



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 – Minor Alteration

ISSUED: February 11, 2022

EXPIRATION: February 11, 2023

Melissa Jean Aldrich
305 Park Street
Fort Collins, CO 80521

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Blanchard/Bates House & Garage at 1201 Laporte Avenue has been approved by the City's Historic Preservation Division (HPD) because the proposed work appears to be routine in nature with minimal effects to the historic resource, and meets the requirements of Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

The alterations reviewed include:

- Foundation repair and structural stabilization of the historic garage
 - *Condition 1: If removal/replacement of the historic siding or doors of the garage becomes necessary as part of the project, please contact Historic Preservation Services staff to confirm approach will meet City Preservation standards.*

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 work beyond that indicated in your permit application/correspondence requires additional approval.

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.

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 jbertolini@fcgov.com or 970-416-4250.

Sincerely,

Jim Bertolini
Historic Preservation Planner

Photos from 2019 Landmark documentation project:







BUILDING PERMIT APPLICATION

FOR OFFICE USE

APPLICATION NUMBER:

APPLICATION DATE:

Job Site Address 1201 La Porte Ave. Unit#

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

Last Name Aldrich First Name Melissa Middle

Street Address 305 Park St. City Ft. Collins State CO Zip 80521

Phone # 970-310-5993 Email today2314@gmail.com

Name of Business (COMMERCIAL USE ONLY)

CONTRACTOR INFO: Company Name Armstead Construction, Inc.

License Holder Name Jeffrey J. Schneider LIC # D-362 CERT # 2286-D1

LEGAL INFO:

Subdivision/PUD 1073 - Hensel's Filing # Lot # 22 Block # Lot Sq Ft

CONSTRUCTON INFO: Total Building Sq Ft (NOT including basement) 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 # 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:

Value of Construction (materials and labor): \$ 4,000.00

Description of Work: Reinforce and secure detached garage per the engineers letter along with stabilizing the northwest corner.

JOBSITE SUPERVISOR CONTACT INFO: Name Jeffrey J. Schneider Phone 970-566-9971

SUBCONTRACTOR INFO: Electrical NA Mechanical NA

Plumbing NA Framing Armstead Construction Roofing NA

Fireplace NA Solar NA 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 Jeffrey J. Schneider Digitally signed by Jeffrey J. Schneider
Date: 2022.02.04 14:03:51 -07'00' Type or Print Name Jeffrey J. Schneider

Phone # 970-472-1113 Email Jeff@armsteadconstruction.com

THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE

January 26, 2022

Mr. Dan MacKinnon
305 Park Street
Fort Collins, CO

Subject: Design of Existing Detached Garage Support
1201 Laporte Ave
Fort Collins, CO
CTL|T Project Number: FC09987.000 L2

Dear Mr. MacKinnon,

It is our understanding that you wish to keep the existing garage structure largely unchanged, except that you would like to raise the rear portion of the garage that has settled. After discussions with you and the contractor, our objective was to assist the contractor with design of the necessary foundation improvements to add stability to the structure after raising the back side of the garage. Our design is attached to this letter.

Thank you for selecting CTL|THOMPSON for your engineering needs. When we can be of additional service, please contact our office.

