



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: 225 Whedbee Street

Laurel School National Register Historic District

ISSUED: June 17, 2021

Daniel & Season Baker
225 Whedbee Street
Fort Collins, CO 80524

Dear Property Owners:

This report is to document proposed alterations to the G.W. Brooks House/Chismar Residence at 225 Whedbee Street, 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.

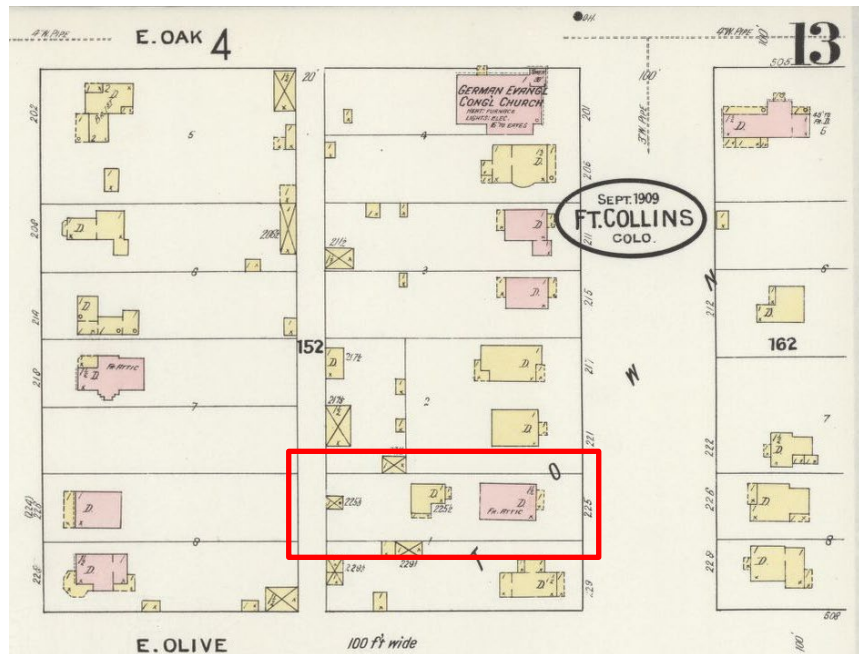
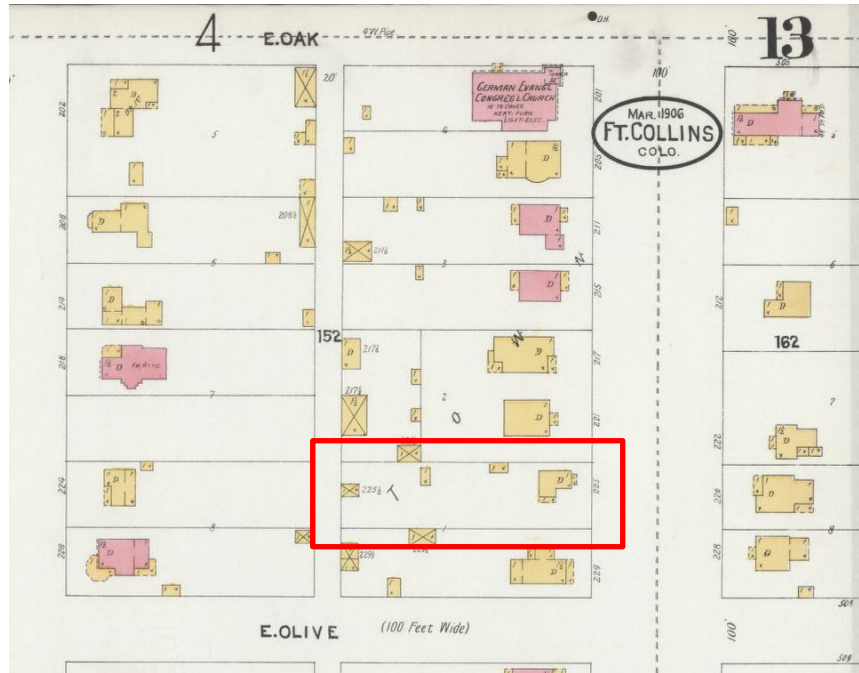
The alterations include:

- Construction of a 630-ft² addition onto the rear of the main historic house.

Our staff review of the proposed work finds the alterations do not meet the [SOI Standards for Treatment of Historic Properties](#), although many project components do well. 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	<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> This property has evolved over time. By 1906, the first year Sanborn fire insurance maps are available for this area, there was a frame gable-ell residence on the lot. By 1909, the insurance map series shows a new brick dwelling of 1.5 stories, the present building, with the gable-ell building moved behind it as an accessory building at 225 ½ Whedbee Street. A Garage had also	Y

been added. By 1925, the accessory house had been removed and a new garage constructed along the alley.



Occupants at the property turned over frequently, suggesting that the property was a rental for much of its early ownership. Turnover is high and city directory records are not always clear who lived in what dwelling during the two-dwelling period between 1909 and 1925. Occupants at the property included the following:

- **1902-1904 – G.W. & Alta Brooks – G.W. was a laborer and later worker at the Colorado Agricultural College (now CSU).**
- **1908-1909 (two dwellings now on the site)**
 - **Bernard & Georgia Cowles**
 - **Lewis A. & Flora Clark – Lewis was a laborer**
- **1909-1910**
 - **C.A. Chenowith – primary owner, presumably resident in new brick house**
 - **Arthur Merrifield, laborer for Great Western Sugar**
 - **Charles Merrifield, waiter**
- **1910-1911**
 - **Brick residence:**
 - **Eleanor Fowler (widow of Reuben)**
 - **Roland & Roxie Hall, Roland was a USPS postal carrier**
 - **Frame residence:**
 - **Arthur E. Vroman, laborer**
 - **Charles H. Broman, laborer**
 - **Robert L. Broman, messenger**
 - **Mrs. Lottie Vroman**
- **1913-1914**
 - **L.M. & Evelyn D. Carsrud, L.M. was a clerk, main house**
 - **Lemuel & Mabel Wisdom, Lemuel was a salesman, frame residence**
- **1917**
 - **Brick house**
 - **Lemuel & Mabel Wisdom; Lemuel is now working for the Great Western Sugar company.**
 - **Frame house**
 - **Henry & Eva Less**
 - **Harry C. & Izetta Dunkel/Donkel, Harry was a laborer for Great Western Sugar**
- **1919**
 - **John R. & Birdella White, John is a carpenter**
 - **Lemuel & Mabel Wisdom, Lemuel is still at Great Western Sugar as a warehouse worker**
- **1922**
 - **William & Anna Graefe, William was a grocer at the store at 148 W. Mountain Avenue.**
- **1925**
 - **Howard & Nellie Rathburn, Howard is a laborer**
 - **Blanche Rathburn**
 - **John R. & Birdella White, John is a carpenter**

- 1927-1940 - John R. & Birdella White, John is now a salesman at the Ideal Furniture Company
 - From 1931-1934, Kenneth White, a carwasher at Miller Super Service, is also listed here
 - 1936 – Clyde & Ola Marpe are living here with the Whites, Clyde was a carpenter
 - 1938 – Smith West is a tenant

Its character-defining features include(d) its one-story brick construction with a front-gabled, gable-on-hip roof with decorative shingles in the gable end. First floor windows were wood, one-over-one sash windows with arched brick lintels and stone sills. Upper floor windows were wood sash one-over-one windows as well. The front porch was also a defining feature, being a simple, front-gabled roof with turned spindle posts and tongue-and-groove wood decking. Most of these character-defining features remain, except the porch which was removed and reconstructed in 2017 – the new porch is similar to the historic but has concrete flooring and squared porch beams.



Photo: c.1994 Historic Survey photo; FCMOD.

The addition is being made to the rear of the property with minimal demolition of historic material and little/no alteration to the front and side walls or roof of the property. The key features of the historic building are being retained as part of the project, including most of the rear brick wall plane.

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>	Y
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	The massing and cladding of the addition will clearly delineate it from the historic portion of the building.	
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>While demolition of some features on the rear are proposed for demolition, none of them reflect significant changes in the use of social habits of occupants during the historic period of the historic district (c.1870s-1940) and are not character-defining features. Here is a short history of alterations to the property:</p> <ul style="list-style-type: none"> • 1919 – construction of a frame garage and chicken house on a stone foundation with a wood shingle roof • 1938 – reroof south side with wood shingles • 1945 – roof repair • 1953 – reroof with asphalt shingles • 1977 – reroof • 1979 – reroof • 2010 – reroof • 2017 – removal of existing wood front porch and replacement with concrete porch, including new piers, removal of front center column, addition of reinforcing beams and rafters. • 2020 - reroof 	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>Most of the visible character-defining features and materials will remain visible and intact. On the rear, most of the brick rear wall will remain intact. The shingle-cladding in the gable end may be removed (plans unclear, but seems likely based on addition attachment). Preserving the shingling in-situ inside the wall cavity would be ideal so it could be re-revealed in the future if the addition is every removed (see Standard 10). Otherwise, this Standard appears met.</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>No significant removal of historic material or features are proposed. As noted, preservation of the rear shingling in the gable end is recommended.</p>	N/A

SOI #7	<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>	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> <p>Plans do not indicate any significant excavation, such as a finished basement.</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> <p>Additions onto historic buildings typically need to be compatible with, distinguishable from, and subordinate to the historic building. The proposed addition meets the distinguishability requirement, but does not completely meet the compatibility or subordinate requirements.</p> <ul style="list-style-type: none"> • <u>Compatibility</u> – The proposed addition is placed on the rear of the historic building, is relatively small in footprint, and matches the roof pitch of the historic house and is using sympathetic materials (stucco wall cladding) to remain consistent with the overall character of the property and the historic district. However, the addition projects above the historic roofline and out to the south side, which is not consistent with this factor for this Standard. This will noticeably disrupt the historic character of the property in a way that is not consistent with the historic development patterns of the Laurel School Historic District. • <u>Distinguishability</u> – The addition scores well under this category, using a separated wall plane and stucco cladding to contrast the addition from the brick and shingle historic building. • <u>Subordinate</u> – The addition is mixed as to whether it meets this factor of the Standard. It is located on the rear of the property, and is small in footprint. However, additions on historic buildings typically set <i>in</i> their exterior wall planes from the historic building's exterior walls. This project will set the addition's south wall plane <i>out</i>. Furthermore, rooflines of additions are typically at or below the historic roofline when meeting this Standard, and this addition will be above. 	N

	For these reasons, while certain elements of the proposed addition meet this Standard, overall, it does not comply with this Standard.	
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> <p>As noted above demolition of the historic building is comparatively limited in order to attach the addition, limited to some demolition at the southwest corner to allow for passage between the two spaces. Overall, it appears that the project could be easily reversed without damaging the historic building or requiring significant reconstruction, and meets this Standard.</p>	Y

While the project does not meet the *Secretary of the Interior's Standards for Rehabilitation*, the property is expected to remain contributing to the Laurel School Historic District. However, staff would note that the combination of the new addition and replacement of the historic front porch in 2017 have resulted in significant loss of historic materials, features, and overall character for this property. Further losses of historic integrity or alterations will likely result in the property losing its contributing status, and as a result, losing its access to local and state [financial incentives](#) for historic preservation.

