



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

REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 326 Garfield St.

Laurel School National Register Historic District

ISSUED: March 9, 2023

MNC Holdings LLC
c/o Nicholas Campana (Aliversa Investments Corporation)
3517 Dorshire Lane
Timnath, CO 80547

Dear Property Owner:

This report is to inform you of the results of this office's review of proposed alterations to the E.W. Morgan House at 326 Garfield 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 as well.

The alterations reviewed include:

- Modification of non-historic garage – Construction of external staircase to access second floor storage area and addition of outlet and exterior light

Our staff review of the proposed work finds the alterations meet the SOI Standards for Rehabilitation and the project appears to be routine in nature with minimal effects to the historic resource, meeting the requirements of Article IV cited above.

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 you have any questions regarding this report, 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 970-224-6045.

Sincerely,

Yani Jones
Historic Preservation Planner



BUILDING PERMIT APPLICATION

APPLICATION NUMBER: _____	FOR OFFICE USE	APPLICATION DATE: _____
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Job Site Address _____ **Unit#** _____

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

Last Name _____ First Name _____ Middle _____
 Street Address _____ City _____ State _____ Zip _____
 Phone # _____ Email _____

Name of Business (COMMERCIAL USE ONLY) _____

CONTRACTOR INFO: Company Name _____

License Holder Name _____ LIC # _____ CERT # _____

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 _____ 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): \$ _____

Description of Work: _____

JOBSITE SUPERVISOR CONTACT INFO: Name _____ Phone _____

SUBCONTRACTOR INFO: Electrical _____ Mechanical _____

Plumbing _____ Framing _____ 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.

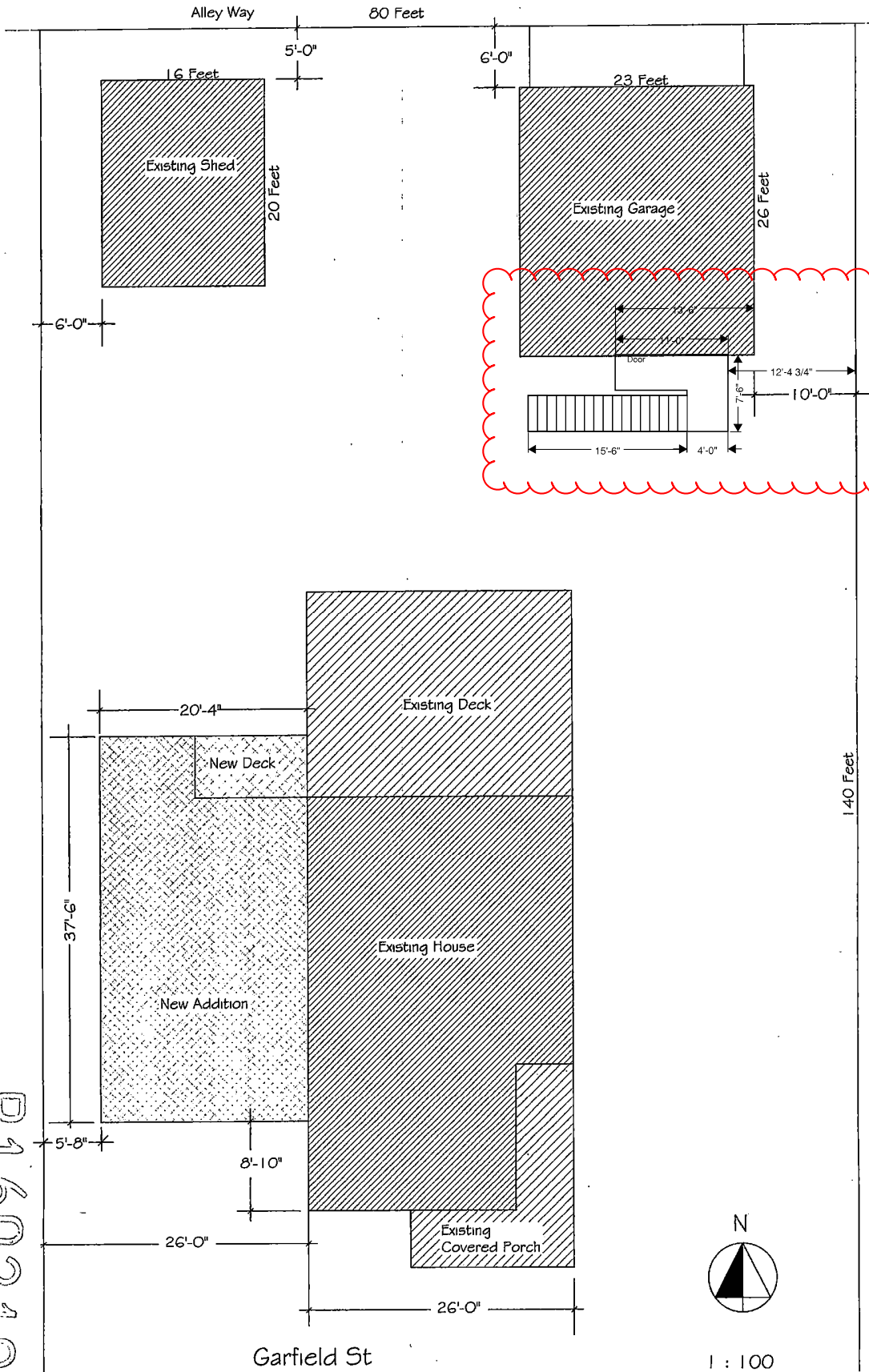
Applicant: I hereby acknowledge that I have read this application and state that the above information is correct and agree to comply with all requirements contained herein and City of Fort Collins ordinances and state laws regulating building construction.

