



Historic Preservation Services
Community Development & Neighborhood Services
281 N. College Ave.
Fort Collins, CO 80524
970.224.6078
preservation@fcgov.com
fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS

ISSUED: August 13, 2025

EXPIRATION: August 13, 2026

Jeri and Lisa Arin
2080 Manawalea St. Apt. 802
Lihue, HI 96766

Dear Property Owners:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the E.M. Dodd/Frank Ghent House at 638 Whedbee St., have been approved by the City's Historic Preservation Division because the proposed work meets the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

- 1) Replacement of 3 vinyl windows on rear of building with wood windows with aluminum-clad exteriors (Andersen 400 Series)
- 2) Replacement of paired windows on rear of building with wood French doors with aluminum-clad exteriors (Andersen E-Series), along with associated new landing
- 3) 1 new door on north side on rear elevation with aluminum-clad exteriors (Andersen E-Series), along with associated new landing

Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Please note that all ensuing work must conform to the approved plans. Any non-conforming alterations are subject to stop-work orders, denial of Certificate of Occupancy, and restoration requirements and penalties.

If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

Property owners can appeal staff design review decisions by filing a written notice of appeal to the Director of Community Development & Neighborhood Services within fourteen (14) days of this decision. If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I can be reached at yjones@fcgov.com or at 970-224-6078.

Sincerely,

Yani Jones
Historic Preservation Planner

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>This project will 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>This project will require some removal of historic materials, but it is the minimum necessary to accommodate the installation of two new doors. The selection of a French door to replace the lost paired historic windows is appropriate to preserve the pattern of that historic feature. Additionally, three non-historic vinyl window units are being replaced with aluminum-clad wood hung windows, which are much more compatible with the historic character of the home.</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>Although new doors and associated landings are being added, which could be construed as part of the historic design of this home, the Andersen E-Series doors are aluminum-clad wood; this material helps distinguish them as non-historic features.</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>	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>As previously stated, although some material will be lost to accommodate the installation of the new doors, it is the minimum necessary for this alteration, and the other windows being replaced are non-historic window units. For that reason, this Standard is met.</p>	Y

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>	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	<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	<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>The doors being installed will require removal of a small amount of historic material. However, using an existing window opening for the French doors helps to minimize the loss of wall material. The material of the new doors and windows are compatible, but differentiated from the historic doors of this house because it is aluminum-clad wood. The design of these units is compatible with others on the historic home, and the French doors reference the paired windows that they are replacing.</p>	Y
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>The removed wall material and windows could reasonably be replaced with replica units, if the proposed alterations were desired to be removed in the future.</p>	Y



BUILDING PERMIT APPLICATION

FOR OFFICE USE

APPLICATION NUMBER:

APPLICATION DATE:

Job Site Address 638 Whedbee Street, Fort Collins, CO 80524 Unit# _____

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

Last Name Arin First Name Jeri Middle _____

Street Address 2080 Manawalea St Apt 802 City Lihue State HI Zip 96766

Phone # (808)346-3499 Email jeriarin@ymail.com

Name of Business (COMMERCIAL USE ONLY) _____

CONTRACTOR INFO: Company Name Splittgerber Professional Builders

License Holder Name Richard Splittgerber LIC # A-43 CERT # 122-A

LEGAL INFO:

Subdivision/PUD 10166 - FTC BLK 166 Filing # _____ Lot # 22 Block # 166 Lot Sq Ft _____

CONSTRUCTON INFO: Total Building Sq Ft (NOT including basement) 1616 Total Garage Sq. Ft. _____

Residential Sq Ft _____ Commercial Sq Ft _____ # of Stories _____ Bldg Ht _____ # of Dwelling Units _____

1st Floor Sq Ft _____ 2nd Floor Sq Ft _____ 3rd Floor Sq Ft _____ Unfinished Basement Sq Ft _____

