



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: 1112 Mathews St.

Laurel School National Register Historic District

ISSUED: 5/25/2023

Laura Pickett
c/o Steve MacBeth
1298 Main St., Ste. 4131
Windsor, CO 80550

Dear Laura Pickett:

This report is to document proposed alterations to the V.E. Cram Residence, at 1112 Mathews 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.

The alterations include: Construction of a new, detached, 2-car garage located on the alley

Our staff review of the proposed work finds the alterations meet the [SOI Standards for Treatment of Historic Properties](#). A summary is provided below:

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	<p><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></p> <p>This new, detached garage project would not change the residential use of this property.</p>	Y
SOI #2	<p><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></p> <p>There is no demolition of existing structures within the scope of this detached garage project.</p>	N/A

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>	N/A
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>	N/A
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	<p><i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i></p> <p>It is unlikely that this new construction will result in discovery of archaeological resources; however, if any should be found, the applicant/owner should be advised not to disturb those resources and to contact the Historic Preservation Services office for guidance at 970-658-0263 or preservation@fcgov.com.</p>	Y
SOI #9	<p><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></p> <p>This new, detached garage building does not require destruction/demolition of any existing historic materials. It is differentiated from the historic house on this property because it uses some modern design elements/materials, such as the overhead garage door and the vinyl slider window. It is compatible with the design of the house, though, because it uses a gable roof form, a lap siding material, and it is subordinate to the residence in height.</p>	Y

SOI #10	<p><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></p> <p>Because this new structure is detached, it would not impact the historic house if removed in the future.</p>	Y
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Because this project meets the Secretary of the Interior’s Standards for Rehabilitation, it does not have an impact on the contributing status of this resource in the Laurel School Historic District.

If you have any questions regarding this review, please contact me. I can be reached at yjones@fcgov.com or at 970-658-0263

Sincerely,

Yani Jones
Historic Preservation Planner



COMMUNITY DEVELOPMENT & NEIGHBORHOOD SERVICES

281 N. College Ave. • Fort Collins, CO 80524 • Phone: 970.416.2740 • www.fcgov.com/building

BUILDING PERMIT APPLICATION

FOR OFFICE USE

APPLICATION NUMBER: _____

APPLICATION DATE: _____

Job Site Address 1112 mathews st fort collins

Unit# _____

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

Last Name Picket First Name Laura Middle _____

Street Address 1298 main st #4131 City WINDSOR State CO Zip 80550

Phone # 3039903595 Email MACBETH.LJ@GMAIL.COM

Name of Business (COMMERCIAL USE ONLY) _____

CONTRACTOR INFO: Company Name STEVE MACBETH

License Holder Name STEVE MACBETH LIC # D2-228 CERT # 4951-D1

LEGAL INFO:

Subdivision/PUD CRAFS RESUB Filing # _____ Lot # 11&12 Block # 9 Lot Sq Ft 4690

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)

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): \$ 28,500

Description of Work: BUILD DETACHED 2 CAR GARAGE IN THE BACK WITH ACCESS FROM THE ALLEY. NOT HEATED, NOT INSULATED. MINIMUM REQUIRED ELECTRICAL CLASS 4 BLACK SHINGLES, GUTTER. CONCRETE CURD PAD IN FRONT OF THE GARAGE

JBSITE SUPERVISOR CONTACT INFO: Name STEVE Phone 720351049

SUBCONTRACTOR INFO: Electrical LOBOS ELECTRIC Mechanical _____

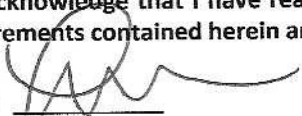
Plumbing _____ Framing _____ Roofing FORT COLLINS RESTORATION, INC

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 LAURA PICKETT

Phone # 3039903595

Email MACBETH.LJ@GMAIL.COM

THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE

Building permit fees are based on Occupancy Category and Square Footage. Occupancy Categories are typically located on the architectural plans for submittal. A summary of each occupancy category is also included in the following pages as well.