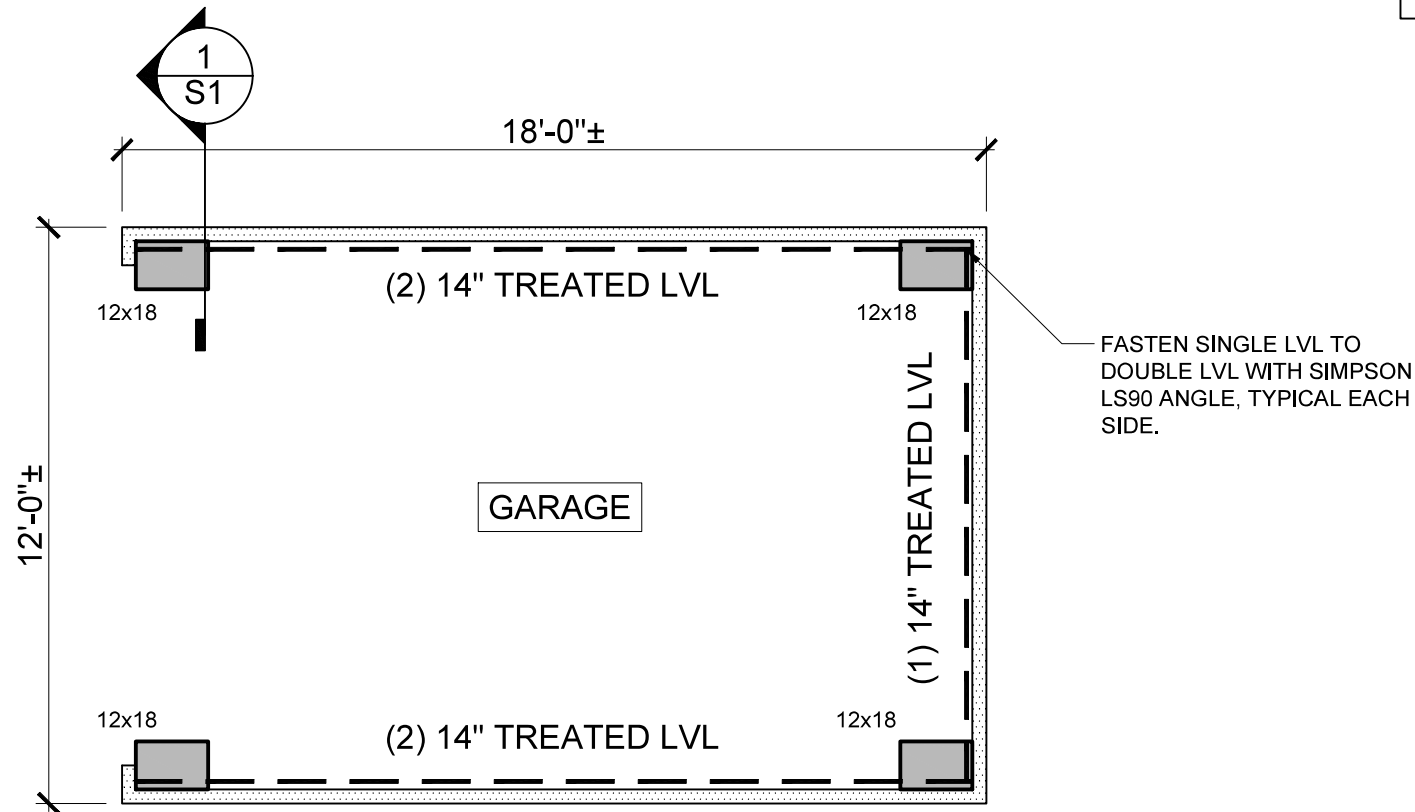
Very truly yours,
CTL|THOMPSON, INC.



Nick Reuter, P.E.
Project Manager

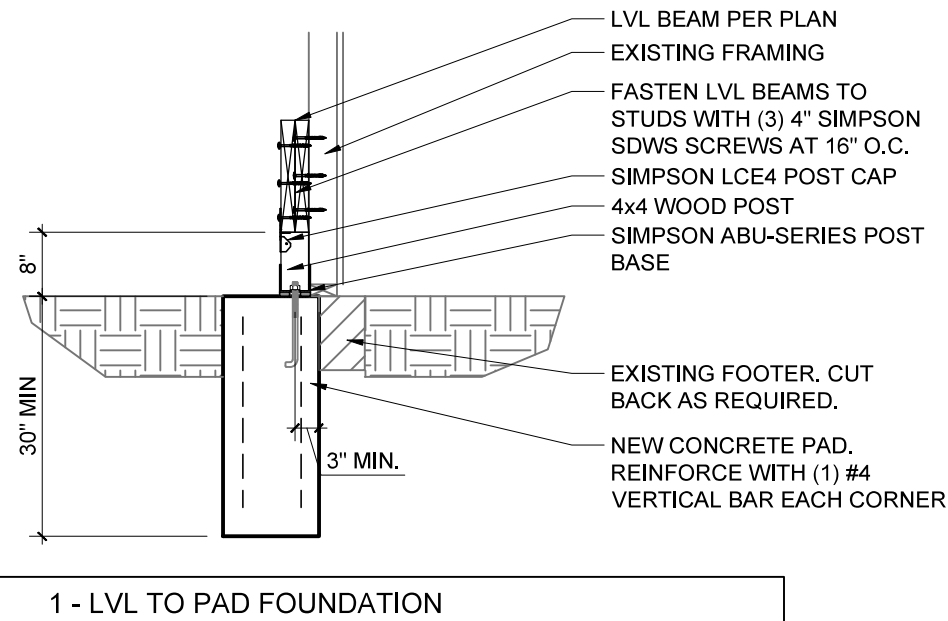
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Attachments: (1) Detached Garage Support Plan