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

Daniel W. Baker	970-556-1961	same
Applicant's Name	Daytime Phone	Evening Phone
225 Whedbee St.		CO 80524
Mailing Address (for receiving application-related correspondence)	State	Zip Code
dantheboatman@gmail.com		
Email		

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

same as above (homeowner)		
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.

We propose to add a 630 sq ft addition to the back of our house. This work is proposed to be accomplished between July 2021 and January 2022.

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: Rear addition	Describe proposed work on feature: Our current home is a painted brick structure of 1650 sq ft with 4 bedrooms for our family of 5. Our kitchen is 9 x 12 ft. We propose to add a 630 sq ft addition to the back of the house which will also include a 350 sq ft unfinished room in the attic space. As shown in the attached plans, the ground floor of the addition will be a new kitchen and family room. Additionally, we will add a 10 ft deep covered porch across the full back of the house. We feel that this addition adds the space we need to our home while matching the historic character of our 121-year-old home in the following ways: 1. Matching the roof pitch of the existing home with vertical and horizontal articulation given that the addition is wider than the existing home. 2. The full width back porch provides needed backyard shade while also breaking up the vertical west face of the addition. 3. The addition, while aesthetically complimenting the form of the existing house, will be easily discernible from the existing house as it will be made of different materials and also have different exterior siding (old=painted brick, addition=stucco) with matching paint color (light green). 4. The addition will only be marginally visible from the front of the house on the south side and the back face of the addition will have a similar character as our existing home.
Feature B Name:	
Describe property feature and its condition: Sunroom alteration	Describe proposed work on feature: According to the former homeowner, the mudroom on the SW corner of the existing house was a covered porch which was then enclosed into an unheated room. It was likely finished after the 1980's given the window style and textured drywall. We plan to continue to use the space as an unheated mudroom but will relocate and replace the windows and doors to work with our new addition. The current plan is to leave the exterior roof intact and change the siding to match that of the addition.

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. Behr paint color: Celery Ice

☐ **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

6/2/2021

Date



SHEET INDEX

ARCHITECTURAL	
A1.02	SITE PLANS
A1.11	EXISTING + DEMO PLANS
A1.21	NEW FLOOR PLANS + CEILING PLANS
A2.21	ELEVATIONS
A6.11	SCHEDULES

PROJECT TEAM

OWNER	?	STRUCTURAL	?
DEVELOPER:	?	DESIGN:	?
	?		?
	TEL:		TEL:
	FAX:		FAX:
	E-MAIL:		E-MAIL:
	CONTACT:		CONTACT:
GENERAL	?	MECHANICAL AND	?
CONTRACTOR:	?	PLUMBING	?
	?	DESIGN/BUILD:	?
	TEL: ?		TEL:
	FAX:		FAX:
	E-MAIL:		E-MAIL:
	CONTACT:		CONTACT:
ARCHITECT:	?	ELECTRICAL	?
	?	DESIGN/BUILD:	?
	?		?
	TEL:		TEL:
	FAX:		FAX:
	E-MAIL:		E-MAIL:
	CONTACT:		CONTACT:
INTERIOR	?	FIRE	?
DESIGN:	?	PROTECTION	?
	?	DESIGN/BUILD:	?
	TEL:		TEL:
	FAX:		FAX:
	E-MAIL:		E-MAIL:
	CONTACT:		CONTACT:

GRAPHIC SYMBOLS

Room			
<div><div>101</div></div>	ROOM NAME & NUMBER	<div><div>1</div><div>A2.11</div></div>	BUILDING ELEVATION
<div><div>101A</div></div>	DOOR NUMBER	<div><div>12.11</div><div>3</div></div>	INTERIOR ELEVATION
<div><div></div></div>	EQUIPMENT TAG	<div><div>CPT-1</div><div>RB-1</div></div>	FLOORING
<div><div>A</div></div>	WINDOW NUMBER	<div><div>PT-1</div></div>	WALL FINISHES
<div><div>A</div></div>	COLUMN GRID	<div><div>TS-1</div></div>	TRANSITION STRIP
<div><div>1</div></div>	REVISION	<div><div>1</div><div>A1.01</div></div>	SIM
<div><div>1W3</div><div>1AS</div></div>	STUD SIZE WALL TYPE	<div><div>1</div><div>A1.01</div></div>	DETAIL
<div><div>1</div></div>	FINISH MATERIAL		
<div><div>06 01</div></div>	ELEVATION KEYNOTE		

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824 Colorado Street
Fort Collins, Colorado 80524

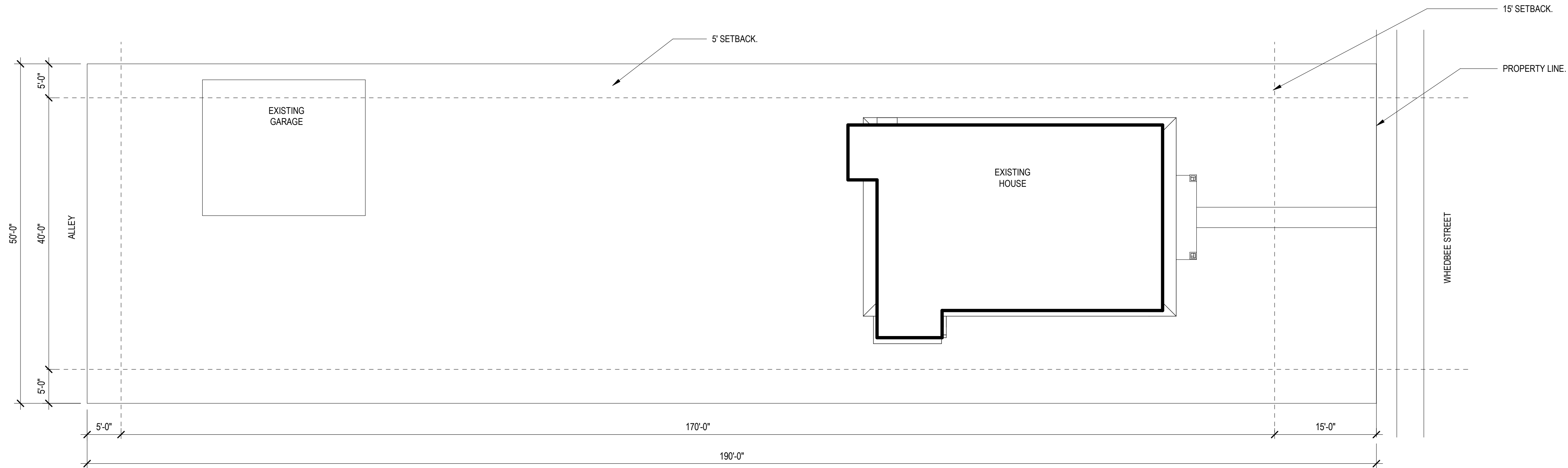
BAKER RESIDENCE
225 WHEDBEE, FORT COLLINS COLORADO 80524

COVER SHEET

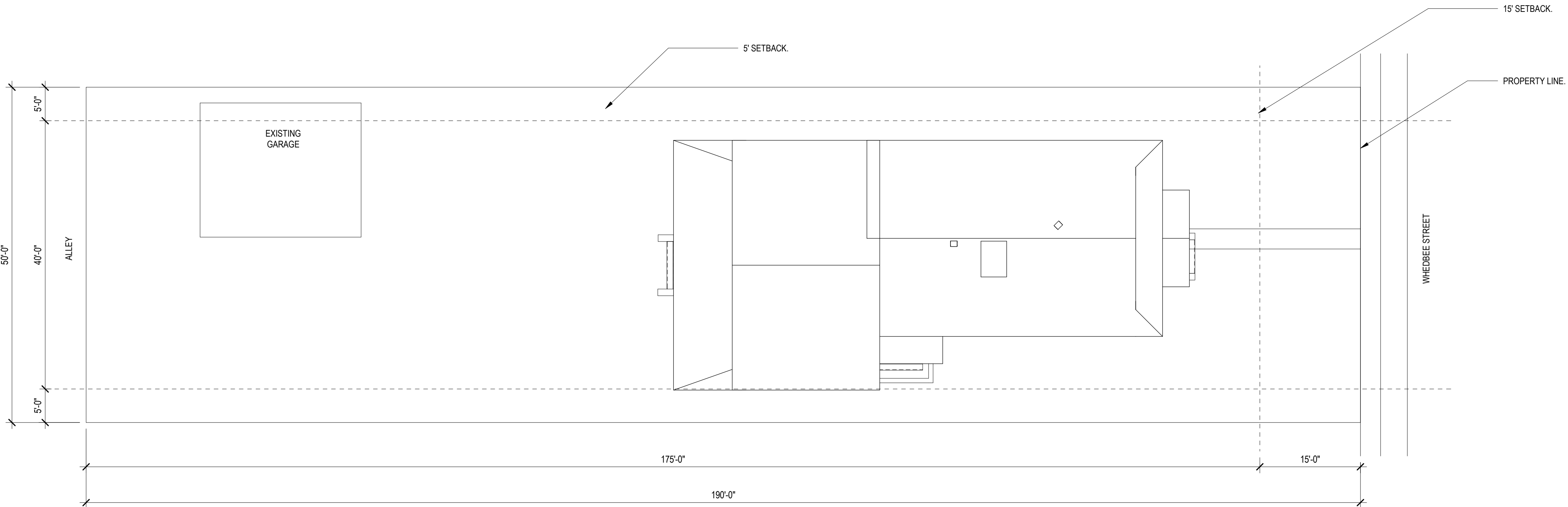
Issued For Planning:
Issued For Construction:
Revision Number Revision Date