Required for permit submittal - Fill out the following table:

Occupancy Category (See Description of Occupancies Below)	Square Footage	Multiply square foot by cost per square foot.	Cost per Square Foot	Total
A (Assembly)		x	\$0.40	
B (Business)		x	\$0.50	
E (Education/Schools)		x	\$0.50	
F (Factory)		x	\$0.35	
I (Institutional)		x	\$0.50	
M (Mercantile)		x	\$0.40	
R-1 (Hotel)		x	\$0.35	
R-2 (Apartment)		x	\$0.35	
R-3 (Single Family Detached/Duplex)		x	\$0.65	
R-4 (Assisted Living)		x	\$0.55	
S (Storage)		x	\$0.40	
U (Utility)		x	\$0.40	
H High hazard		x	\$0.60	
Core and Shell Buildings (No designated occupancy type at construction)	624	x	\$0.45	280.80
Total				

****Occupancies and fees will be verified at plan review to ensure occupancy categories and square footages are accurate. Fees will be re-assessed if occupancies and square footages do not match plans.****

For additions that include interior remodel: please provide addition square footage above and remodel only valuation here 624 SF \$280.80

Please note: overall valuation provide on building permit application will be used for taxes only. Remodel only valuation will be used to calculate plan check fee and building permit fee for addition.

For New Multi-family buildings fill out the following:

1. Are there any areas/functions, other than dwelling units in this building (examples: leasing office, gym, community gather areas, storage, garage, facilities office)?
 - Yes - there are other functions/occupancy areas. *Required: list each in the table above*
 - No - only dwelling units

2. Are these other areas/functions/ occupancy types available to the public (examples: public gym or pool, event spaces, store/shops/salons, etc.)?
 - Yes (Mixed Use Building) - there are other occupancies/amenities available to the public.
 - No (Multi-Family Building) - the other occupancies/amenities are only available to the residents of the building.

The following pages contain a summary of Occupancy Classification Categories as designated by the *International Building Code*. For additional description details please visit www.fcgov.com/building/codes to view and access the current adopted International Building Codes and local amendments. Additional information on occupancy types can be found in Chapter 3 of the International Building Code.

A (Assembly): Gathering spaces or rooms for 50 or more people (as calculated by square footage and load factors in the building code):

Examples: Amusement arcades, Amusement Park Structures, Arenas, Art galleries, Bars, Banquet halls, Bleachers, Bowling alleys, Cafeterias, Concert halls, Community halls, Courtrooms, Dance halls, Dining facilities (including associated commercial kitchens), Grandstands, Gymnasiums, Lecture halls, Libraries, Museums, Nightclubs, Places of Religious Worship, Restaurants, Skating rinks, Swimming pools, Stadiums, Taverns, Tennis courts, Theaters.

***List above is inclusive of: A-1, A-2, A-3, A-4, A-5 occupancy types

B (Business): Areas used for office, and professional services.

Including but not limited to: Airport traffic control towers, Ambulatory care facilities, Animal hospitals and kennels, Banks, Barber and Beauty shops, Car wash, Civic administration, Clinic outpatient, Dry cleaning/laundry (pick-up, delivery, or self-serve), Educational occupancies for students above the 12th grade, Food processing and commercial kitchens 2,500 sf or less (not associated with restaurants, cafeterias, dining facilities). Laboratories, Motor vehicle showrooms, Post offices, Print shops, Professional services (architects, attorneys, dentists, physicians, engineers), Radio and television stations, Training and skill development schools such as martial arts studios and gymnastics which are not classified as A-Assembly (less than 50 occupants).

E (Education): Educational use by six or more persons at any one time for educational purposes through the 12th grade (not accessory to places of religious worship with occupant loads of less than 100 per room or space), Day care facility occupied by more than five children older than 2.5 years of age who receive educational, supervision or personal care services for fewer than 24 hours per day, or Daycares that provide care for 5-100 children max 2.5 years or younger where the rooms in which the children are cared for, are located on the level of exit discharge and each of these child care rooms has an exit door directly to the exterior. *Note: Public schools operated and owned by the public school system (Poudre Schools) are not subject to State rather than City permitting process.*



F (Factory): Assembly, Disassembly, Fabrication, Finishing, Manufacturing, Packaging, Repair or processing operations that are not classified as S or H occupancies:

