



Historic Preservation Services

Community Development & Neighborhood Services

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REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 614 Whedbee Street

Laurel School National Register Historic District

ISSUED: March 6, 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 the E.B. Bullard House at 614 Whedbee Street, pursuant to Fort Collins Municipal Code Chapter 14, [Article IV](#).

The alterations include:

1. In-kind roof replacement (asphalt shingle). **Note: This work item is routine in nature and will not be discussed in the analysis below.*
2. Removal of asbestos shingle siding.
3. Assess condition and potential repair of wood lapboard siding underneath existing asbestos siding.

Our staff review of the proposed work finds the alterations do meet the [SOI Standards for Treatment of Historic Properties](#), contingent upon the repair and/or replacement in-kind of the wood lapboard siding underneath the existing asbestos shingling. 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 is not changing from residential use as a part of this project.	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>This project is not altering features, spaces, or spatial relationships. The asbestos shingle siding, although distinctive, is not historic, having been installed in 1953 and not a particularly noteworthy alteration for this property or the district as a whole. The period of significance for the Laurel School Historic District extends into the 1930s, with asbestos shingling being adopted as a replacement siding for existing properties only sparingly.</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>This project is not proposing any changes or new features at this time.</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>Although asbestos shingling can sometimes be an historically-significant material or alteration, it does not appear to be in this case. According to building permits, the asbestos siding was installed in 1953, after the end of the period of significance for the Laurel School Historic District. Furthermore, asbestos does not appear to have been adopted as a prominent or significant material for residing in the district. The material appears to have been more prominently adopted as original siding for infill construction in the neighborhood during the 1940s and 1950s.</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>Due to the asbestos shingling covering the historic, original wood lapboard siding, it is difficult to tell if the completed project will meet this Standard. Lapboard siding is an important material for many of the contributing buildings in the Laurel School Historic District and should be retained or, if too deteriorated/damaged, should be replaced in-kind with wood lapboard that matches the original in dimensions, material, and other physical properties.</p>	Undetermined

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>As noted under Standard 5, it is unclear if this project will meet this Standard until assessment of the wood lapboard underneath the asbestos shingling slated for removal.</p>	Undetermined
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> <p>The project will seek to preserve the existing lapboard during removal of the asbestos shingle siding. It is strongly recommended that the asbestos removal specialist use the gentlest means possible to remove the asbestos shingling and avoid abrasive measures such as sanding that may damage existing lapboard.</p>	Y
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 expected 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 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	<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>	N/A

Assuming repair or replacement in-kind of the wood lapboard underneath the asbestos shingling, this property should continue to contribute to the historic district after completion of the project.

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 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 CHRIS RICORD **Daytime Phone** 970.690.9471 **Evening Phone** _____
Mailing Address (for receiving application-related correspondence) 614 WHEDBEE STREET FORT COLLINS CO 80524 **State** _____ **Zip Code** _____
Email SNAKERICORD@GMAIL.COM

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

Owner's Name N/A - SAME AS ABOVE **Daytime Phone** _____ **Evening Phone** _____
Mailing Address (for receiving application-related correspondence) _____ **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.

1. ROOF REMOVAL AND REPLACEMENT
2. REMOVE EXISTING ASBESTOS SIDING
3. ASSESS CONDITION OF UNDERLYING ORIGINAL CLAPBOARD SIDING
4. IF POSSIBLE, REFURBISH AND REPAIR ORIGINAL SIDING
5. REPAINT SIDING AND TRIM PER REQUIRED COLOR SCHEME

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: ROOFING - CURRENTLY IN POOR CONDITION FROM 7-5-2019 HAIL STORM.	Describe proposed work on feature: TEAR OFF EXISTING ROOFING MATERIAL. INSTALL PLYWOOD DECKING AS PER CITY CODE REQUIREMENTS. INSTALL NEW CLASS 4 SHINGLES AND RIDGE. INSTALL CLASS 4 FLASHING, ICE AND WATER BARRIER. INSTALL NEW ATTIC VENTS.
Feature B Name:	
Describe property feature and its condition: SIDING - CURRENTLY IN POOR CONDITION FROM 7-5-2019 HAIL STORM.	Describe proposed work on feature: REMOVAL OF ASBESTOS SIDING TILES BY CERTIFIED CONTRACTOR. ASSESS CONDITION OF ORIGINAL UNDERLYING WOODEN CLAP BOARD SIDING. IF SIDING CAN BE REPAIRED AND REPLACED AS NECESSARY, IT WILL BE IN ACCORDANCE WITH APPLICABLE HISTORIC PRESERVATION GUIDELINES. REPAINT SIDING AND TRIM WITH APPROVED COLOR SELECTION.

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

11 FEBRUARY 2020

Date





MAJESTIC NO 10













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