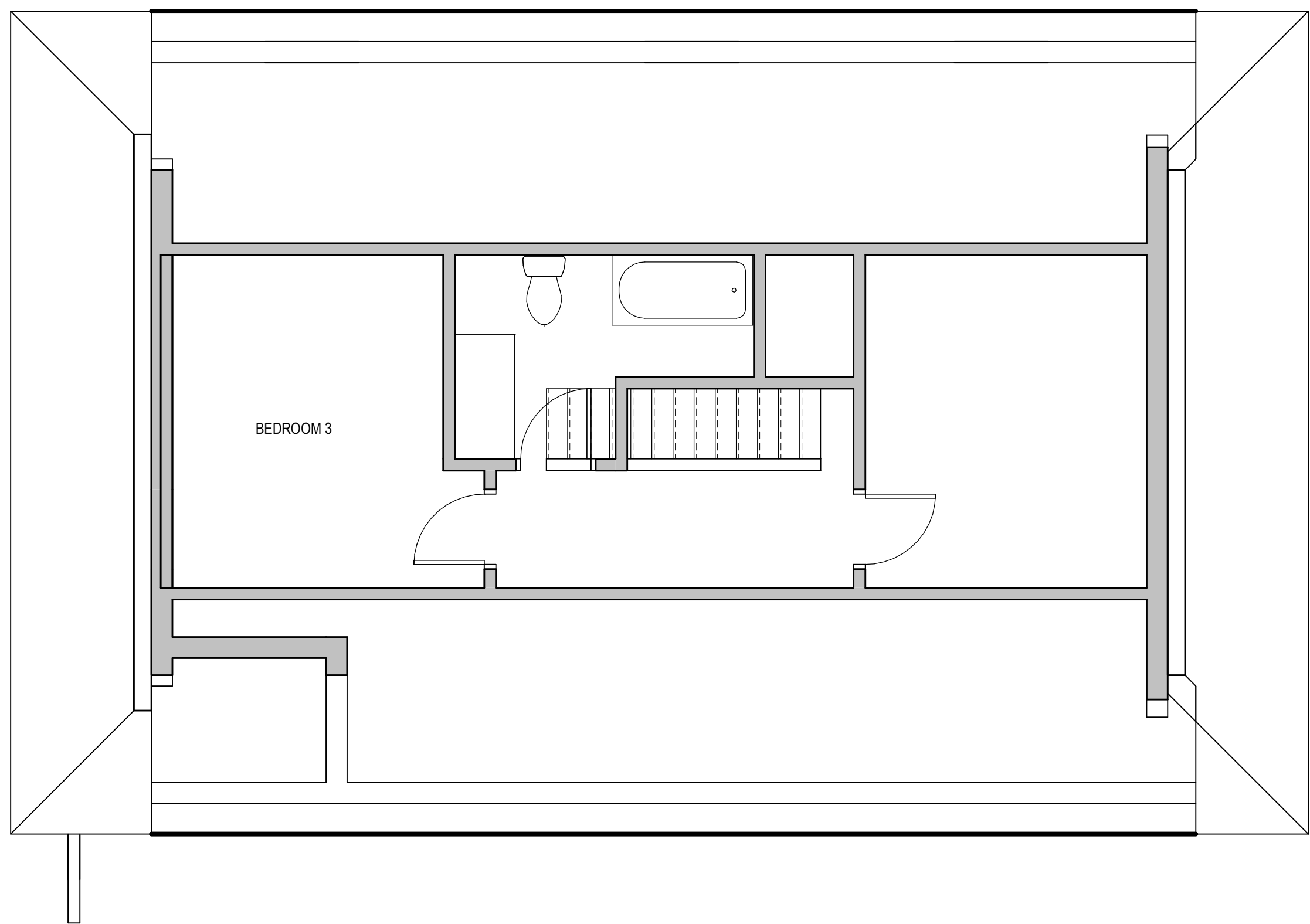
A01.01

2	EXISTING - SITE PLAN
A1.02	1" = 10'-0"

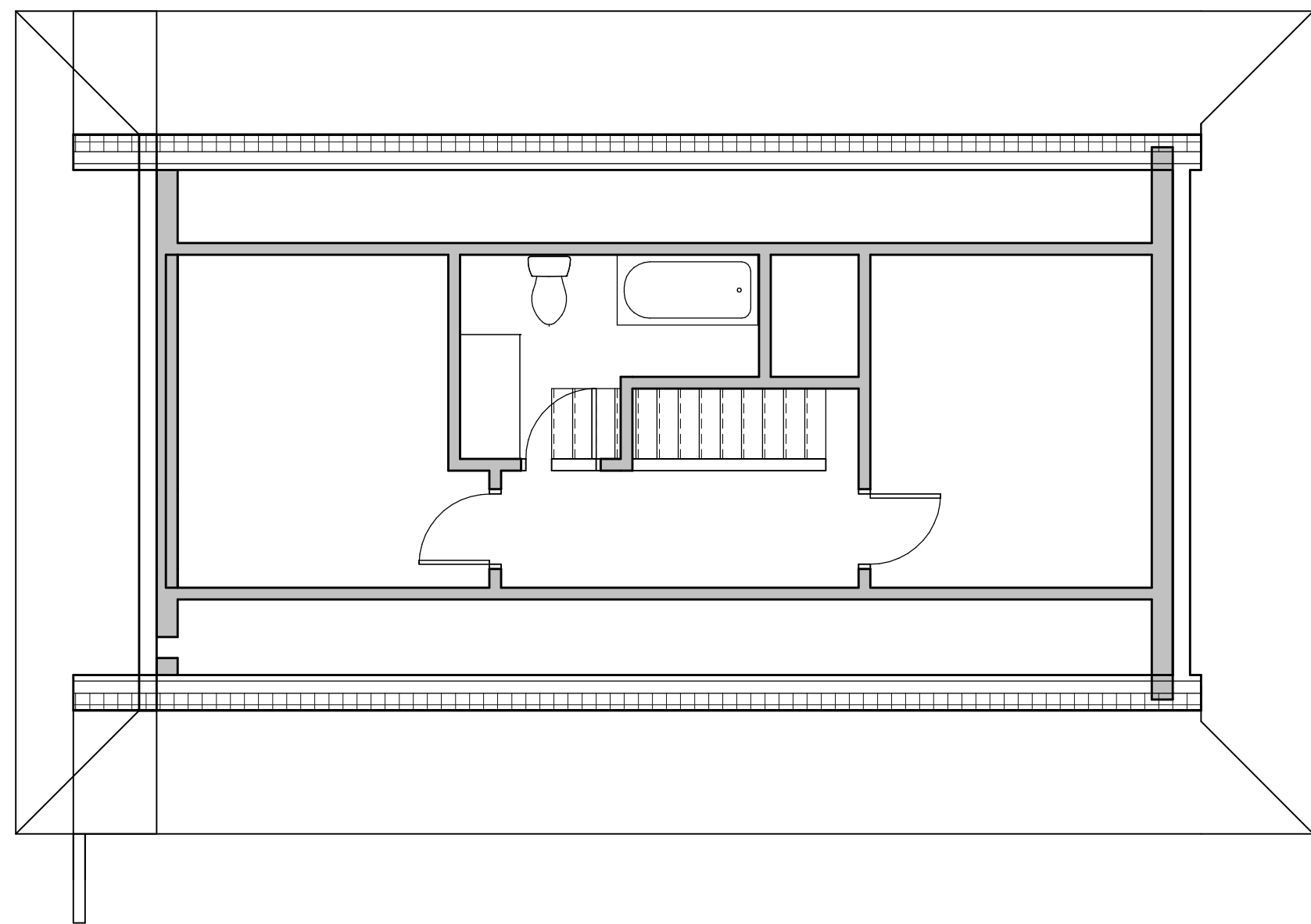


1	NEW - SITE PLAN
A1.02	1" = 10'-0"

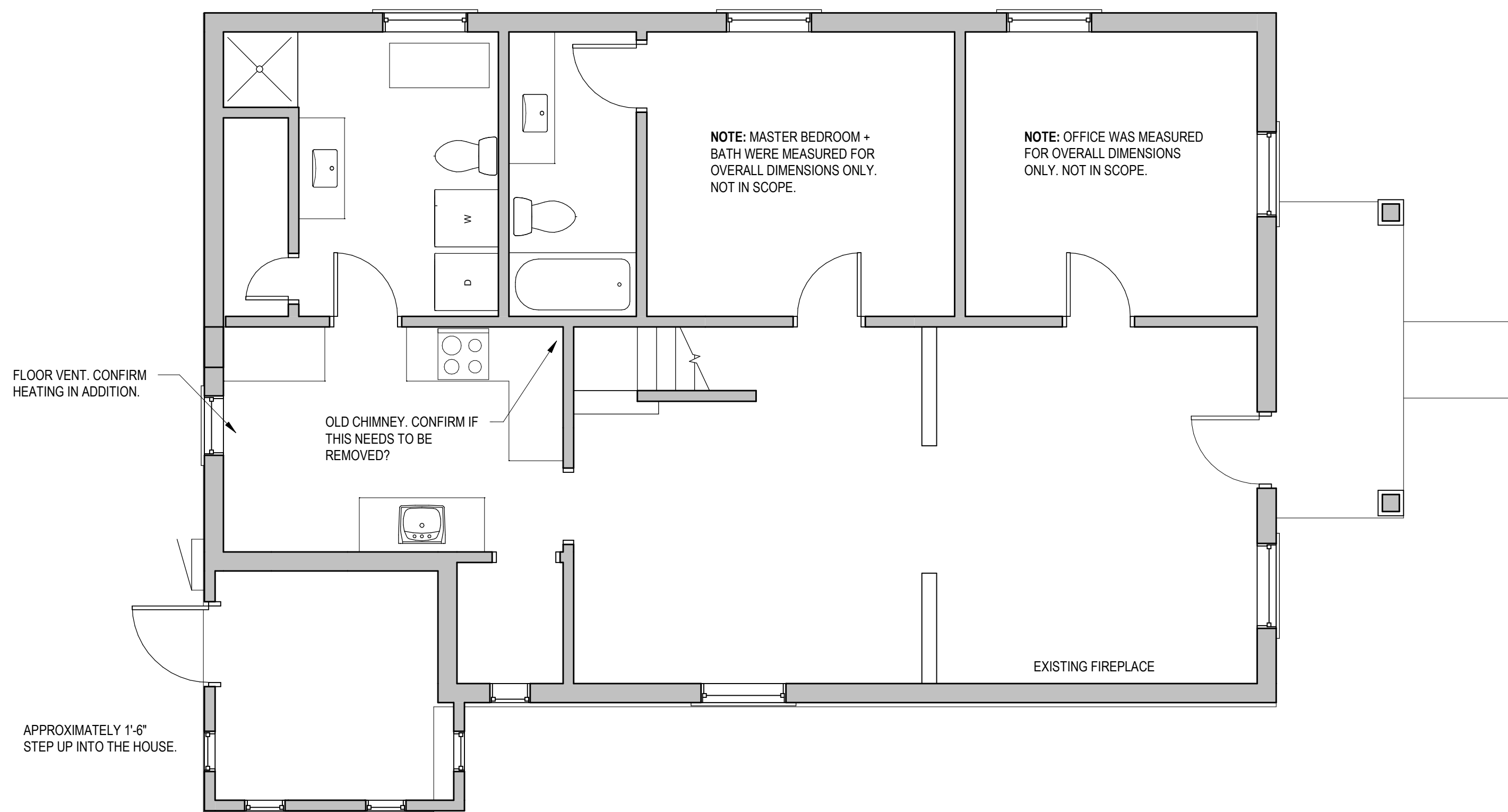




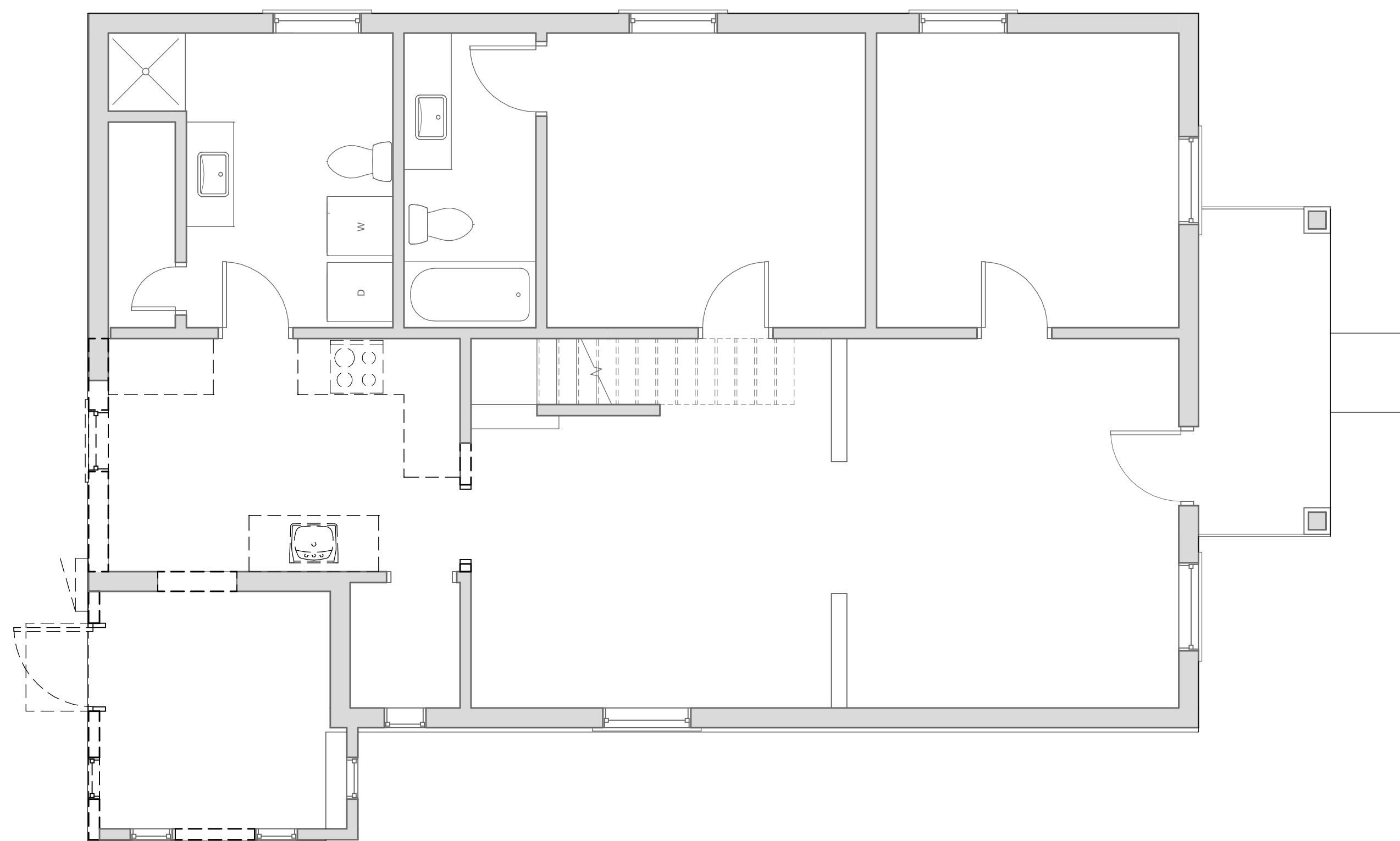
