



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: 625 Whedbee

Laurel School National Register Historic District

ISSUED: April 7, 2020

AMENDED: June 16, 2020

Heath and Laura Pickett
Recycled Properties
1298 Main Street #4131
Windsor, CO 80550

Dear Property Owner:

This report is to inform you of the results of this office's review of proposed alterations to 625 Whedbee, 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 as well.

The alterations reviewed include:

- Replacement of original windows with a new product in similar style
- In-kind roof replacement with Tamco shingles
- Power wash brick
- *Amendment 6-16-2020*: Expansion of basement windows for egress

Our staff review of the proposed work finds the alterations [do/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	<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 will remain in residential 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>The Standards call for repair and retention of historic windows as character-defining features of the residence. Replacement of main story windows would not meet these Standards.</p> <p>Basement windows, while historic, are not character-defining and replacement meets Rehabilitation Standards as window width will remain consistent.</p>	N
SOI #3	<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>	N/A
SOI #4	<i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i>	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>Main floor windows are distinctive and character-defining, and their replacement does not meet the Standards. Power-washing brick may damage brick facing, requiring invasive repair or replacement in future. Basement windows are not character-defining and expansion is within existing width of window openings.</p>	N
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>Replacement of windows and power-washing brick not recommended.</p>	N
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>Power-washing brick not recommended due to possibility of damaging brick. If undertaken, should use lowest settings.</p>	N
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	<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> Basement windows are not character-defining, and new egress windows appear to be generally compatible but distinguishable.	Y
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

Your design review application, with documentation of the existing windows and proposed replacement as well as a summary of the additional work, will be retained as a record of this alteration. Notice of our sign off on your application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Note: Original application reviewed by Maren Bzdek, April 7, 2020.

If you have any questions regarding this amended report, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at jbertolini@fcgov.com.

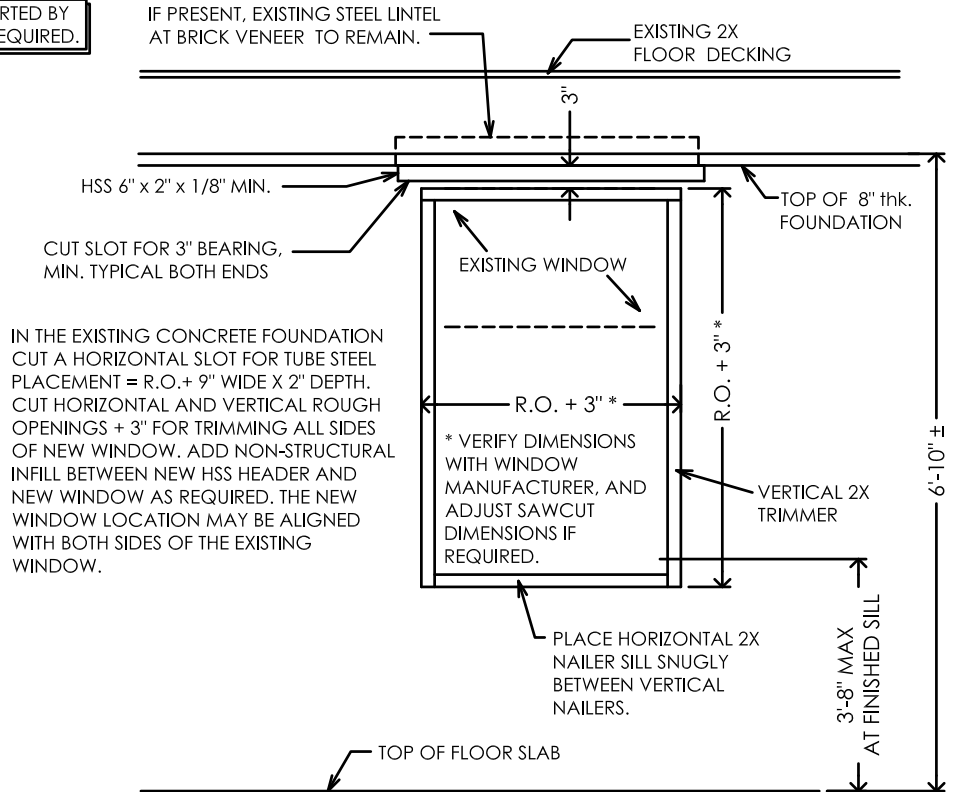
Sincerely,

Jim Bertolini
Historic Preservation Planner

WHERE APPLICABLE, BRICK VENEER IS SUPPORTED BY EXISTING LINTEL. NO ADDITIONAL SUPPORT REQUIRED.

