



Historic Preservation Services
 Community Development & Neighborhood Services
 281 North College Avenue
 P.O. Box 580
 Fort Collins, CO 80522.0580
 970.224.6078
preservation@fcgov.com
fcgov.com/historicpreservation

REPORT OF ALTERATIONS TO DESIGNATED RESOURCE
Site Number/Address: 608 Whedbee St.
Laurel School National Register Historic District
ISSUED: 12/14/2023

Bradley Blank
 608 Whedbee St.
 Fort Collins, CO 80524

Dear Bradley Blank:

This report is to document proposed alterations to the Cullen House, at 608 Whedbee St., 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: Demolition of existing garage at rear of property

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>The proposed demolition does not change the residential use of the property.</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>Based on Sanborn Fire Insurance Map records, this accessory structure most likely dates to the same period as the residence on the property. Demolition of the structure destroys historic materials and the spatial relationship between the accessory structure and the main residence, and so this standard is not met.</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	<i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i> Destruction of historic material through demolition does not meet this standard.	N
SOI #6	<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> Aspects of this accessory structure are deteriorated or in need of repair. Demolition does not meet this standard.	N
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	<i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i> The applicant should be advised of this standard, and should any archaeological resources be uncovered during the demolition process, please contact the Historic Preservation Office immediately for assistance.	Y
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

Although this report is advisory in nature, please be aware that exterior alterations that do not meet the Secretary of the Interior's Standards for Rehabilitation may disqualify this property from eligibility for certain financial incentives for historic properties, such as the State Tax Credits for preservation, should the property be determined no longer eligible for historic designation due to the extent of alterations, and may also diminish the historic district as a whole.

If you have any questions regarding this review, please contact me. I can be reached at yjones@fcgov.com or at 970-224-6045.

Sincerely,

Yani Jones
Historic Preservation Planner



BUILDING PERMIT APPLICATION:

Demolition

All information on the application must be filled out (as applicable).

USE / TYPE OF BUILDING (check the correct uses below):

Residential Commercial
Single family detached Duplex/Two-Family Single Family Attached (Townhome) Multi-Family (Apartment/Condo)
Garage Bank Bar Church Hotel/Motel Medical Office Retail Other : _____

TYPE OF DEMOLITION:

Interior Non-structural Interior Structural Partial Demolition of a Building Complete Demolition of a Building

JOB SITE ADDRESS: 608 Whedbee Street, Fort Collins CO 80524 **UNIT#:** _____

PROPERTY OWNER INFO: (All owner information is required – NOT optional)

Last Name Blank First Name Bradley Middle D
Street Address 608 Whedbee St City Fort Collins State CO Zip 80524
Phone # 970 227 5679 Email theblankfamily@comcast.net

CONTRACTOR INFO:

Company Name To be completed by Homeowner - Brad Blank
License Holder Name _____ LIC # _____ CERT # _____

CONSTRUCTION INFO:

Square Footage to be Demolished ~~410~~ 446 # of Dwelling Units to be Demolished 1
Total area (surface) disturbed 500 sf

Is this associated with a project currently under Development Review? Yes No

What type of new building/use is planned? Residential Commercial
Single family detached Duplex/Two-Family Single Family Attached (Townhome) Multi-Family (Apartment/Condo)
Garage Bank Bar Church Hotel/Motel Medical Office Retail Other : _____
Provide permit number(s) of new building(s) (if applied for): _____

VALUE OF CONSTRUCTION (materials and labor): \$ \$500 for disposal of asphalt shingles, concrete slab and transport of reurposed materials

DESCRIPTION OF WORK:

Demo existing wood structure garage o teh eastern edge of the property. This older, non insulated structure will be removed in preparation for new garage build

JOBSITE SUPERVISOR CONTACT INFO: Name Brad Blank Phone 970 227 5679

SUBCONTRACTOR INFO (only if subcontractors will be involved in demolition):

Electrical _____ Mechanical _____ Plumbing _____
Fireplace _____ Roofing _____

Applicant: I hereby acknowledge that I have read this application and state that the above information is correct and agree to comply with all requirements contained herein and City of Fort Collins ordinances and state laws regulating building construction.

Applicant Signature Bradley D. Blank Type or Print Name Bradley D Blank
Phone # 970 227 5679 Email theblankfamily@comcast.net

THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE



Building Services
PO Box 580
281 N College Ave
Fort Collins, CO 80524
970-416-2740 phone 970-224-6134 fax

HOMEOWNER AFFIDAVIT

I, BRADLEY D. BLANK, as owner of record of the property located at:
608 Wheelbee St, Fort Collins, Colorado, hereby declare and attest to
80524

the following: (please check only the one that applies):

OPTION 1: CONSTRUCTION OF NEW HOME

- I am acting on my behalf for the purpose of obtaining a building permit and personally constructing my home. The home to be constructed is on the above property and will be my primary residence. I have not personally constructed any other new homes in the Fort Collins city limits within the past 24-month period.

OPTION 2: PERMITTED WORK ON DETACHED SINGLE FAMILY HOME

- I am acting on my behalf for the purpose of obtaining a building permit and personally constructing an alteration or addition to my house, acting as my own general contractor. The house to be altered is on the above property and is my personal primary residence.

OPTION 3: PERMITTED WORK ON ATTACHED SINGLE FAMILY DWELLING UNIT.

- I am acting on my behalf for the purpose of obtaining a building permit and personally constructing a non-structural alteration to my **attached single family dwelling unit**. The house to be altered is my personal primary residence. I am aware that I **cannot complete or supervise** any structural, electrical, plumbing or mechanical work and **must hire contractors/subcontractors** who are currently licensed and insured with the City of Fort Collins*.

I am personally performing all of the work or hiring City of Fort Collins licensed trades people, or will be continuously supervising unpaid volunteers (see Option 3 for attached dwellings). The work is directly related to the construction of the above referenced home.

I understand that any person(s) or agent(s) contracted to perform **structural** wood-framing, plumbing, HVAC, electrical or roofing work, **MUST BE** licensed contractors in accordance with the regulation of the City of Fort Collins.

I understand that failure to comply with any of the above conditions may result in revocation of any permits associated with the above Permit Application number, forfeiture of any fees that have been collected, a Stop Work Order and potentially a court summons.

Sign in the presence of Notary Public

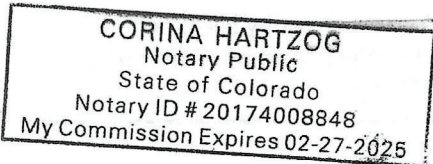
Bradley D. Blank
Owner

The foregoing Affidavit was acknowledged before me on this 8th day of

December, 2023 (month, year) by Bradley Blank

Witness my hand and official seal
My commission expires: _____

[Signature]
Notary Public



*nonstructural construction, alterations, and/or repairs of less than \$2000 are exempt from this requirement.

East Elevation



North Elevation



South Elevation



West Elevation