GARAGE SUPPORT PLAN

SCALE 1/4" = 1'-0"



GENERAL NOTES

1. Materials:

This plan is based upon the following material properties:

- Concrete:** Concrete shall contain Type II cement, 6%+/-1.5% air entrainment, and a minimum 28 day compressive strength of 4000 psi for structural concrete.
- Reinforcing:** Reinforcing shall be deformed grade 60 steel unless noted otherwise (U.N.O.) on the plan and shall conform to ASTM A615. Minimum concrete cover shall be 2" (in) U.N.O. on the plan. Detail reinforcing bars in accordance to the ACI detailing manual and ACI code, latest edition. All foundation wall reinforcement should be wired in place. Slab and footing reinforcement shall utilize chairs or other acceptable methods to achieve the required cross section location.
- Anchor Bolts:** Foundation anchor bolts shall conform to ASTM A307.
- Fasteners and connectors:** All fasteners and connectors in contact with pressure treated lumber shall be G185 hot-dip galvanized, type 304 stainless steel or type 316 stainless steel.
- Wood:** All dimensional lumber shall be Hem Fir #2 or better unless noted on the plan. All Laminated Veneer Lumber is 1 3/4" thick x depth shown on plans and shall have an allowable Flexural stress Fb = 2600 psi and Modulus of Elasticity of E = 1.9x10E6 psi or better.

2. Soils:

We require an open-hole observation be performed by a representative of a qualified geotechnical engineer. Open-hole observations are to verify that the soil conditions are consistent with the assumed soils. Soils conditions inconsistent with the assumed soils may require additional evaluation or a foundation redesign, and should be brought to the attention of the foundation engineer. All footings shall be a minimum of 30" (in) below grade, or per local code, and should bear upon undisturbed native soils or structural fill acceptable to the geotechnical engineer.

3. Framing:

All framing shall be in accordance with the provisions of 2018 IRC. All connections or members not shown are per code or the general contractor/owner. All manufactured wood products shall be installed per the manufacturers specifications. Refer to the code for additional requirements.

Misc:

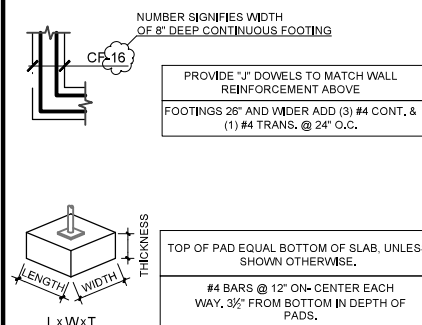
All wood in contact with concrete shall be pressure treated or redwood.

4. Limitations:

It is the contractors/owners responsibility to verify and coordinate all dimensions prior to construction. Any discrepancies or changes should be brought to the attention of the engineer.

Soils: Assumed (must be verified) per 2018 IBC Table 1806.2 and to be verified at Open-hole by CTL I THOMPSON.
Assumed allowable bearing pressure:
Max. 2,000 psf

FOUNDATION LEGEND



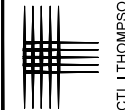
THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS, AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THE ENGINEER AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM THE ENGINEER. TITLE TO THESE PLANS AND SPECIFICATIONS SHALL REMAIN WITH THE ENGINEER WITHOUT PREJUDICE, AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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CTL I THOMPSON
INCORPORATED



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www.ctlthompson.com
CTL I THOMPSON INCORPORATED
400 North Link Lane
Fort Collins, CO 80524

PROJECT LOCATION:

1201 LAPORTE AVE.
FORT COLLINS, CO

DETACHED
GARAGE SUPPORT

NO.	DATE	REVISION/ISSUE
1		
2		
3		

CLIENT:

DAN MACKINNON
305 PARK STREET
FORT COLLINS, CO
contact: (970) 310-5993

DESCRIPTION	SHEET
NTR	S1
NTR	
PROJECT #	FC09687_000
DATE	
1/26/2022	S1
SCALE	
NO SCALE	