Finished Basement Sq Ft 808 # of Bedrooms _____ # of Full Baths _____

¾ Baths + 3/4 ½ Baths _____ # Fireplaces _____

ENERGY INFORMATION: (CHECK ONE)

Prescriptive ☐ Performance ☐ U/Arescheck ☒ ERI ☐ ASHRAE ☐ Component/Comcheck ☐ IDAP ☐

Air Conditioning? YES ☒ NO ☐

City of Fort Collins Approved Stock Plan # SPO List Option #s _____

Utilities INFO:

New Electric Service ☐ Electric Service Upgrade ☐ Electric Meter Relocation ☐

Electric Main Breaker Size (Residential Only): 150 amps or less ☒ 200 amps ☐ Other: ☐

Gas ☒ Electric ☐ Electric Temp Pedestal? Yes ☐ No ☒

ZONING INFO: (COMMERCIAL USE ONLY)

Proposed Use: (i.e. medical, office, bank, retail, etc.) _____

For Commercial remodels and tenant finishes, please answer the following questions:

Is the remodel/tenant finishes for an existing or new tenant? (Please check one)

Existing Tenant ☐ New Tenant ☐

If for a new tenant, is this the first tenant to occupy this space?

Yes ☐ No ☐ If not for the initial tenant for this unit, what was the previous use of this tenant space?

Are there any exterior building changes (including mechanical) associated with the work? Yes ☒ No ☐

If yes, please describe: Replacing and upgrading rear windows and adding new doors off of dining room

Value of Construction (materials and labor): \$ \$400,000

Description of Work: Replacing all lath and plaster walls and ceilings - replacing with drywall.

Adding 3/4 bath, moving plumbing to accommodate. Changing room layouts, reinstalling demo'd trim.

Moving floor vents

JOBSITE SUPERVISOR CONTACT INFO: Name Scott Ochwatt Phone (970)566-4027

SUBCONTRACTOR INFO: Electrical Fiske Electric Mechanical Poudre Valley Air

Plumbing Noble Plumbing Framing Step by Step Roofing N/A

Fireplace N/A Solar N/A Other _____

ASBESTOS STATEMENT DISCLOSURE: *In accordance with the State of Colorado Senate Bill 13-152, property owners, applying for a remodel permit, shall indicate their awareness about their property having been inspected for Asbestos Containing Materials (ACM's).*

☐ I do not know if an asbestos inspection has been conducted on this property.

☒ An asbestos inspection has been conducted on this property on or about (enter date) January 2025

☐ An asbestos inspection has not been conducted on this property.

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 Richard Splittgerber Digitally signed by Richard Splittgerber
Date: 2025.07.28 10:32:43 -06'00'