1	EXISTING - UPPER FLOOR
A1.11	1/4" = 1'-0"



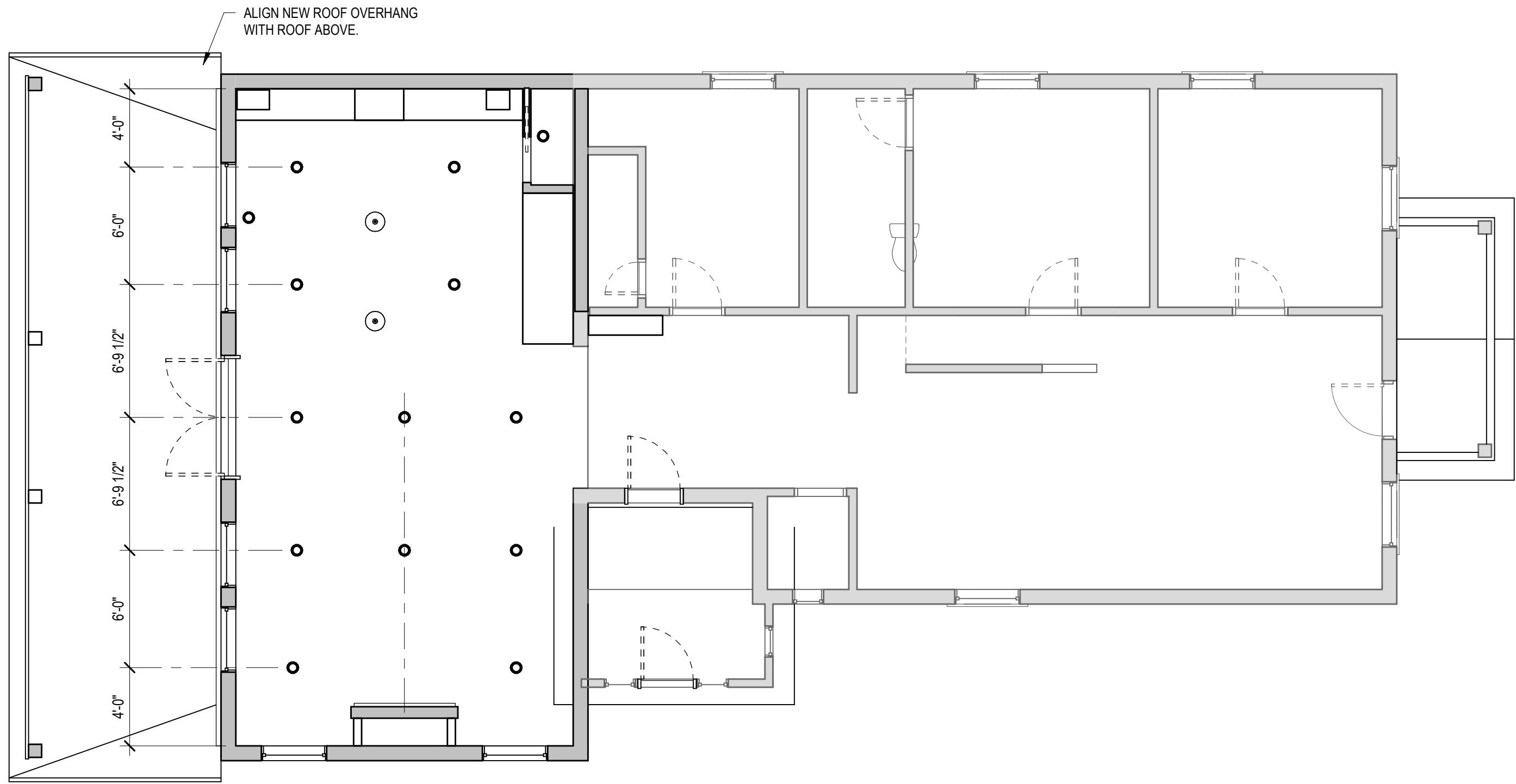
2	DEMO - UPPER FLOOR
A1.11	3/16" = 1'-0"



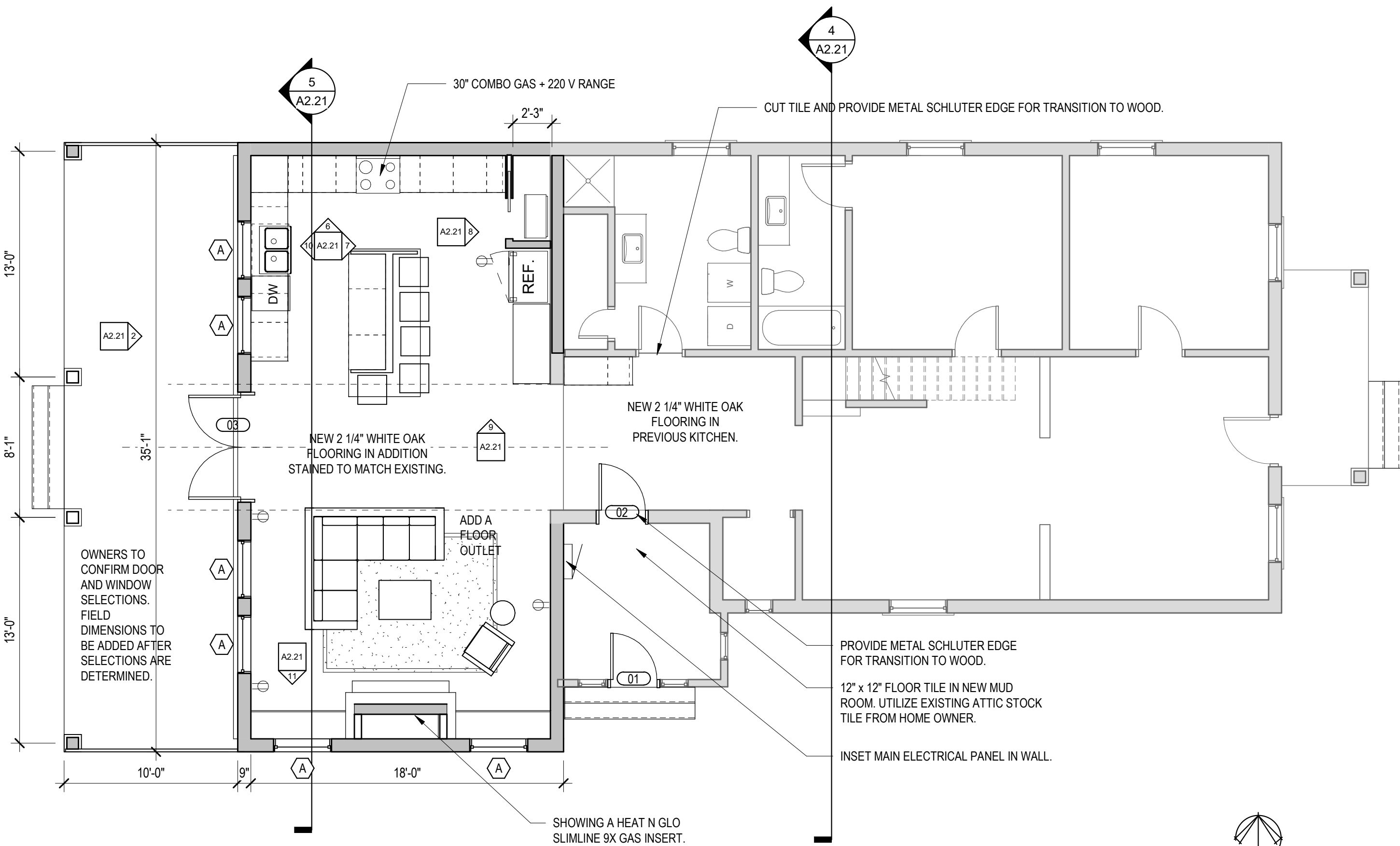
3	EXISTING - MAIN FLOOR
A1.11	1/4" = 1'-0"