NOTES

- TEMPORARY SUPPORT IS REQUIRED ON ALL LOAD BEARING WALLS PRIOR TO DECONSTRUCTION
- WINDOW WELL SHALL BE 9 SQ. FT. MIN. AREA WITH 36" MIN. CLEARANCE FROM FOUNDATION WALL TO INSIDE OF WELL. A PERMANENT LADDER IS REQUIRED IN THE WINDOW WELL IF BOTTOM OF WELL IS 44" OR MORE BELOW GRADE.
- IN CASES WHERE THE NEW EGRESS WINDOW'S R.O. IS LESS THAN OR EQUAL TO THE EXISTING WINDOW WIDTH, THE EXISTING HEADER/LINTEL IS SUFFICIENT TO SUPPORT THE MAXIMUM DESIGN LOADS IMPOSED. NO ADDITIONAL SUPPORT REQUIRED.



EW

2'-6" X 4'-0" EGRESS WINDOW OPENING - INTERIOR ELEV.
SCALE: NONE

Qty: (2) 30" x 48"

Location: Basement East and West wall

Type: Casement

U Value: .3

At existing window YES

Existing lintel or header YES

Window above YES

Floor joist bearing NO

Brick veneer

Building Code: 2018 IRC

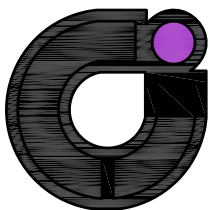
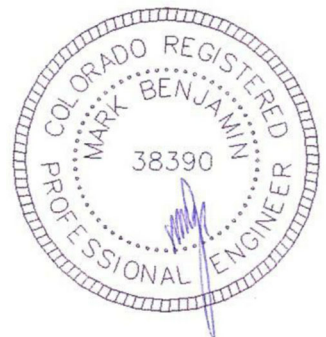
Roof Snow: 30 psf

Ground Snow: 30 psf

Nominal/V-Ult. Wind Speed: 140 mph; Exp. C

Seismic Design: Category B

I Mark Benjamin P.E. have observed the proposed installation and determined that this detail meets existing conditions.



PHI-D&E, INC dba.
crown jade
DESIGN AND ENGINEERING
P.O. BOX 17, FORT COLLINS
COLORADO, 80522-0017
(970) 472-2394
www.crownjade.com

STREET ADDRESS:
625 Whedbee St.
Fort Collins, CO 80524

DATE: 06/14/2020

SCALE: NONE

DRAWN BY: DI

CHECKED BY: MB

ENGINEER'S
JOB #
RCPP29-20002

SHEET #
1 of 1

B2004463



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The alterations reviewed include:

- Replacement of original windows with a new product in similar style
- In-kind roof replacement with Tamco shingles
- Power wash brick

Our staff review of the proposed work finds the window replacement does not meet the SOI Standards for Rehabilitation, which calls for repair and retention of historic windows as character-defining features of the residence. Power washing the brick is also in general violation of the standards, except when performed at the lowest possible psi. While these aspects of the proposed work is not in keeping with the standards, our office will sign off on the permit applications associated with your project because the property is not protected under local ordinance and is the review constitutes a consultation only.

Your design review application, with documentation of the existing windows and proposed replacement as well as a summary of the additional work, will be retained as a record of this alteration. Notice of our sign off on your application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work.

If you have any questions regarding this report, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at mbzdek@fcgov.com.

Sincerely,

Maren Bzdek
Senior 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

LAURA PICKETT - RECYCLED PROPERTIES LLC 3039903595
Applicant's Name Daytime Phone Evening Phone
1298 MAIN ST # 4131 WINDSOR CO 80550
Mailing Address (for receiving application-related correspondence) State Zip Code
macbeth.lj@gmail.com
Email

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

RECYCLED PROPERTIES LLC 303 9903595
Owner's Name 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.

625 Whedbee St Fort Collins CO 80524.
Replace roof with new roof - color walnut
Repair siding as needed with same type
Replace windows with like windows
Repaint soffits and trim, Replace front door.
Brick & Clean and Restore Bring back to original look.

