



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: 614 Whedbee Street

Laurel School National Register Historic District

ISSUED: March 6, 2020

AMENDED: November 13, 2020

Chris Ricord
614 Whedbee Street
Fort Collins, CO 80524

Dear Mr. Ricord:

This report has been amended from that issued on March 6, 2020 based on updates to your proposed project plan, specifically regarding treatment of the roof. This report documents proposed alterations to the E.B. Bullard House at 614 Whedbee Street, pursuant to Fort Collins Municipal Code Chapter 14, [Article IV](#). A copy of this report may be transmitted to the Colorado State Historic Preservation Office.

The alterations include:

1. Roof replacement (asphalt shingle to 29-gauge standing seam metal).
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 overall do meet the [SOI Standards for Treatment of Historic Properties](#). While replacing the shingle roof with a standing seam metal product does not meet these Standards, the overall project, considering the removal of the non-historic asbestos shingling and repair of the wood lapboard siding underneath does meet the Standards.

Please note the following regarding roof replacement that require additional consultation:

- Work affecting, or repair of, a chimney;
- Repair or replacement of historic decorative or functional features on or near the roof, such as fascia, purlins, brackets, eaves, gutters, and dormers;
- Installation of roof insulation above the sheathing that will result in more than a 4-inch increase in the roof height;
- Addition of new rooftop features including skylights, dormers, and large new vents (note: no further review is needed to install standard edge, ridge, or "turtle" vents required for ventilation standards on new roofs).

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>The property is not changing from residential use as a part of this project.</p>	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, with the exception of the roof. The roof appeared to have been wood shingles until 1938, when asphalt composition shingles were laid over the wood. In general, while material updates are expected, shingle roofs should remain shingle roofs to preserve the overall design of the building. Standing seam metal roofs are particularly disruptive to residential historic neighborhoods. Where metal is selected as a roofing material, stone-coated metal shingles are recommended above standing seam.</p> <p>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>The only alteration relevant to this Standard is the change of roof material from asphalt shingle to 29-gauge standing seam metal. While disruptive to the property’s overall historic character, the new roof will be distinguishable as a new element and will not create a false sense of history.</p>	Y

<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>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>	<p>Y</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>Due to the removal of asbestos shingling covering the historic, original wood lapboard siding, the overall project will meet this Standard. Lapboard siding is an important material for many of the contributing buildings in the Laurel School Historic District.</p> <p>The replacement of the asphalt shingle roof with standing seam metal does not meet this Standard. However, the overall project has resulted in a net gain of visible, character-defining, historic material related to the property and the historic district. The overall project meets the Standards.</p>	<p>Y</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>The removal of the asbestos shingling and revealing of the historic wood lapboard is a significant improvement to the building’s overall historic character. The new standing seam metal roof does not meet the Standards, however, the overall project does.</p>	<p>Y</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>The project preserved the existing lapboard during removal of the asbestos shingle siding.</p>	<p>Y</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> No excavation is expected as part of this project.	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>	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

Based on the overall treatment of the building in this project, this property should continue to contribute to the historic district.

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