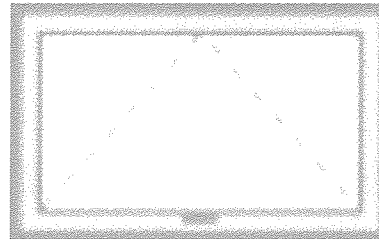
### TYPE A - CASEMENT LINCOLN

Manufacturer	LINCOLN
Product Series	ALUMINUM CLAD
Style	CASEMENT
TRIM	4" FLAT
Finishes	Exterior STANDARD - COFFEE BEAN -OR- EXTERIOR FEATURE -BRICK RED INTERIOR PINE -OR- UPGRADE FIR
Glass	IG - STANDARD NEAT AS UPGRADE OPTION
GRILLES	SDL 4LITE -EXTERIOR 7/8" PUTTY BAR INTERIOR 7/8 SQUARE
Hardware Finish	CONTEMPO HANDEL * SPECIAL -OR- PUSH OUT - FAUX BRONZE
SCREEN	BETTERVUE SCREEN HINGED - BRONZE



### TYPE B - AWNING LINCOLN

Manufacturer	LINCOLN
Product Series	ALUMINUM CLAD
Style	CASEMENT
TRIM	4" FLAT
Finishes	Exterior STANDARD - COFFEE BEAN -OR- EXTERIOR FEATURE -BRICK RED INTERIOR PINE -OR- UPGRADE FIR
Glass	IG - STANDARD NEAT AS UPGRADE OPTION
Glass	SDL 4LITE -EXTERIOR 7/8" PUTTY BAR INTERIOR 7/8 SQUARE
Hardware Finish	CONTEMPO HANDEL * SPECIAL -OR- PUSH OUT - FAUX BRONZE
SCREEN	BETTERVUE SCREEN HINGED - BRONZE

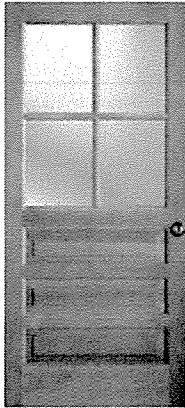


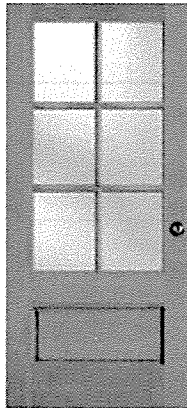


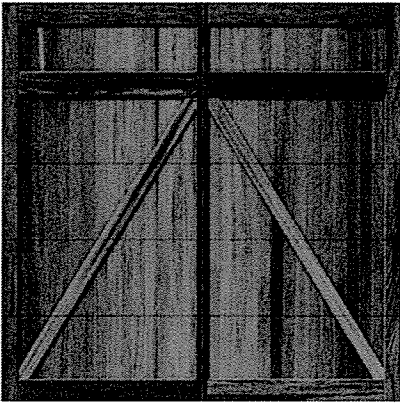


## Door Types

SITE: 609 Whedbee Street, Fort Collins, CO 80524

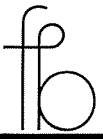
TYPE A - OPTION A	
Manufacturer	Lemieux
Product Series	418 Prehung, Fir Jamb, Dbl Bore
Material	Doug Fir
Finish	Stain – Color TBD
Panel Style	Raised 4 Light
Sticking	Ogee
Glass	Clear Glass
Hardware Finish	Oil-Rubbed Bronze
Approval	
	

TYPE B - OPTION B	
Manufacturer	Lemieux
Product Series	506 Prehung, Fir Jamb, Dbl Bore
Material	Doug Fir
Finish	Stain – Color TBD
Panel Style	1-panel
Sticking	Raised 6 Lite
Glass	Clear Glass
Hardware Finish	Oil-Rubbed Bronze
Approval	
	

TYPE D - Backyard Facing Garage Door	
Manufacturer	TBD
Product Series	TBD
Material	Cedar Clad
Finish	Stain – Color TBD
Panel Style	TBD
Sticking	TBD
Glass	None
Hardware Finish	Oil-Rubbed Bronze
Approval	TBD
	


TYPE E - Alley Facing Garage Door	
Manufacturer	TBD
Product Series	TBD
Material	Metal Insulated
Finish	Painted Black -TBD
Panel Style	TBD
Sticking	TBD
Glass	TBD
Hardware Finish	TBD
Approval	TBD
Image:	





## 3-05-5710 Lighting Fixture Selections

SITE: 609 Whedbee Street, Fort Collins, CO 80524

Code	Example Image	Item	Qty.	Location	Product
L1		Exterior	7	All exterior Sconce Locations	Manufacturer: BIRCH LANE
					Product: Stamford 1-Light Outdoor Barn Light
					Finish: OIL RUBBED BRONZE
					Dimensions: 8" W X 13 1/2" H X 9 1/2" PROJECTION
					Bulb: Qty. 1, E27/Medium (European)



# Paint Color Selections

Site: 609 Whedbee Street, Fort Collins, CO 80524

NOTE: Final Paint colors to be approved on site during construction. These colors are for conceptual approval only.

Code	Color Sample	Location	Color	Product	Finish	Notes
EXTERIOR						
P1	N/A	Exterior Thermory Products	N/A	N/A	N/A	Forge+Bow will be using a product that does not require staining for siding, fascia boards, window and door casing, decking and soffits.
P2	TBD	Exterior Doug Fir (All Locations)	TBD	Oil-Based Stain	TBD	Beams, corbels, stair stringers, treads, porch/stair support materials.
P3	TBD	Exterior Doors	MINWAX TRUE BLACK 274	Oil-Based Stain	TBD	Doors to be Doug Fir.
P4	TBD	Garage Door (Facing Alley)	Black - TBD	Painter to Advise	TBD	Steel garage door to be painted.
P5	TBD	Garage Door (Facing Yard)	TBD	Oil-Based Stain	TBD	Cedar Garage Door