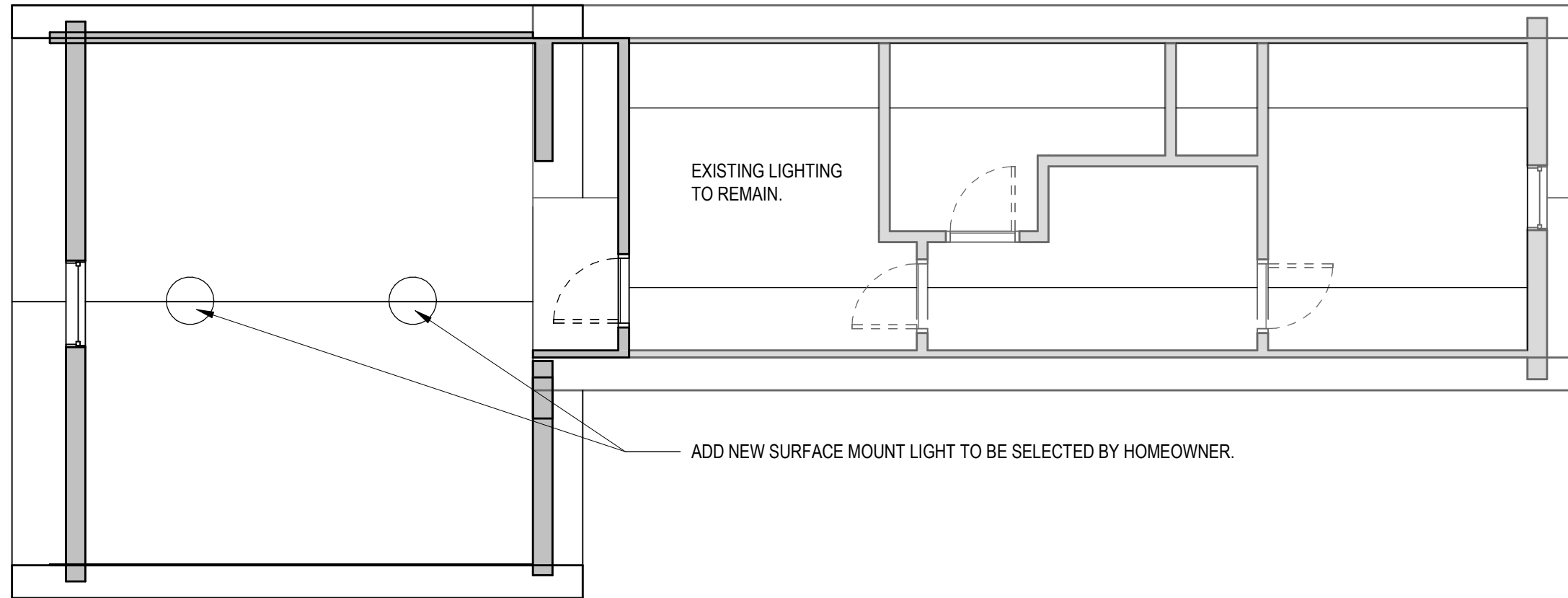
4	DEMO - MAIN FLOOR
A1.11	1/4" = 1'-0"



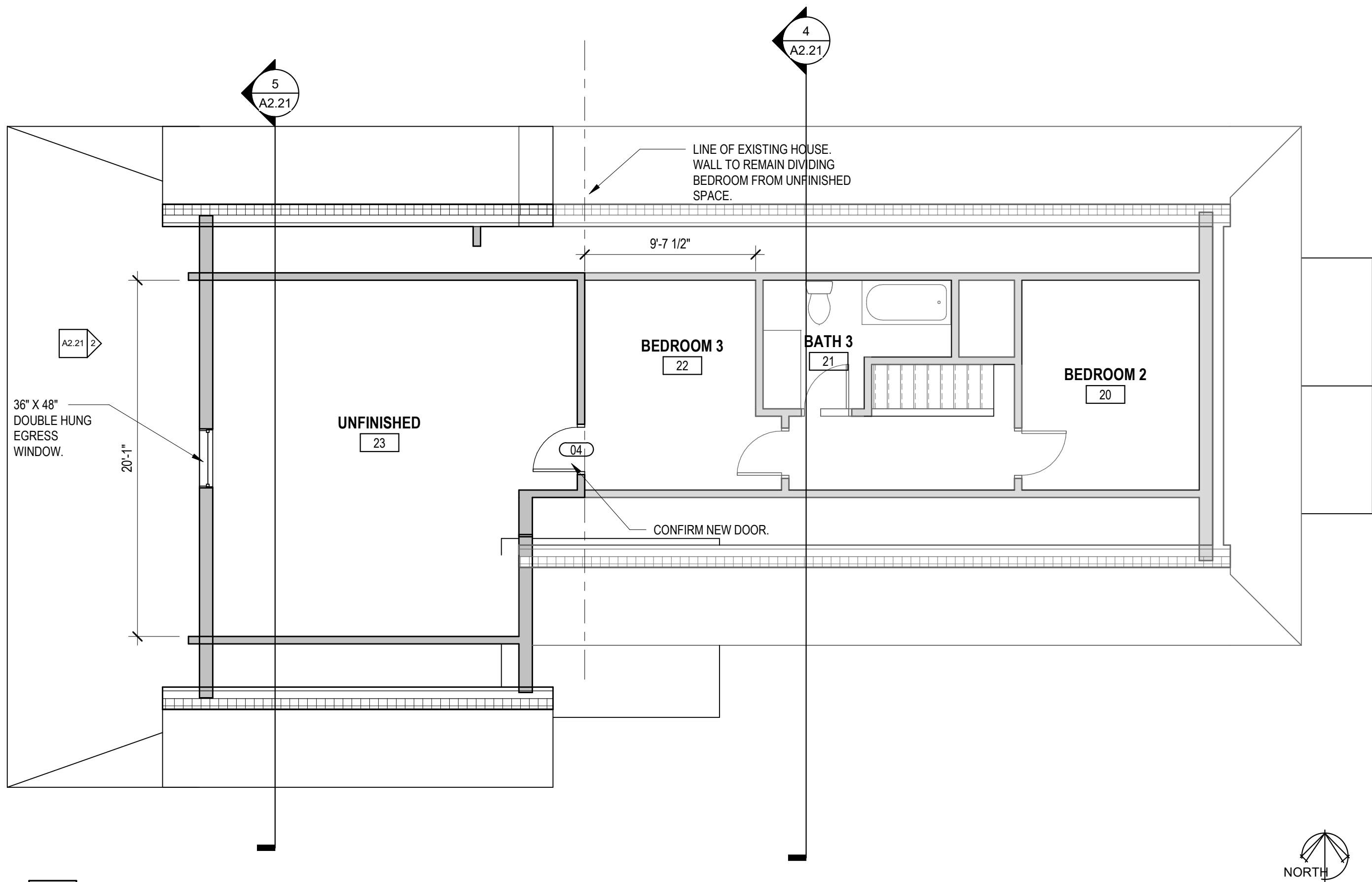
3 CEILING PLAN - MAIN FLOOR
A1.21 3/16" = 1'-0"



4 NEW - MAIN FLOOR
A1.21 3/16" = 1'-0"



2 CEILING PLAN - UPPER FLOOR
A1.21 3/16" = 1'-0"



1 NEW - UPPER FLOOR
A1.21 3/16" = 1'-0"

SYSTEM NOTES

INTERIOR WALLS

W2 2 X 4 INTERIOR WALLS

W3 EXTERIOR WALLS

INTERIOR NOTES

1. LEVEL OF FINISH ON DRYWALL TO MATCH EXISTING.
2. ALL DIMENSIONS ARE TO FACE OF EXISTING WALLS OR STUDS FOR NEW CONSTRUCTION.
3. PROVIDE BLOCKING AS REQUIRED WITHIN ALL WALLS WITH CABINETRY.

Salt.
DESIGN

824 Colorado Street
Fort Collins, Colorado 80524

BAKER RESIDENCE

225 WHEDBEE, FORT COLLINS COLORADO 80524

NEW FLOOR PLANS + CEILING PLANS

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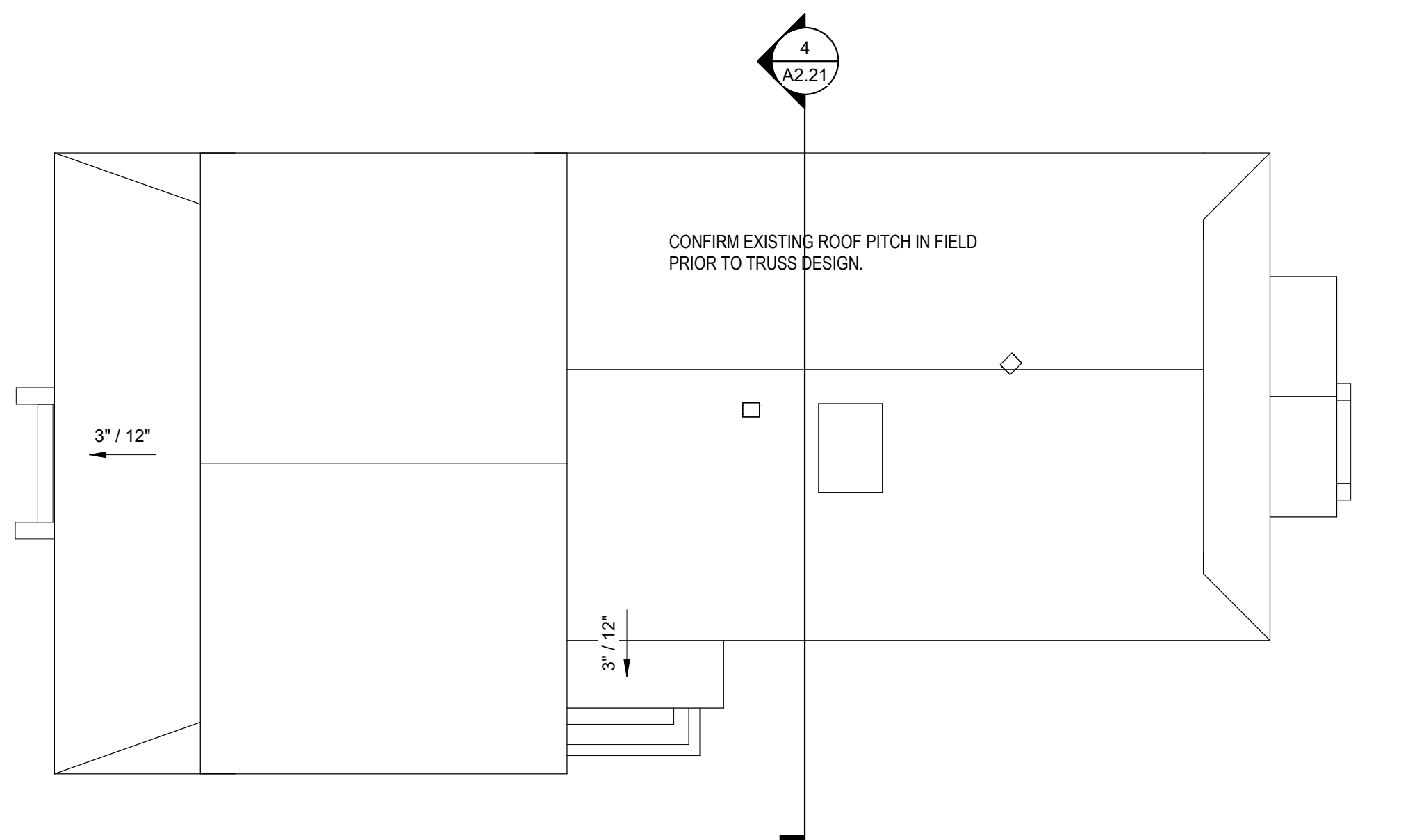
A1.21