Including but not limited to: Assembly, Fabrication - etc. of: Aircraft, Appliances, Bakeries, Beverages (including alcoholic), Bicycles, Boats, Business machines, Cabinets, Cameras, Carpets and rugs, Ceramic products, Clothing, Construction and agricultural machinery, Disinfectants, Dry cleaning and dyeing, Electric generation plants, Electronics, Engines (including rebuilding), Fabrics, Food processing & commercial kitchens (more than 2,500 square feet that are not associated with restaurants), Furniture, Foundries, Glass products, Gypsum, Hemp products, Ice, Jute products, Leather products, Motor vehicles, Machinery, Metal, Millwork, Motion pictures and television filming (without spectators), Musical instruments, Optical goods, Paper mills or paper products, Plastic products, Printing or publishing, Recreational vehicles, Refuse incineration, Shoes, Soaps and detergents, Textiles, Tobacco, Upholstery, Wood, Woodworking.

I (Institutional): Buildings or spaces used for the care or supervision of persons, or persons detained for penal or correctional purposes:

Including but not limited to: Alcohol and drug centers, Assisted living facilities, Detoxification facilities, Correctional centers, Congregate care facilities, Detention centers, Foster care facilities, Group homes, Halfway houses, Hospitals, Jails, Nursing homes, Psychiatric hospitals, Prisons, Prerelease centers, Residential board and care facilities, Social rehabilitation facilities, Reformatories, Adult or Child Daycare facility for persons of any age receiving custodial care fewer than 24hrs a day.

****List above is inclusive of: I-1 (conditions 1-2), I-2 (conditions 1-2), I-3 (conditions 1-5), and I-4 occupancy types.*

M (Mercantile): Buildings or spaces used for the display and sale of merchandise, stocks of goods, wares or merchandise and accessible to the public.

Including but not limited to: Department stores, Drug stores, Greenhouses for display and sale of plants with public access, Markets, Motor fuel-dispensing facilities, Retail or wholesale stores, Sales rooms.

R-1 (Hotel): Sleeping units where the occupants are primarily transient (30 days max).

Including: Boarding houses (transient) with more than 10 occupants, Congregate living facilities (transient) with more than 10 occupants, Hotels (transient), Motels (transient).

R-2 (Apartment): Sleeping units or buildings with more than two dwelling units where the occupants are primarily permanent in nature,

Including: Apartment houses, Congregate living facilities (non-transient) with more than 16 occupants, Boarding houses (non-transient), Convents, Dormitories, Fraternities and sororities, Monasteries, Hotels (non-transient), Live/work units, Motels (non-transient), Vacation timeshare properties



R-3 (Single Family Detached/Duplex/Single Family Attached Townhome): Buildings that do not contain more than two dwelling units, Care facilities that provide accommodations for five or fewer persons receiving care, Congregate living facilities (non-transient) with 16 or fewer occupants in any of the following: Boarding houses (non-transient), Convents, Dormitories, Fraternities and Sororities, and Monasteries. Congregate living facilities and Boarding houses (transient) with 10 or fewer occupants, Lodging houses (transient) with five or fewer guest rooms and 10 or fewer occupants.

R-4 (Assisted Living, Group homes): Occupancy for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care.

Including but not limited to: Alcohol and drug centers, assisted living facilities, Congregate care facilities, Group homes, Halfway houses, Residential board and care facilities, Social rehabilitation facilities

S (Storage): Space used for combustible and non-combustible storage (where not classified as an H-Occupancy)

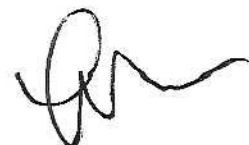
Including but not limited to: Aerosol products, Aircraft hangar, Asbestos, Baskets, Beverages, Books, Buttons, cloth/burlap/paper bags, Cardboard, Clothing, Cement in bags, Chalk, Ceramic containers, Cigarettes, Dry boat storage, Dairy products, Dry cell batteries, Electrical motors, Empty cans, Food products, Furniture, Fresh fruits, Furs, Frozen foods, Glues, Glass, Grains, Gypsum board, Leather, Linoleum, Lumber, Mattresses, Meats, Metal, Metal cabinets, Metal parts, Motor vehicle repair garages, Pastes, Parking garages- open or enclosed, Porcelain and pottery, Paper rolls, Resilient flooring, Self-service storage facility (mini-storage), Silks, Soaps, Sugar, Shoes, Stoves, Tires, Tobacco, Upholstery, Vegetables, Wax candles, Washers and Dryers.