Type or Print Name Richard Splittgerber

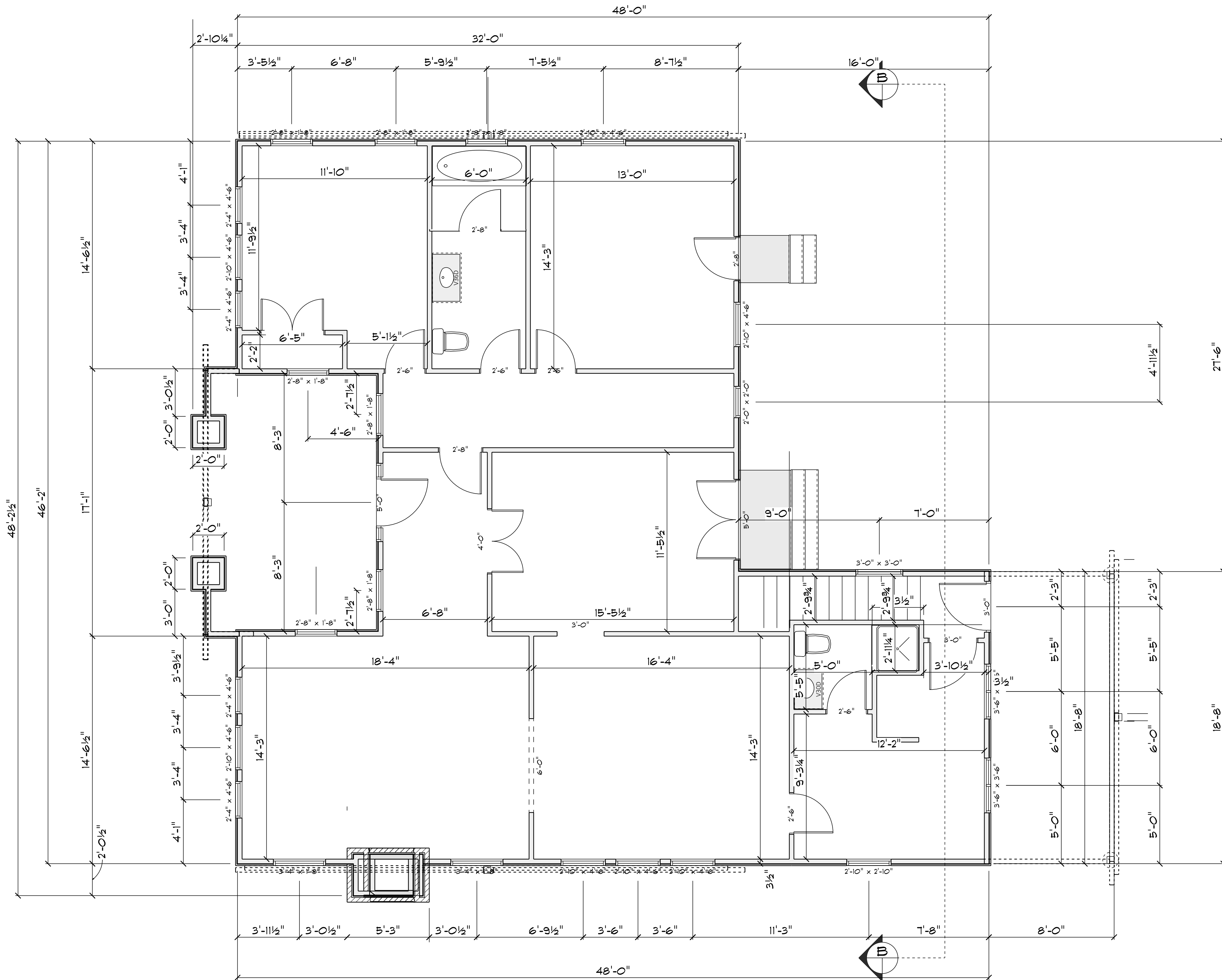
Phone # (970)218-4999

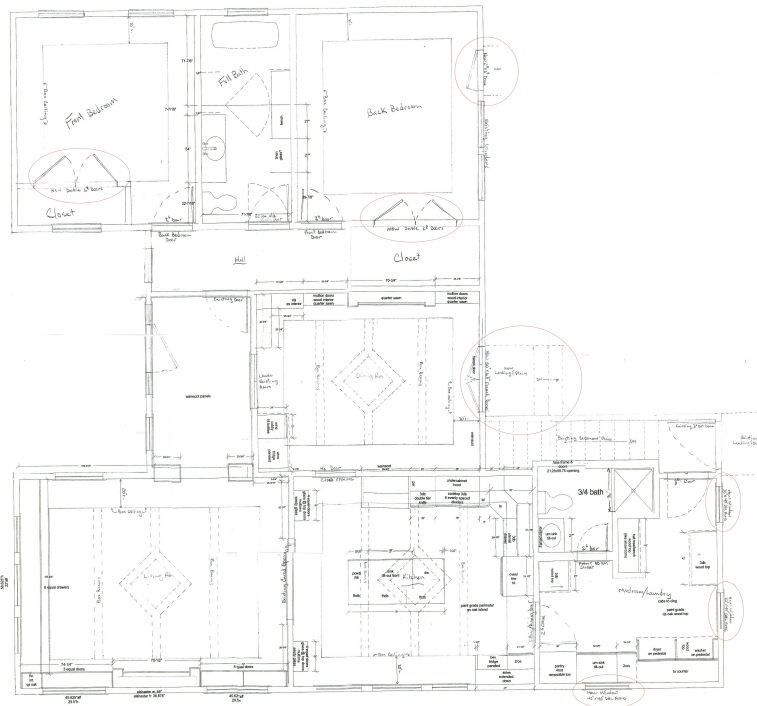
Email rick@splittgerber.com

THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE

Parcel Number: 9713214028

Scale: 1/4" = 1'