BAKER RESIDENCE
225 WHEDBEE, FORT COLLINS COLORADO 80524

ELEVATIONS

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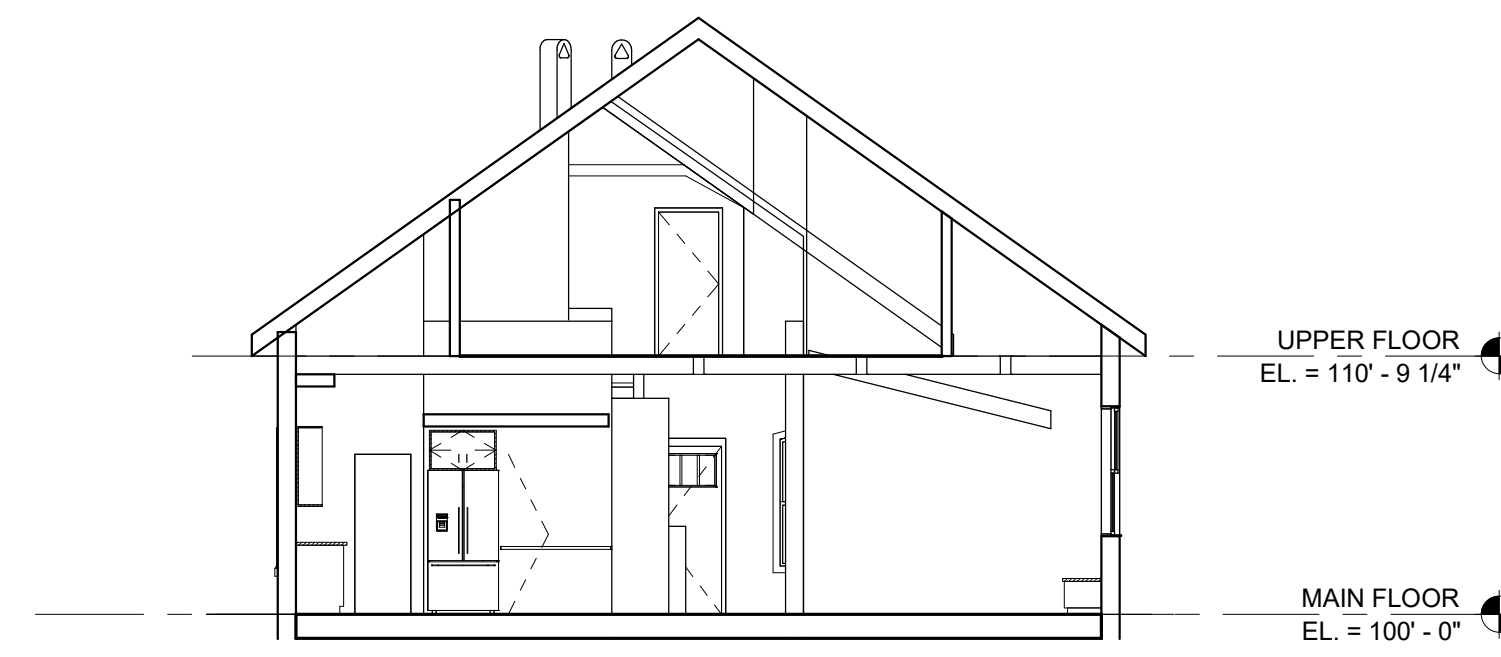
A2.21



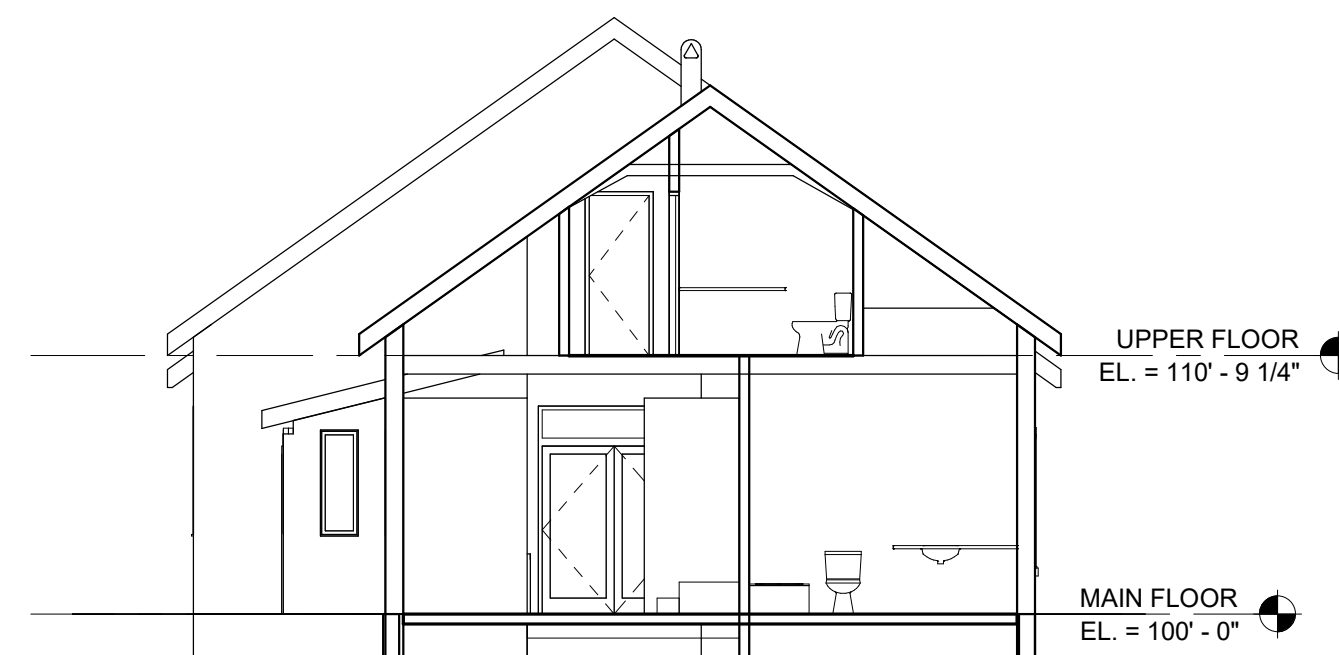
1 ROOF PLAN
A2.21 1/8" = 1'-0"



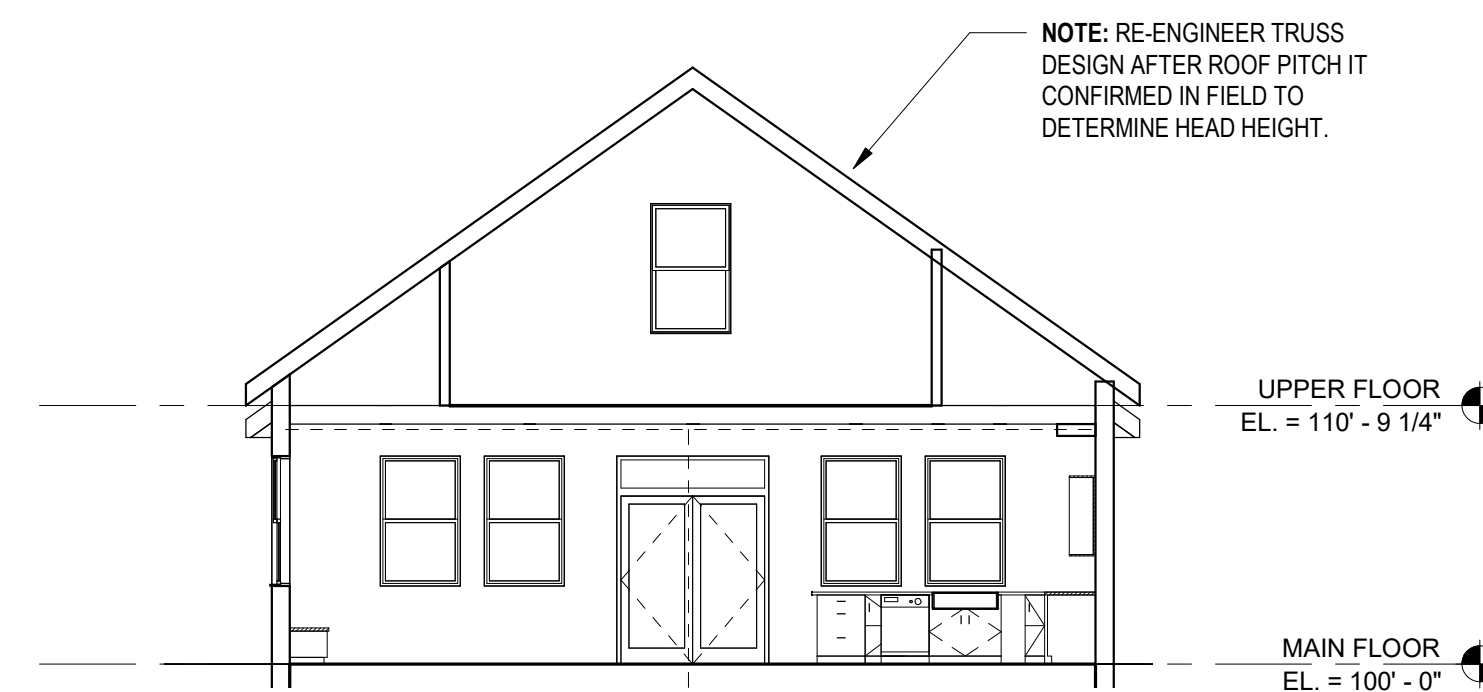
2 EXTERIOR - BACK
A2.21 1/8" = 1'-0"



