



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: 404 Whedbee St.

Laurel School National Register Historic District

ISSUED: March 16, 2023

Janice M. and Daniel C. Gregory
404 Whedbee St.
Fort Collins, CO 80524

Dear Janice and Daniel Gregory:

This report is to inform you of the results of this office's review of proposed alterations to the J.A. Michaud House at 404 Whedbee 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:

- New detached pergola

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

FOR OFFICE USE

APPLICATION NUMBER:	APPLICATION DATE:
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Job Site Address 404 Whedbee Street **Unit#** _____

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

Last Name Gregory First Name Daniel Middle Constantine
 Street Address 404 Whedbee Street City Fort Collins State CO Zip 80524
 Phone # 970-732-2600 Email dancgregory@gmail.com
 Name of Business (COMMERCIAL USE ONLY) _____

CONTRACTOR INFO: Company Name N/A

License Holder Name _____ LIC # _____ CERT # _____

LEGAL INFO:

Subdivision/PUD NCM Filing # _____ Lot # 2 Block # _____ Lot Sq Ft 5,000

CONSTRUCTON INFO: Total Building Sq Ft (NOT including basement) 1,500 Total Garage Sq. Ft. 0

Residential Sq Ft 1,500 Commercial Sq Ft 0 # of Stories 2 Bldg Ht 22' # of Dwelling Units 1
 1st Floor Sq Ft 1,250 2nd Floor Sq Ft 250 3rd Floor Sq Ft 0 Unfinished Basement Sq Ft 600
 Finished Basement Sq Ft 0 # of Bedrooms 2 # of Full Baths 1
 ¾ Baths 1 ½ Baths 0 # Fireplaces 0

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: _____

Value of Construction (materials and labor): \$ 4,500.00

Description of Work: Install detached pergola on south side of property, 40'L x 6'W x 8'H.

240 sq ft.

JOBSITE SUPERVISOR CONTACT INFO: Name Daniel Gregory Phone 970-732-2600

SUBCONTRACTOR INFO: Electrical N/A Mechanical N/A

Plumbing N/A Framing N/A Roofing N/A

Fireplace N/A Solar N/A Other Solid Concrete, llc

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) August 2016
- 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 Daniel C. Gregory Type or Print Name Daniel C. Gregory
Phone # 970-732-2600 Email dancgregory@gmail.com

THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE



Building Services
PO Box 580
281 N College Ave
Fort Collins, CO 80524
970-416-2740 phone 970-224-6134 fax

HOMEOWNER AFFIDAVIT

I, Daniel C. Gregory, as owner of record of the property located at: 404 Whedbee Street, Fort Collins, Colorado, hereby declare and attest to the following: *(please check only the one that applies):*

OPTION 1: CONSTRUCTION OF NEW HOME

- I am acting on my behalf for the purpose of obtaining a building permit and personally constructing my home. The home to be constructed is on the above property and **will** be my primary residence. I have not personally constructed any other new homes in the Fort Collins city limits within the past **24-month** period.

OPTION 2: PERMITTED WORK ON DETACHED SINGLE FAMILY HOME

- I am acting on my behalf for the purpose of obtaining a building permit and personally constructing an alteration or addition to my house, acting as my own general contractor. The house to be altered is on the above property and **is** my personal **primary** residence.

OPTION 3: PERMITTED WORK ON ATTACHED SINGLE FAMILY DWELLING UNIT.

- I am acting on my behalf for the purpose of obtaining a building permit and personally constructing a non-structural alteration to my **attached single family dwelling unit**. The house to be altered is my personal **primary** residence. I am aware that I **cannot complete or supervise** any structural, electrical, plumbing or mechanical work and **must hire contractors/subcontractors** who are currently licensed and insured with the City of Fort Collins*.

I am personally performing all of the work or hiring City of Fort Collins licensed trades people, or will be continuously supervising unpaid volunteers (see Option 3 for attached dwellings). The work is directly related to the construction of the above referenced home.