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: Existing Roof is in poor condition	Describe proposed work on feature: Replace Roof to code with tampo Roof Shingles - color Black walnut Refer to image ⑦
Feature B Name:	
Describe property feature and its condition: paint in poor condition	Describe proposed work on feature: Repaint/repair siding Paint trim and soffit original white image ⑤ and ⑧ Paint front door image ⑤, ⑥ and ⑨ Paint eaves image ⑤ and ⑩

Use Additional Worksheets as needed.

From: Laura Macbeth macbeth.lj@gmail.com
Subject: Whedbee
Date: Mar 3, 2020 at 3:15:21 PM
To: Laura Macbeth macbeth.lj@gmail.com



①



②




③

625 whedbee- north side (right side)



②

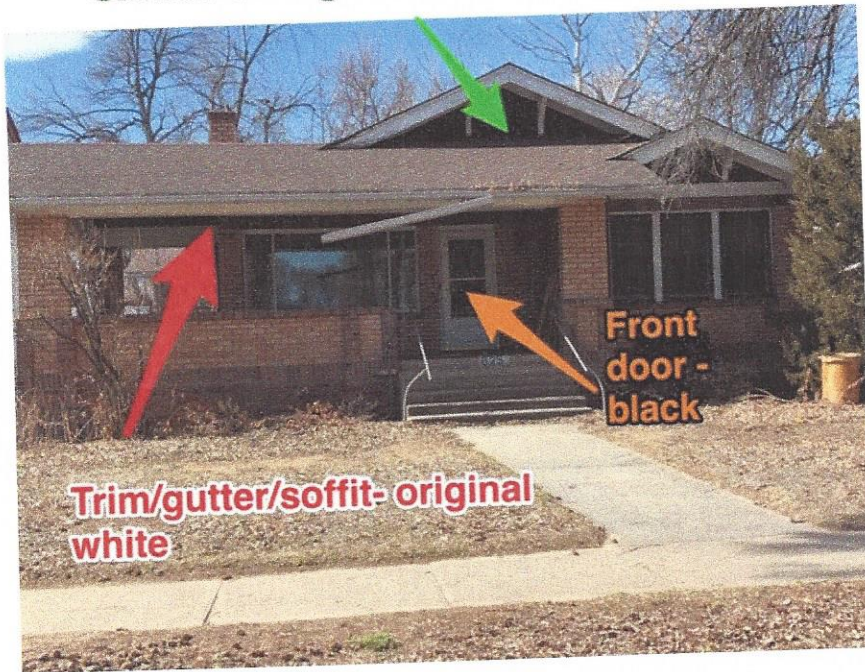
625 whedbee- East side (front)



**625 whedbee roof shingles- tamko bla
walnut**

⑦

Shaker siding in the eaves- Le luxe



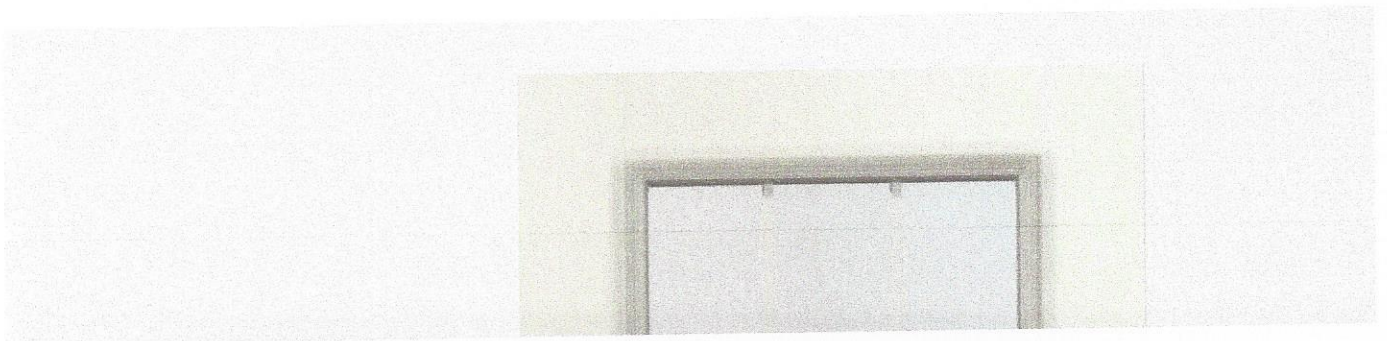
(5)



JELD-WEN
WINDOWS & DOORS

USA

Smooth-Pro™ Fiberglass Exterior Door
3/4 View 4-Light Top Down 1-Panel





Exterior
**625 whedbee front door- frosted glass
black**

(6)

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.