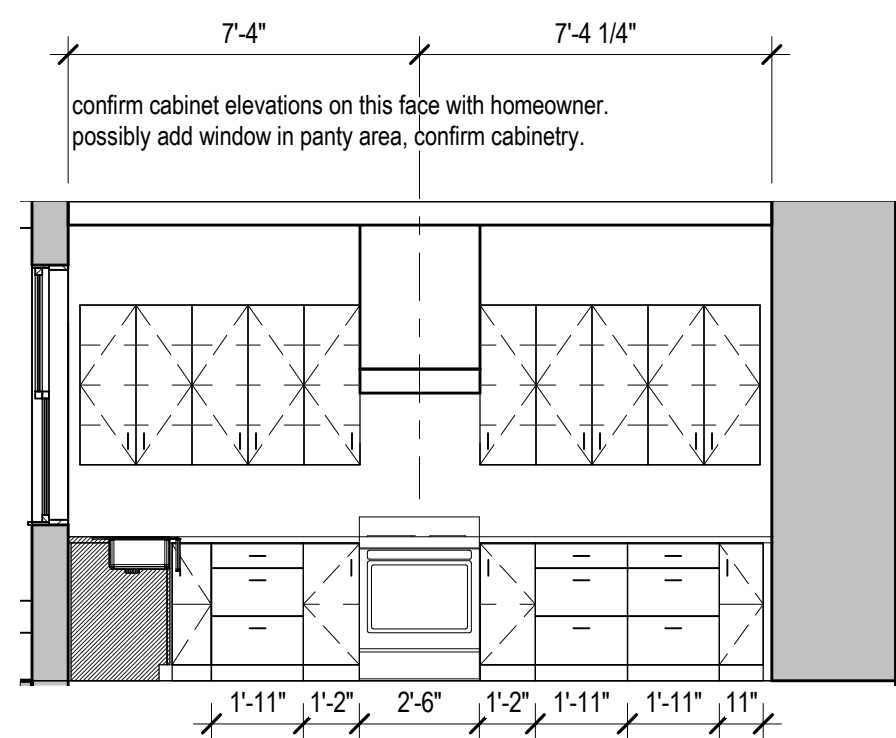
3 SECTION LOOKING EAST
A2.21 1/8" = 1'-0"



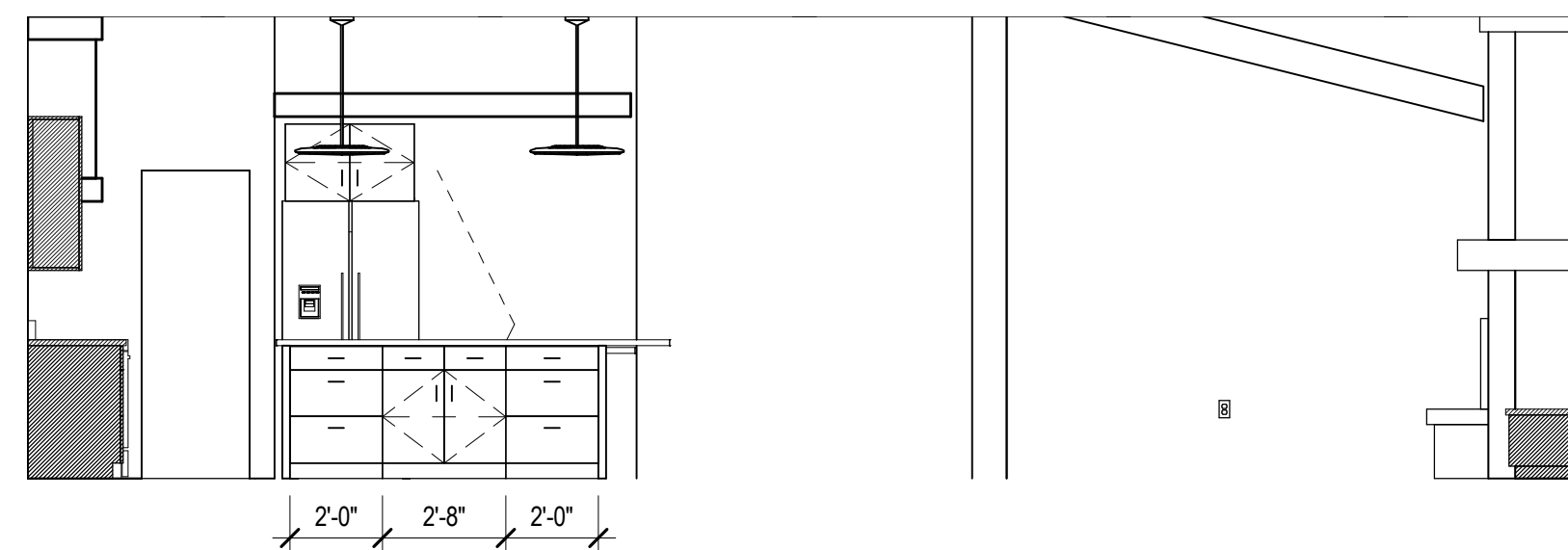
4 SECTION @ MUD ROOM
A2.21 1/8" = 1'-0"



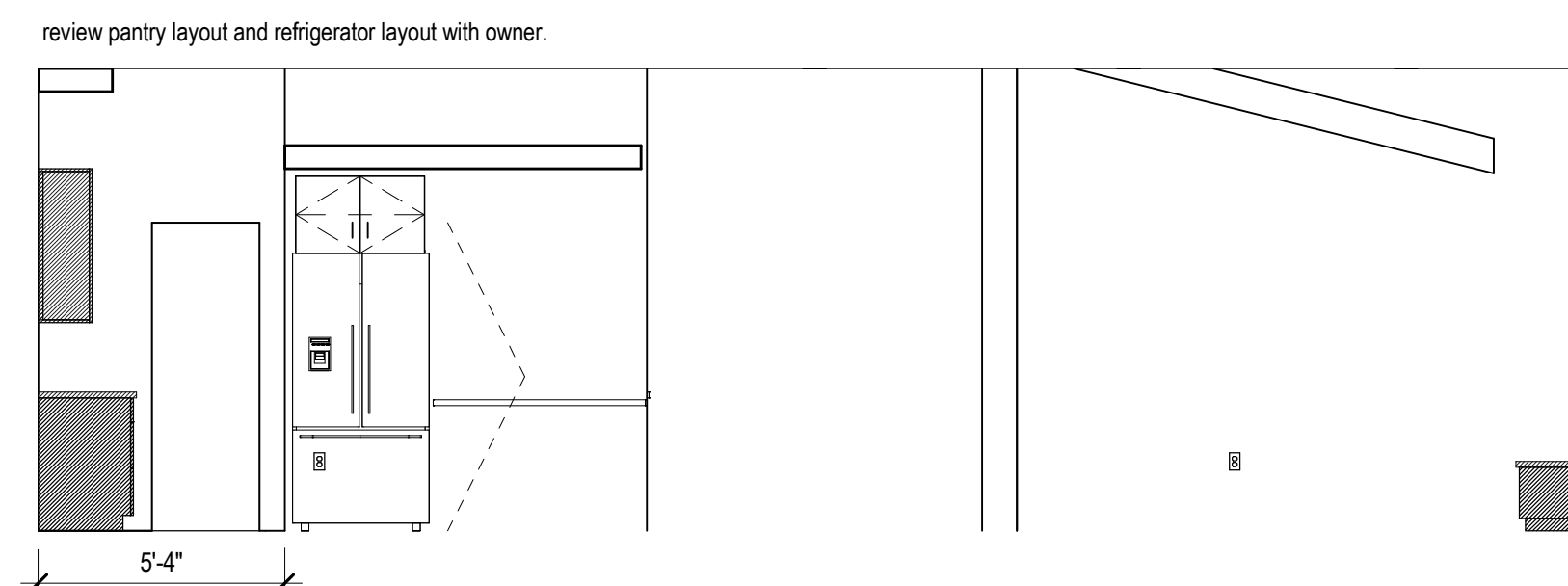
5 SECTION LOOKING WEST
A2.21 1/8" = 1'-0"



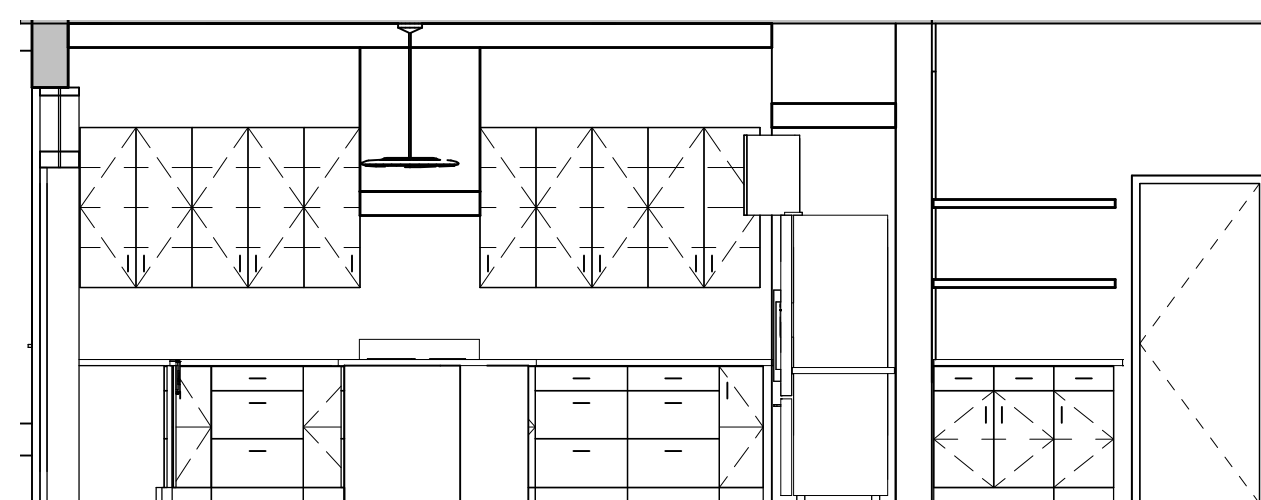
6 KITCHEN - NORTH
A2.21 1/4" = 1'-0"