Applicant Signature _____ Type or Print Name _____

Phone # _____ Email _____

THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE

SITE PLAN

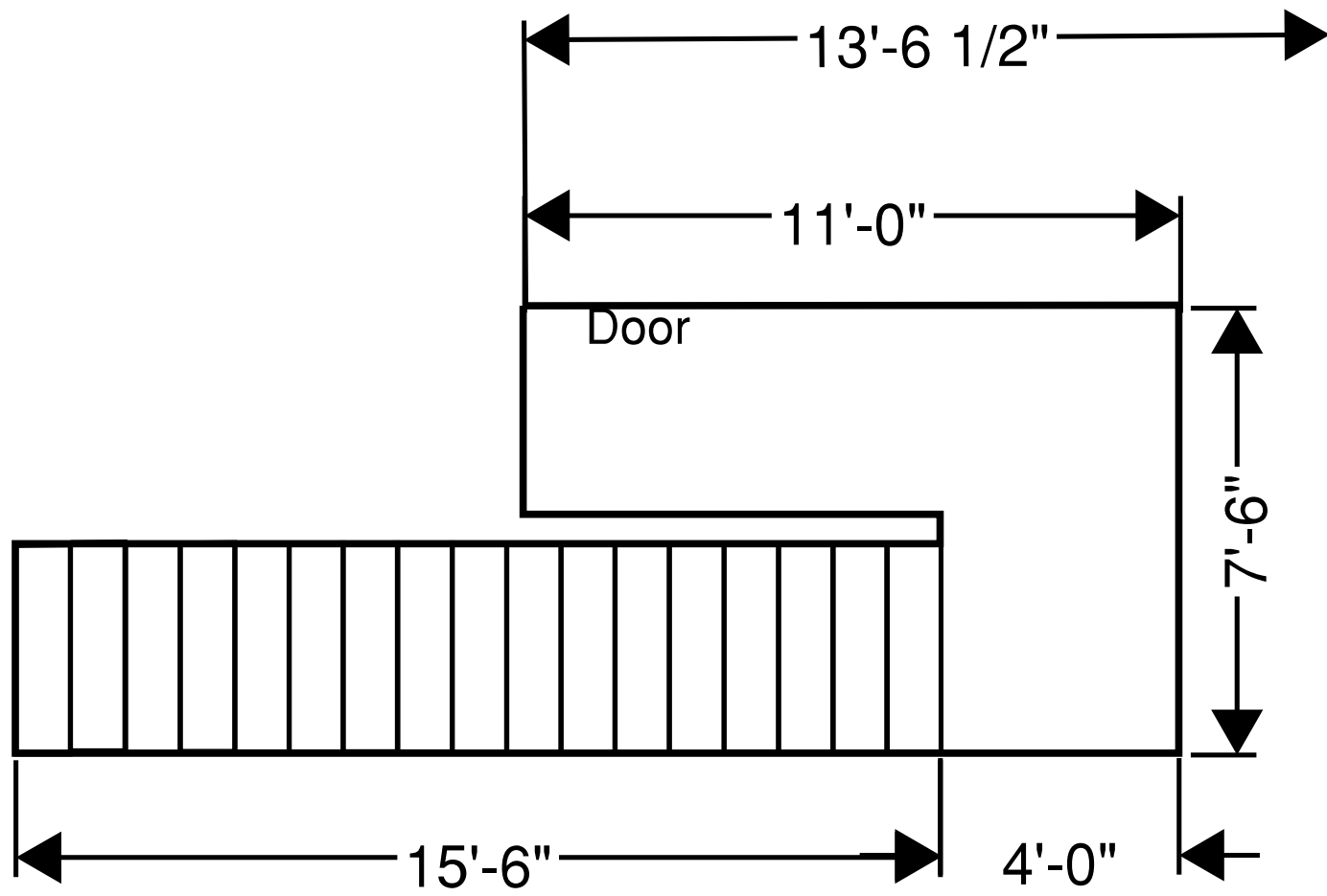


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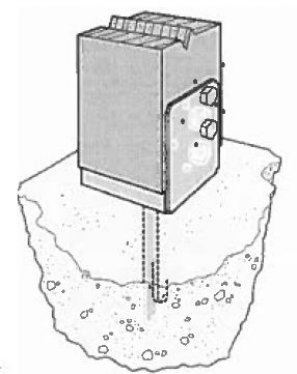
Roger Northen 970-889-0959
326 GARFIELD ST
FORT COLLINS, CO, 80524