I understand that any person(s) or agent(s) contracted to perform **structural** wood-framing, plumbing, HVAC, electrical or roofing work, **MUST BE** licensed contractors in accordance with the regulation of the City of Fort Collins.

I understand that failure to comply with any of the above conditions may result in revocation of any permits associated with the above Permit Application number, forfeiture of any fees that have been collected, a Stop Work Order and potentially a court summons.

Sign in the presence of Notary Public

Daniel C. Gregory
Owner

The foregoing Affidavit was acknowledged before me on this 9th day of March, 2023 (month, year) by Daniel C. Gregory.

Witness my hand and official seal
My commission expires: 04-29-2023

Tori Pappenheim
Notary Public

TORI PAPPENHEIM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194016349
MY COMMISSION EXPIRES 04/29/2023

*nonstructural construction, alterations, and/or repairs of less than \$2000 are exempt from this requirement.

Building Services

281 N. College Ave.

P.O. Box 580

Fort Collins, CO 80524

Voice: 970.416.2740 FAX: 970.224.6134



HOMEOWNER AFFIDAVIT

Homeowners of a **DETACHED** single-family home may personally perform and /or act as their own general contractor for any work on their **PRIMARY** residence. Permit requirements are applicable. If said homeowner hires and pays anyone for work that requires a City licensed contractor, the City licensed contractor needs to be listed on the building permit application, and will need to be current on City license and insurance requirements before the building permit can be issued.

Homeowners of an **ATTACHED** single-family home (townhouse, condominium or duplex), may perform **LIMITED "MINOR ALTERATIONS AND REPAIRS"** by City Code as follows:

"A building owner and any unpaid volunteers or paid workers employed by said owner who perform only minor alterations and repairs to such building, provided that all such work is under the continuous personal supervision of said owner, and further provided that no building owner, or unpaid volunteer or paid worker employed by said owner, may engage in the following types of work without obtaining the appropriate contractor license."

Furthermore, the work must be limited to minor alterations and repairs, which, **DO NOT** include:

1. Any alterations/installations involving, fire-resistive assemblies, alterations to primary and secondary framework; electrical, plumbing, or mechanical systems; and replacement of more than 100 sq. ft. of roofing; **OR**
1. Any nonstructural construction, alterations, or repairs when the total value of the work exceeds \$2000.

PAID WORKERS

Regardless of ownership status, **paid** non-owner worker(s) or contractors performing overall project supervision **MUST BE A CITY LICENSED GENERAL CONTRACTOR**. Any paid specialized trades that perform any one of the following: structural wood framing, roofing, electrical, plumbing, or HVAC, **MUST BE SUB-CONTRACTORS** licensed by the City.

APPLICATIONS & PENALTIES

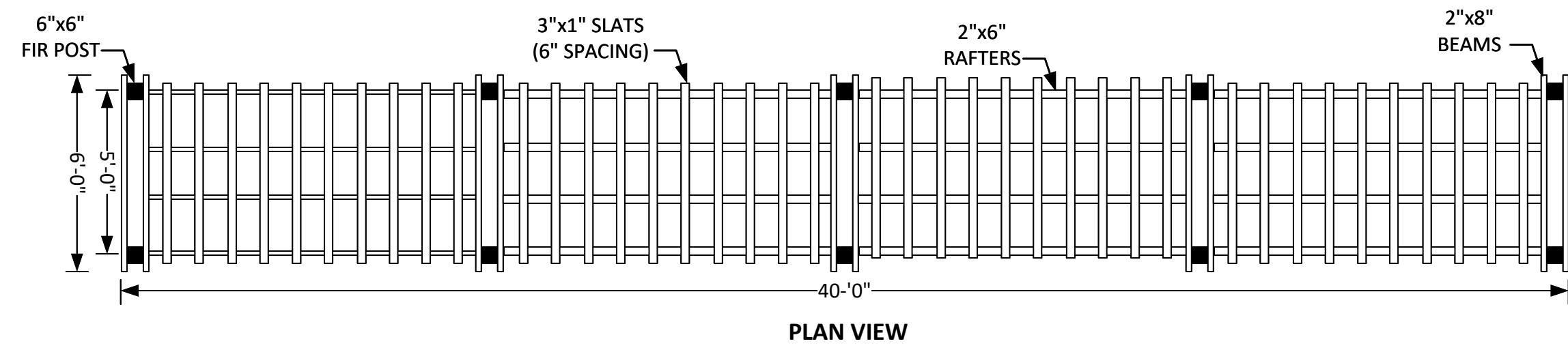
A homeowner acting as their own "general contractor" for work on their own primary residence, must submit a notarized City Homeowner Affidavit form to Building Services before a building permit can be issued. Failure to comply with the above conditions can result in a "Stop Work" order on the project, permit revocation, forfeiture of fees, and a court summons.