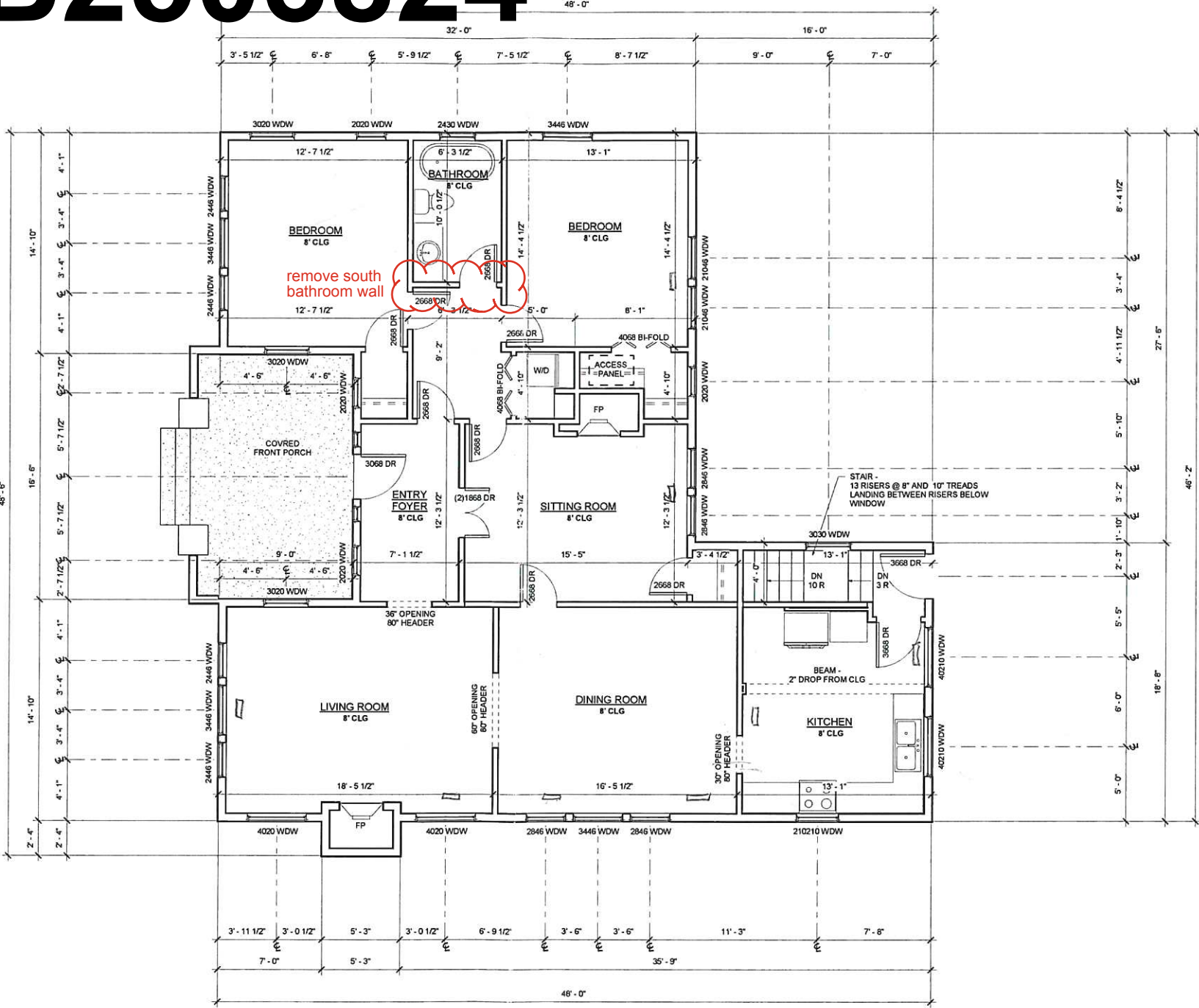




Ceiling & Cabinet Plan
Scale: 1/4" = 1'-0"

DEMO PLAN - Permit B2503824

- Remove lathe, plaster & insulation at all interior walls
- Remove lathe, plaster & insulation at all ceilings
- Remove existing trim/doors throughout
- Remove kitchen cabinets



NOTES:
WINDOW AND DOOR - BOTTOM OF HEADERS AT 6'-8" A.F.F.,
UNLESS NOTED OTHERWISE.

Project # 240101

3 eleven Designs
1850 E. 9th Street
Loveland, CO 80537
970.988.5591
Contact: Megan Ohlson
Email: 3elevenesign@gmail.com

638 Whedbee Street
Fort Collins, CO 80524

Issued For:		
No.	Description	Date
1	EXISTING FLOOR PLANS	07.19.2024

EXISTING FIRST
FLOOR PLAN

Sheet Name

A1.2

Sheet Number

1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



SOLD BY:

84 Lumber Company - 2070 #2070
Brighton

SOLD TO:

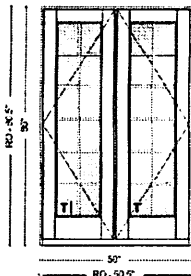
CREATED DATE
7/24/2025

LATEST UPDATE
7/25/2025

OWNER
Rod Gantenbein

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Splitlgerber 638 Whedbee St	Splitlgerber 683 Whedbee Ss	7891723		
ORDER NOTES:		DELIVERY NOTES:		



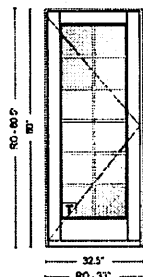
Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Active Left-Passive Right	Back of house	\$5,164.51	\$5,164.51

RO Size: 50 1/2" x 80 1/2"

Unit Size: 50" x 80"