Deck Plans

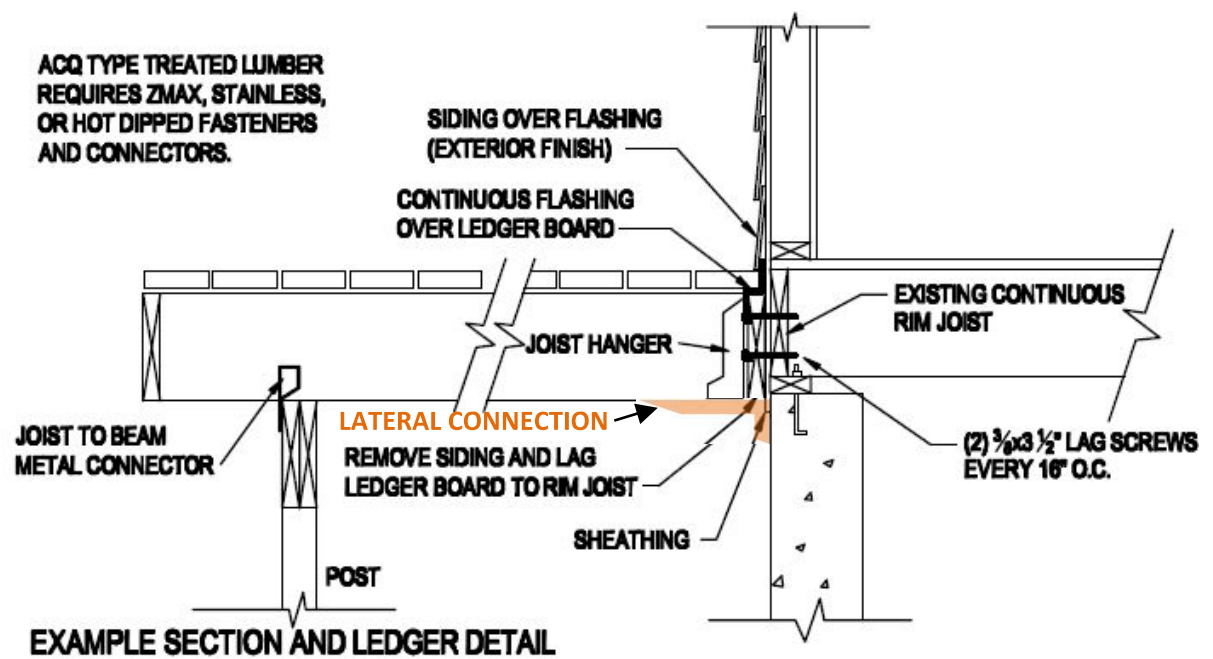
326 Garfield St



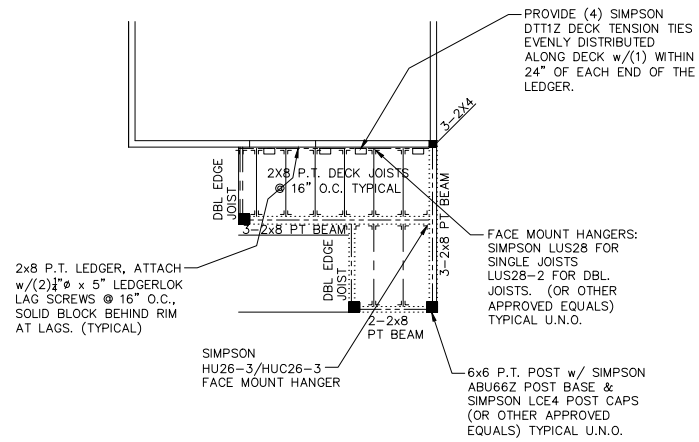
Scale 1/4" - 1'-0"



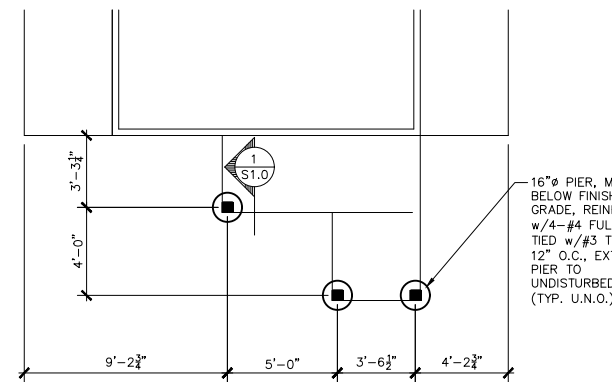
Post Base Connection
ABU66Z





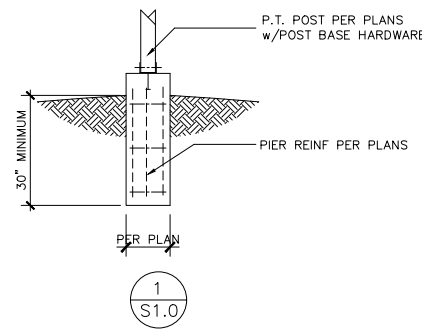


DECK FRAMING PLAN



FOUNDATION PLAN

VERIFY ALL DIMENSIONS



General Notes

Codes:
All work shall conform to the requirements of the International Residential Code for One and Two Family Dwellings (IRC-2021) with local amendments; and portions of the latest editions of the American Concrete Institute (ACI) AC301, AC308, AC308R, AC308.1, AC308.2R, AC308.3R, AC308.4R, AC308.5R, AC308.6R, AC308.7R, AC308.8R, AC308.9R, AC308.10R, AC308.11R, AC308.12R, AC308.13R, AC308.14R, AC308.15R, AC308.16R, AC308.17R, AC308.18R, AC308.19R, AC308.20R, AC308.21R, AC308.22R, AC308.23R, AC308.24R, AC308.25R, AC308.26R, AC308.27R, AC308.28R, AC308.29R, AC308.30R, AC308.31R, AC308.32R, AC308.33R, AC308.34R, AC308.35R, AC308.36R, AC308.37R, AC308.38R, AC308.39R, AC308.40R, AC308.41R, AC308.42R, AC308.43R, AC308.44R, AC308.45R, AC308.46R, AC308.47R, AC308.48R, AC308.49R, AC308.50R, AC308.51R, AC308.52R, AC308.53R, AC308.54R, AC308.55R, AC308.56R, AC308.57R, AC308.58R, AC308.59R, AC308.60R, AC308.61R, AC308.62R, AC308.63R, AC308.64R, AC308.65R, AC308.66R, AC308.67R, AC308.68R, AC308.69R, 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Loads:
This plan is based upon the following load parameters.
Roof: Ground Snow Load = 45 psf, Dead Load = 15 psf.
Floor: Live Load = 40 psf, Dead Load = 10 psf
Decks: Live Load = 40 psf, Dead Load = 10 psf
Winds: V=140 mph., Exp. C, Ground Elev. Factor Ke=0.82
Seismic: Zone B (IRC-2021)
Soils: Report by: TBD_@_OPEN_HOLE