EXEMPTIONS

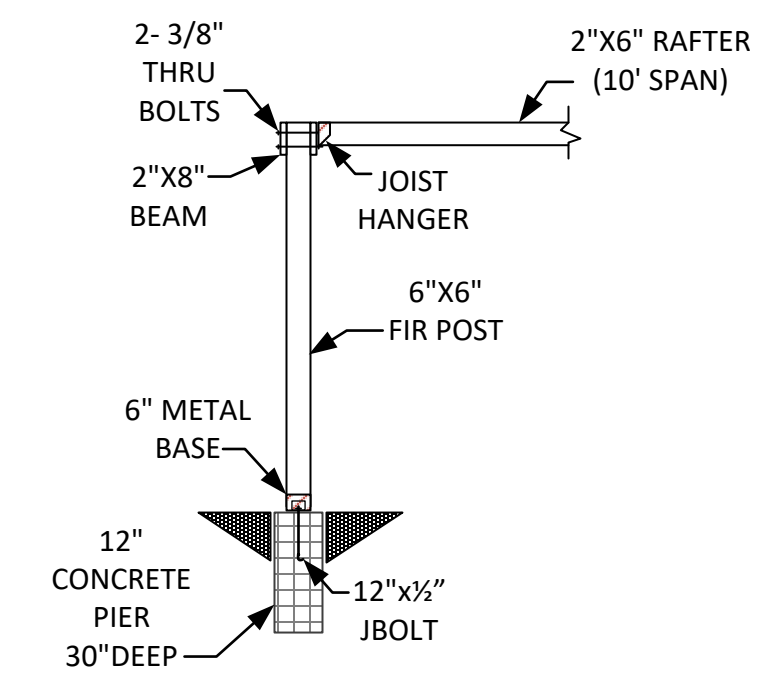
(1) Any homeowner of an attached dwelling and any unpaid volunteers or paid workers employed by said owner who perform only minor alterations and repairs to such building, provided that all such work is under the continuous personal supervision of said owner, and further provided that **NO homeowner of an attached dwelling, or unpaid volunteer or paid worker employed by said owner, may engage in the following types of work without obtaining an**

appropriately licensed City contractor:

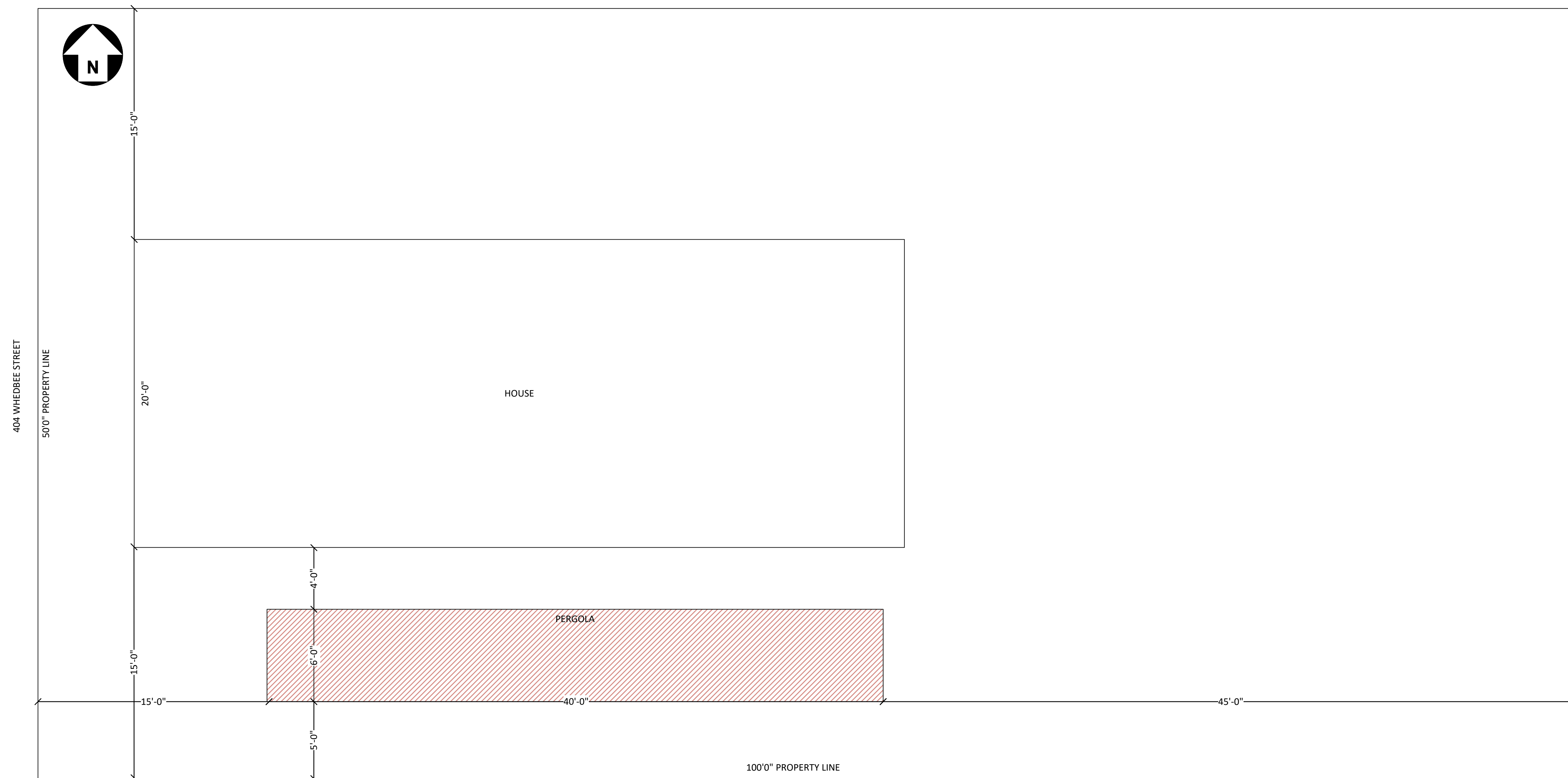
- (a) Alterations to the primary or secondary structural frame work (except for the repair and replacement of existing window and doors, provided that such repair or replacement does not create larger openings or greater spans for such headers);
- (b) Alterations to fire-resistive assemblies as defined in the building code,
- (c) Alterations to or the installation of electrical, plumbing or mechanical systems, (except for electrical/plumbing fixture replacement in the same location as original).
- (d) Replacement/installation of more than a total of one (1) square (100 square feet) of roofing.
- (e) Nonstructural construction, alterations, or repairs to a building performed by the building owner, or by his or her unpaid volunteer or paid workers, when the total construction value of all work (including the related work done on the project by licensed specialized trade contractors) exceeds two thousand dollars (\$2000).



PLAN VIEW



RAFTER TO BEAM DETAIL



SITE PLAN

PERGOLA PLAN		SIZE	REVIEWED	ADDRESS	REV
BY:	DANIEL C. GREGORY	C		404 WHEDBEE STREET, FORT COLLINS CO 80524	A
ISSUED	27 FEBRUARY 2023	SCALE	3/4"=1'0"	SHEET	1 OF 1