AFDI 4' 2"X6' 8", Unit, E-Series Inswing Door-2 Panel-French, Standard Panel, 4 9/16" Frame Depth, Factory Assembled, Rigid Vinyl w/Integral Vinyl Drip Cap, Dark Bronze Anodized On-Floor Drainage Sill, 4 11/16" Stile Width, 4 11/16" Top Rail Height, 8" Bottom Rail Height, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active Left-Passive Right, Dual Pane Low-E4 Tempered Argon Fill Full Divided Light (FDL) 2 Wide, 6 High, Specified Equal Light Pattern, White, 2604, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, Optional Hardware Preparation, Double Bore, Jamb Prep for Lock, White, White, 36" from Bottom of Panel

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.33	0.21	NO	A1	43.8125	76.3750	23.2374



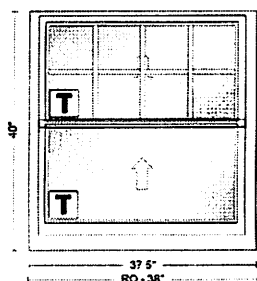
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	1	Right	East Bdrm	\$2,337.85	\$2,337.85

RO Size: 33" x 80 1/2"

Unit Size: 32 1/2" x 80"

AFDI2868, Unit, E-Series Inswing Door-1 Panel-French, Standard Panel, 4 9/16" Frame Depth, Factory Assembled, Rigid Vinyl w/Integral Vinyl Drip Cap, Dark Bronze Anodized On-Floor Drainage Sill, 4 11/16" Stile Width, 4 11/16" Top Rail Height, 8" Bottom Rail Height, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Right, Dual Pane Low-E4 Tempered Argon Fill Full Divided Light (FDL) 2 Wide, 6 High, Specified Equal Light Pattern, White, 2604, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, Optional Hardware Preparation, Double Bore, Jamb Prep for Lock, White, White, 36" from Bottom of Panel