Spread Footing Requirements		Drilled Pier Requirements
Upper Soils,	Lower Soils,	Max. N/A ksf
Max. 1500 psf	Max. 1500 psf	Min. N/A ksf
Min. 0 psf	Min. 0 psf	Side Shear N/A ksf
Fluid Pressure 35 pcf		

Materials:
Concrete shall utilize Type II cement with 6% +/- 1% air entrainment and a minimum 28 day compressive strength of 3000 psi, proportioned in accordance with the applicable requirements of ACI, and if in contact with soil, shall be of sulfate resistant cement if recommended by the soils engineer. Concrete Reinforcing shall be ASTM A615 or A706 deformed grade 60 steel, except for #3 ties and stirrups which shall be deformed grade 40 steel. No welding of reinforcing is permitted except for that reinforcing which meets the requirements of ASTM A706. Structural Steel Plates, Angle, Wide Flanges, and Miscellaneous Shapes shall conform to ASTM A36. Tube Shapes shall conform to ASTM A500, Grade B. Adjustable Steel Columns shall be 3" or 3-1/2" nominal diameter unless noted otherwise (UNO). 3" or 3-1/2" diameter adjustable steel columns shall be ASTM A53, Grade B, schedule 40. All adjustable steel columns shall have exposed thread (1" minimum to 3" maximum) unless noted otherwise on the plan. Anchor Bolts shall conform to ASTM F1554 Grade 36 with a minimum 1/2" diameter by 12" length. Anchor bolts shall be placed within 12" from building corners and/or sill plate splices and shall be spaced at a maximum of 3'-0" on center. Additional anchor bolt details shall be in accordance with the drawing. Wood Products, where noted on the plan, shall meet the more restrictive specifications for their application. Dimensional Lumber shall be Hem Fir #2 or better unless noted otherwise on the plan. Dimensional Veneer Lumber shall have a minimum allowable flexural stress (Fb) of 2,600 psi and a minimum modulus of elasticity (E) of 1,900,000 psi. Glue Laminated Lumber shall have a minimum allowable flexural stress (Fb) of 2,400 psi and a minimum modulus of elasticity (E) of 1,500,000 psi. Glue Adhesives for wood to wood applications shall be Liquid Nail LN-902, "Adhesives for Subfloors and Heavy Duty Construction", or equivalent. Glue adhesives for wood to steel application shall be Liquid Nail LN-925, "Adhesives for Steel and Metal Framing", or equivalent. Installation: Minimum beam bearing at wood framed walls shall be the full beam width by 3" unless noted otherwise on the plan. Minimum beam bearing at concrete walls shall be the full beam width by 3" unless otherwise noted on the plan. Minimum beam bearing shall be per applicable codes and manufacturer's recommendations. Soils: An open hole observation is recommended and should be performed by a qualified geotechnical engineer. Open hole observations are to verify that the soils conditions are consistent with those described in the above-referenced soils report. Soils conditions inconsistent with the soils report may require additional evaluation or a foundation redesign, and shall be brought to the attention of the structural engineer by the contractor/owner. All footings, piers, or piers shall be a minimum of 30" below grade, or per local code, and shall bear upon undisturbed native soils or structural fill acceptable to the geotechnical engineer. All recommendations contained in the soils report pertaining to concrete, backfill, drainage, etc. shall be incorporated into the design of this project. The need for and extent of foundation drainage systems shall be determined by the open hole observation and shall be installed per the soils report or other recommendations unless noted otherwise. Slabs-on-Grade: A slab-on-grade if shown on the plan does not constitute a slab-on-grade recommendation for this project. Slabs-on-grade are not recommended for habitable living spaces placed upon expansive soils. The type of floor construction and potential risks should be discussed between the contractor/owner and the appropriate geotechnical engineer. Slabs shall be isolated from grade beams, columns, plumbing, or other support structures by use of 1/2" minimum isolation joint material. See the above-referenced soils report for other slab-on-grade specifications. Provide 1-1/2" minimum void space between all interior partitions and floor slabs unless noted otherwise on the drawing or in the soils report. The partition void space shall be monitored and maintained throughout the life of the structure. Any areas with slab-on-grade construction, placed upon expansive soils, should not be finished for a minimum of 3 years after substantial completion. Exterior slabs such as patios, porches, driveways, etc. shall not be doweled to the foundation when placed over expansive soils. We recommend a copy of "A Guide to Swelling Soils for Colorado Home Buyers and Home Owners", Colorado Geological Survey Special Publication #43, be provided to any new or future owners of this property. Backfill: All floor systems shall be in place prior to backfilling against any foundation wall. As an alternative, adequately brace the foundation walls prior to backfilling. Dampproofing, prior to backfilling, is recommended for all below grade habitable living areas. Backfill shall be compacted per the above-referenced soils report and graded to provide adequate drainage away from the foundation