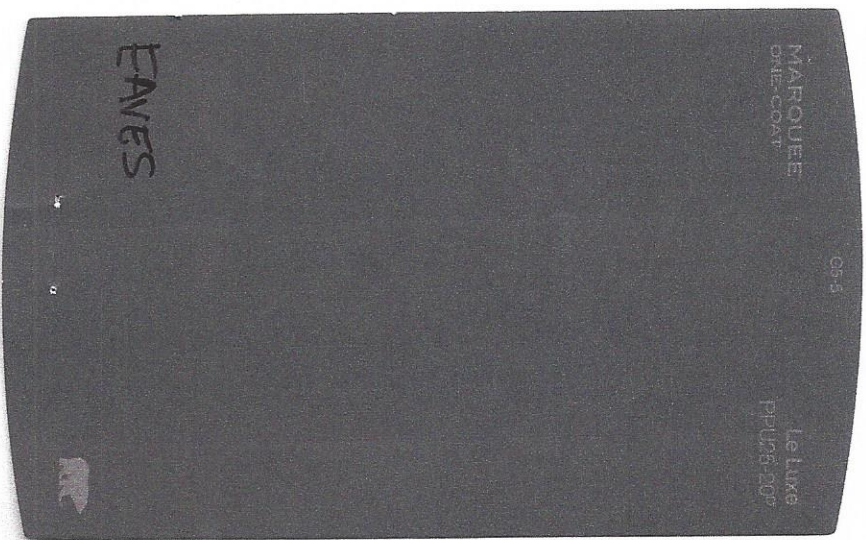
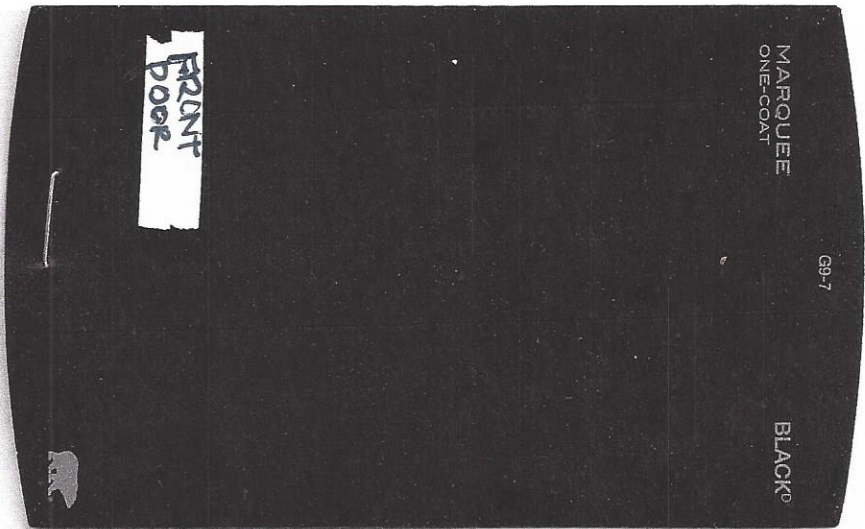
Partial demolition could include scopes such as taking off existing rear porches to create space for a new addition or removing an existing wall or demolishing a roof. If you are taking away pieces of the existing residence, you are likely undergoing some partial demolition.

Signature of Applicant

Date

03/23/2020





Trim/soffit

YN4-1
Original White
N290-1u

625 whedbee- trim/soffit paint



The Home Depot

BEHR MARQUEE 1 gal. #N290-1 Original
White Flat Exterior Paint and Primer in One

625 whedbee- front door




Home Depot

BEHR MARQUEE 8 oz. Black One-Coat Hide

9

625 whedbee- eaves



 The Home Depot

BEHR MARQUEE 8 oz. #PPU25-20 Le Luxe

10









625