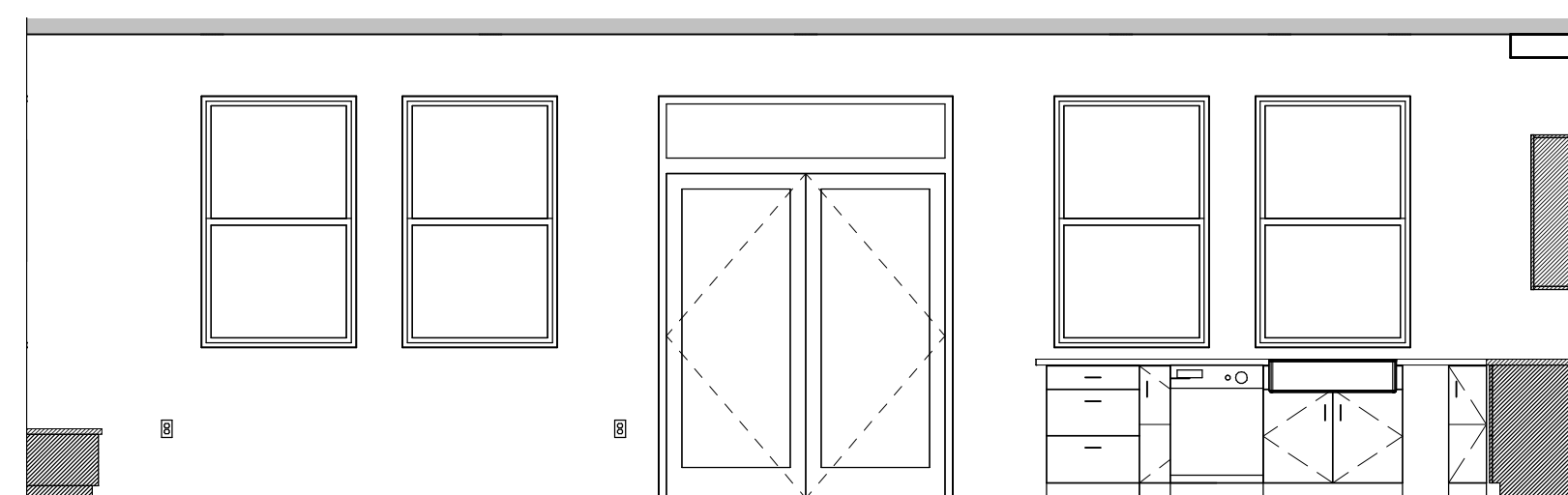
7 KITCHEN - ISLAND
A2.21 1/4" = 1'-0"



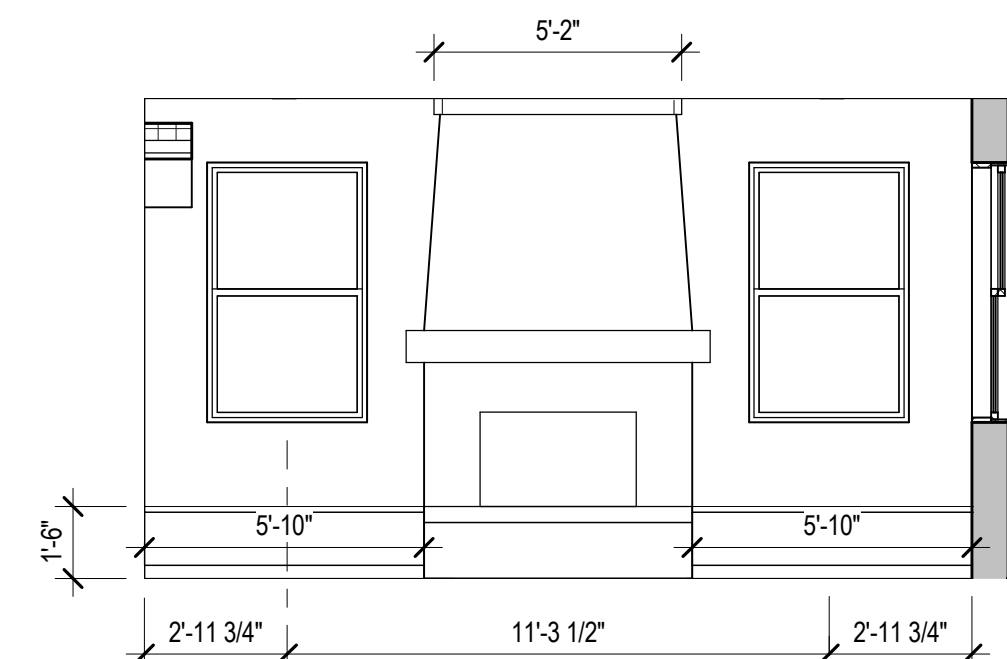
8 KITCHEN - EAST
A2.21 1/4" = 1'-0"



9 KITCHEN - NORTH AT LIVING ROOM
A2.21 1/4" = 1'-0"



10 KITCHEN/LIVING WEST
A2.21 1/4" = 1'-0"



11 LIVING - SOUTH
A2.21 1/4" = 1'-0"

DOOR AND FRAME SCHEDULE															
NUMBER	DOOR							FRAME				HARDWARE SET	FIRE RATING (MIN.)	GLASS TYPE	COMMENTS
	WIDTH		HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	MATERIAL	FINISH	TYPE	THROAT				
	LEAF 1	LEAF 2													
01	2' - 8"		6' - 8"	0' - 1 3/4"	F						5"				
02	2' - 8"		6' - 8"	0' - 1 3/4"	F						9"				
03	3' - 0"	3' - 0"	7' - 0"	0' - 1 3/4"	FG						9"				
04	2' - 6"		6' - 0"	0' - 1 3/4"	F						5"				
05	2' - 4"		6' - 8"	0' - 1 1/2"											

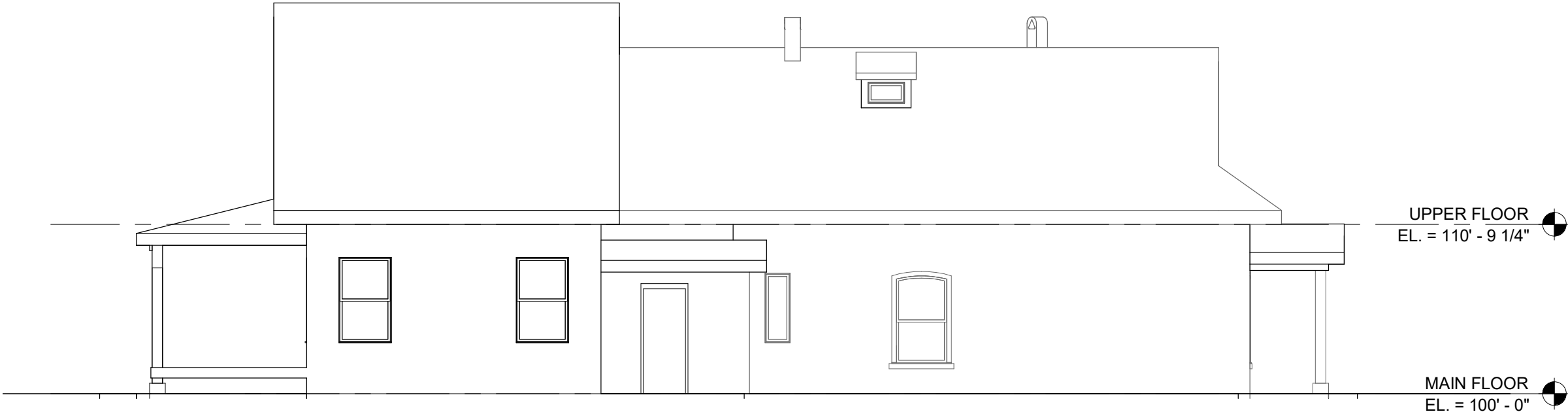
WINDOW SCHEDULE														
MARK	R.O.		TYPE	MANUFACTURER	MODEL	MATERIAL	FINISH	HEAD	JAMB	SILL	GLAZING		HEAD HEIGHT	COMMENTS
	WIDTH	HEIGHT									THICKNESS	TYPE		
A	3' - 4"	5' - 5"												
D	1' - 7"	4' - 5"	Fixed											

FINISHES					
NO.	MATERIAL	MANUFACTURER	PRODUCT NAME / #	COLOR NAME / #	REMARKS
WD-1	WOOD FLOORING	WHITE OAK	TO MATCH EXISTING	TO MATCH EXISTING	

225 WHEDBEE, FORT COLLINS, COLORADO



NORTH ELEVATION
1/8" = 1'-0"

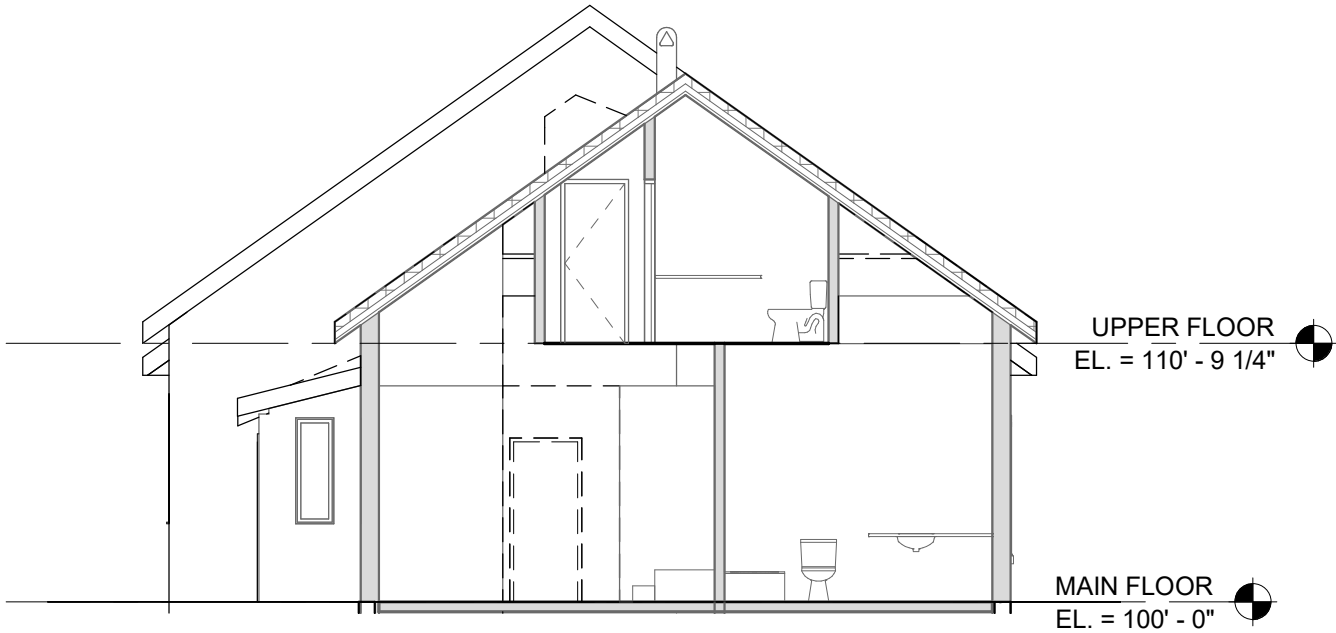


SOUTH ELEVATION
1/8" = 1'-0"

225 WHEDBEE, FORT COLLINS, COLORADO



WEST ELEVATION
1/8" = 1'-0"



MUD ROOM SECTION
1/8" = 1'-0"