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>
A1	0.33	0.21	NO	A1	28.0000	76.3750	14.8507



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	1	AA	Stair	\$1,212.13	\$1,212.13

RO Size: 38" x 40"

Unit Size: 37 1/2" x 40"

TW 3' 1 1/2"X3' 4", Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Tempered Argon Fill Full Divided Light (FDL) Division, 4 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 2 Sash Locks White, WhiteJamb Liner, White, Full Screen, Aluminum Wrapping: Pine / Unfinished Stool

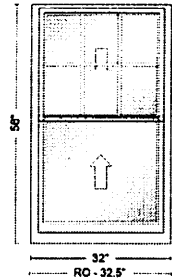
Optional Lock Hardware 1: TW Traditional White PN:9069433

Optional Lock Hardware 2: TW Traditional White PN:9069433

Insect Screen 1: 400 Series Double-Hung, TW 37.5 x 40 Full Screen Aluminum White

Stool Option: TW 3' 1 1/2"X3' 4" 4 9/16" Wall Thickness Pine Unfinished PN:1613664

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>
A1	0.31	0.28	NO	A1	33.7960	14.8940	3.49550



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
400	2	AA	Mud Rm East Wall	\$1,109.56	\$2,219.12

RO Size: 32 1/2" x 56"

Unit Size: 32" x 56"

TW 2' 8"X4' 8", Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light w/Energy Spacer Division, 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 2 Sash Locks White, WhiteJamb Liner, White, Full Screen, Aluminum Wrapping: Pine / Unfinished Stool

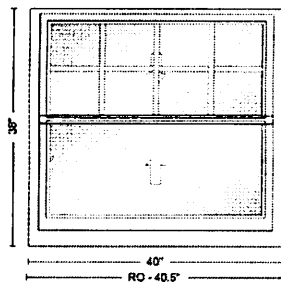
Optional Lock Hardware 1: TW Traditional White PN:9069433

Optional Lock Hardware 2: TW Traditional White PN:9069433

Insect Screen 1: 400 Series Double-Hung, TW 32 x 56 Full Screen Aluminum White

Stool Option: TW 2' 8"X4' 8" 4 9/16" Wall Thickness Pine Unfinished PN:1613663

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.28	NO	A1	28.2960	22.8940	4.49870



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
500	1	AA	Mud Rm South Wall	\$1,091.22	\$1,091.22

RO Size: 40 1/2" x 38"

Unit Size: 40" x 38"

TW 3' 4"X3' 2", Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light w/Energy Spacer Division, 4 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Hand Lift, Traditional, White, Traditional, 2 Sash Locks White, WhiteJamb Liner, White, Full Screen, Aluminum Wrapping: Pine / Unfinished Stool

Sash Lift: TW Hand Lift Traditional White PN:9159482

Optional Lock Hardware 1: TW Traditional White PN:9069433

Optional Lock Hardware 2: TW Traditional White PN:9069433

Insect Screen 1: 400 Series Double-Hung, TW 40 x 38 Full Screen Aluminum White

Stool Option: TW 3' 4"X3' 2" 4 9/16" Wall Thickness Pine Unfinished PN:1613665

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.28	NO	A1	36.2960	13.8940	3.50210

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Price</u>	<u>Ext. Price</u>
600	1		None Assigned	00	\$100.00
RO Size:		Unit Size:			
Screen Service					

\$12,124.83
\$0.00
\$0.00
\$907.87
\$13,032.70

CUSTOMER SIGNATURE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased for building wraps or flashings or sill panning or brackets or fasteners or other items.

ilding wraps

Thank you for choosing Andersen Windows & Doors







