



**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](mailto:preservation@fcgov.com)  
[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

**CERTIFICATE OF APPROPRIATENESS**

**ISSUED: May 24, 2024**

**EXPIRATION: May 24, 2025**

Joseph Bakel and Mercedes Gil  
627 Whedbee Street  
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with confirmation that the proposed exterior changes to your designated historic property, the O.V. Adams House at 627 Whedbee Street 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 as well as the requirements of Section 5.8.1 of the Land Use Code.

- 1) Reduce width of sliding patio door onto rear deck (from 91" to 72") and change door design from three-panel to two-panel door product from Windsor Pinnacle Clad series; siding infill to match existing.
- 2) Installation of sun tunnel

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 [mbzdek@fcgov.com](mailto:mbzdek@fcgov.com) or at 970-221-6206.

Sincerely,

Maren Bzdek  
Historic Preservation Manager

<b>Applicable Code Standard</b>	<b>Summary of Code Requirement and Analysis (Rehabilitation)</b>	<b>Standard Met (Y/N)</b>
<b>SOI #1</b>	<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>	<b>Y</b>
<b>SOI #2</b>	<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>	<b>Y</b>
<b>SOI #3</b>	<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>	<b>Y</b>
<b>SOI #4</b>	<i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i>	<b>N/A</b>
<b>SOI #5</b>	<i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i>	<b>Y</b>
<b>SOI #6</b>	<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>	<b>N/A</b>
<b>SOI #7</b>	<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>	<b>N/A</b>
<b>SOI #8</b>	<i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i>	<b>N/A</b>
<b>SOI #9</b>	<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>	<b>N/A</b>
<b>SOI #10</b>	<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>	<b>N/A</b>



**BUILDING PERMIT APPLICATION**

<b>APPLICATION NUMBER:</b>	FOR OFFICE USE	<b>APPLICATION DATE:</b>
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**Job Site Address** 627 Whedbee St., Fort Collins, CO 80524 **Unit#** \_\_\_\_\_

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

Last Name Joe First Name Bakel Middle \_\_\_\_\_  
 Street Address 627 Whedbee Street City Fort Collins State CO Zip 80524  
 Phone # 970.472.8100 Email info@highcraft.net

Name of Business (COMMERCIAL USE ONLY) \_\_\_\_\_

**CONTRACTOR INFO:** Company Name HighCraft Builders

License Holder Name Dwight Sailer LIC # D-597 CERT # 1288-D1

**LEGAL INFO:**

Subdivision/PUD \_\_\_\_\_ Filing # \_\_\_\_\_ Lot # \_\_\_\_\_ Block # \_\_\_\_\_ Lot Sq Ft \_\_\_\_\_

**CONSTRUCTON INFO:** Total Building Sq Ft (NOT including basement) \_\_\_\_\_ Total Garage Sq. Ft. \_\_\_\_\_

Residential Sq Ft 480 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 \_\_\_\_\_ # of Bedrooms \_\_\_\_\_ # of Full Baths \_\_\_\_\_

¾ Baths \_\_\_\_\_ ½ Baths \_\_\_\_\_ # Fireplaces \_\_\_\_\_

**ENERGY INFORMATION: (CHECK ONE)**

ComCheck  UA (ResCheck)  SPA (Simulated Performance Alternative)  Prescriptive  ERI (Energy Rating Index)

**Air Conditioning?** YES  NO

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

**UTILITIES INFO:** Gas  Electric  Electric Temp. Pedestal Yes  No

Electric Main Breaker Size (Residential Only): 150 amp or less  200 Amp  Other

**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: New exterior patio door

**Value of Construction (materials and labor):** \$ 80,000

**Description of Work:** Kitchen remodel including electrical, plumbing and HVAC rework. See attached letter from Structural Engineer re: minor modifications for new beam in kitchen area and new exterior patio door.

**JOBSITE SUPERVISOR CONTACT INFO:** Name Matt Roessner Phone 970.889.1396

**SUBCONTRACTOR INFO:** Electrical Alliance Elec. (Mike Lujan) Mechanical A to Z Heating & Cooling

Plumbing Freed Plumbing Framing HighCraft Builders Roofing \_\_\_\_\_

Fireplace \_\_\_\_\_ Solar \_\_\_\_\_ 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) \_\_\_\_\_
- 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  Type or Print Name Christian Renger

Phone # 970.472.8100 Email info@highcraft.net

**THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE**



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627

627 B

Warming Food

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