



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

CERTIFICATE OF APPROPRIATENESS

ISSUED: April 9, 2020

EXPIRATION: April 9, 2021

Maggie Dennis
315 Whedbee
Fort Collins, CO

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property at 315 Whedbee 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) In-kind roof replacement
- 2) In-kind vinyl siding replacement (south elevation)

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 may be reached at mbzdek@fcgov.com, or 970-221-6206.

Sincerely,

Maren Bzdek
Senior Historic Preservation Planner

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>	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>	Y
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
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>	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	<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>	Y
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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

Gordo Roofing, LLC	970-231-7355	
Applicant's Name	Daytime Phone	Evening Phone
113 Coronado Ct. Suite 201 Fort Collins, CO 80525		
Mailing Address (for receiving application-related correspondence)	State	Zip Code
herbiegordo@yahoo.com		
Email		

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

Maggie Dennis	970-590-3790	
Owner's Name	Daytime Phone	Evening Phone
315 Whedbee St. Fort Collins, CO 80524		
Mailing Address (for receiving application-related correspondence)	State	Zip Code
maggiewdennis@gmail.com		
Email		

Project Description

Please provide an overview of your project. (Details about the work will be added on the next page.)

<p><u>We are going remove and replace the roof on both the house and detached garage. Remove and replace vinyl siding on the the south/left elevation only.</u></p> <hr/> <hr/> <hr/>

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

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

Feature A Name:	
<p>Describe property feature and its condition:</p> <p>Roof on the house and detached garage is a composition roof. It is 5-15 yrs old and has hail damage from the July 5, 2019 hail storm.</p>	<p>Describe proposed work on feature:</p> <ol style="list-style-type: none"> 1. Remove existing shingle and dispose of 2. Install Ice and water shield at all eaves per city code 3. Install synthetic felt throughout 4. Install Starter Strip at eaves and gables 5. Install drip edge at eaves and gables 6. Install hip and ridge 7. Remove and replace roof vents 8. Remove and replace all pipe boots 9. Paint all roof penetrations to match shingle color 10. Install Driftwood Duration Storm shingles manufactured by Owens Corning 11. Fasten each shingle with a six nail pattern 12. Use appropriate length of nails (1 1/4") 13. Clean all related debris in gutters and on site
Feature B Name:	
<p>Describe property feature and its condition:</p> <p>The south or left elevation of the house is vinyl siding. It is 20-30 yr old. It was damaged from hail on July 5, 2019.</p>	<p>Describe proposed work on feature:</p> <ol style="list-style-type: none"> 1. Remove vinyl siding on south wall only and dispose of 2. Install new vinyl siding on south wall only (same profile as existing) 3. Install metal clad on window trim

Use Additional Worksheets as needed.

Required Additional information

The following items must be submitted with this completed application. Digital submittals are preferred.

At least one current photo for each side of each building and structure. 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 may need to be submitted.


Drawing(s) with dimensions.

Product specification sheet(s).

Descriptions of all materials included in the proposed work.

Color sample(s) or chip(s) of all materials.

Check if partial or full demolition is a part of this project. Partial demolition could include 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 building or structure, you are likely undergoing some partial demolition.



Signature of Applicant

4/6/2020

Date













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