Residential Deck Guide

Check one of the following:

- The deck is professionally engineered and stamped. Any fields not provided on the plans have been filled out below.
- The porch/stairs are entirely concrete (fields below do not apply, but plans show height, stairs, guards, etc. per code)
- The deck is designed to minimum code. (Fill in the sections below and show on plans).

2021 International Residential Code & local amendments: <https://www.fcgov.com/building/codes.php>

1. Access the code: <https://codes.iccsafe.org/content/IRC2021P1/chapter-5-floors> 2. Go to section R507.

Code section	Deck components	Select/Fill in the blank
Decking		
R507.2 and R507.7	Decking Material	Composite - Moisture Shield
	Orientation of decking to joists	Perpendicular
Joists		
Table 507.6 (use 40 live load row)	Wood Species (Redwood, Cedar etc. are species, treated is not a species)	Hem Fir
Figure R507.6	Joist Size	2x8
	Joist Spacing / Joist Span	3'-6" - 16" O.C
	Do the joists cantilever? How far?	
Beams		
Table R507.5 (1) (40 PSF live load)	Wood Species (Redwood, Cedar etc. are species, treated is not a species)	Hem Fir
Section R507.5	Beam Size	2x8
	Beam Span	3'-6 1/2"
	Does the beam cantilever? How far?	NO
Posts*		
Table 507.4 (use 40 live load row)	Wood Species (Redwood, Cedar etc. are species, treated is not a species)	Hem fir fir
	Size of Post	6x6
	Post Height	9ft
Piers		
Figure R507.3	Type of footing/Piers	Show on plans
Table 507.3.1 (use 40 live load row, 1500 psf column)	Depth of Pier	<input type="checkbox"/> Freestanding deck = 12" min * <input checked="" type="checkbox"/> Attached Decks = 30" min frost depth
R507.3	Size of pier	Show on plans <input checked="" type="checkbox"/>
Connection Details		
R507.4.1 & R507.3	Footing/pier to Post Connection	Show on plans <input checked="" type="checkbox"/>
R507.5.1 & R507.5.2	Post to Beam Connection	Show on plans <input checked="" type="checkbox"/>
R507.6.1 & R602.3.1	Joist to Beam Connection	Show on plans <input checked="" type="checkbox"/>
Table R507.9.1 Tables R507.9.3(1 & 2); R507.9.1.1 Figure R507.9.1.3 (1 & 2)	Ledger Connection to house with flashing (2x8 min ledger size)	Show on plans <input checked="" type="checkbox"/>
R507.9.2 Figure R507.9.2 (1 or 2)	Lateral Connection	Show on plans <input checked="" type="checkbox"/>

*Denotes 2021 IRC Code Changes