****List above is inclusive of: S-1 and S-2 occupancy types.*

U (Utility): Accessory buildings and structures not classified as other occupancies

Including but not limited to: Agricultural buildings, Barns, Carports, Communication equipment structures, Fences more than 6 feet in height, Grain silos, Livestock shelters, Private garages, Retaining walls, Sheds, Stables, Tanks, Towers, Greenhouses not for public access.

H (High hazard): Storage or manufacturing of these materials in excess of specifically allowed quantities that constitute a physical or health hazard: Flammable finishes, Flammable and Combustible liquids, Combustible dust, Combustible fiber, Cryogenic flammable, Explosives, Flammable gas, Flammable solid, Inert gas, Organic peroxide, Oxidizer, Oxidizing gas, Pyrophoric, Water reactive. Semiconductor fabrication and research and development facilities.





Building Guide

Colorado Chapter of the International Code Council

1112 mathews
garage

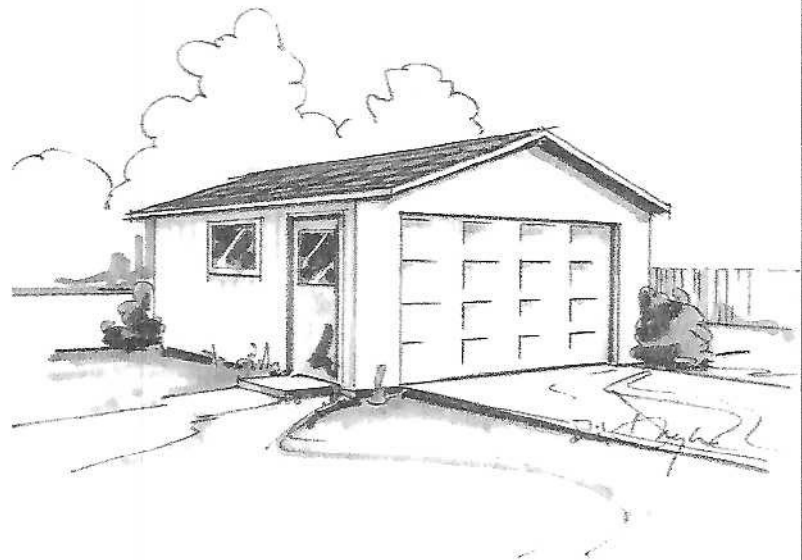
Single Family Residential One Story Detached Garage

How to Use this Guide

Check with your jurisdiction regarding type of submittal (paper or electronic) and for any additional requirements. Draw to scale or provide dimensions and complete the following (hint: use graph paper with $\frac{1}{4}$ " squares. Example: $\frac{1}{4}$ " = 1").

- 1. Complete this Building Guide** by filling in the blanks on page three and four and indicate which construction details will be used on page five.
- 2. Provide a Plot Plan (site plan)** showing the dimensions of the proposed garage, its relationship to existing buildings/ structures, the distances to adjacent property lines and the distance to any other structures existing on the lot.
- 3. Fill out Building Permit Application**

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.



The Colorado Chapter of The International Code Council is a professional organization seeking to promote the public health, safety, and welfare of building construction. We appreciate your feedback and suggestions. Please write to Colorado Chapter of the International Code Council, at P.O. Box 961, Arvada, CO 80001. This Building guide can be found on the Colorado Chapter of the International Code Council website at:

<http://www.coloradochaptericc.org>

This handout was developed by the Colorado Chapter of The International Code Council as a basic plan submittal under the 2021 International Residential Code. It is not intended to cover all circumstances. Check with your local authority having jurisdiction (AHJ) for any additional requirements.

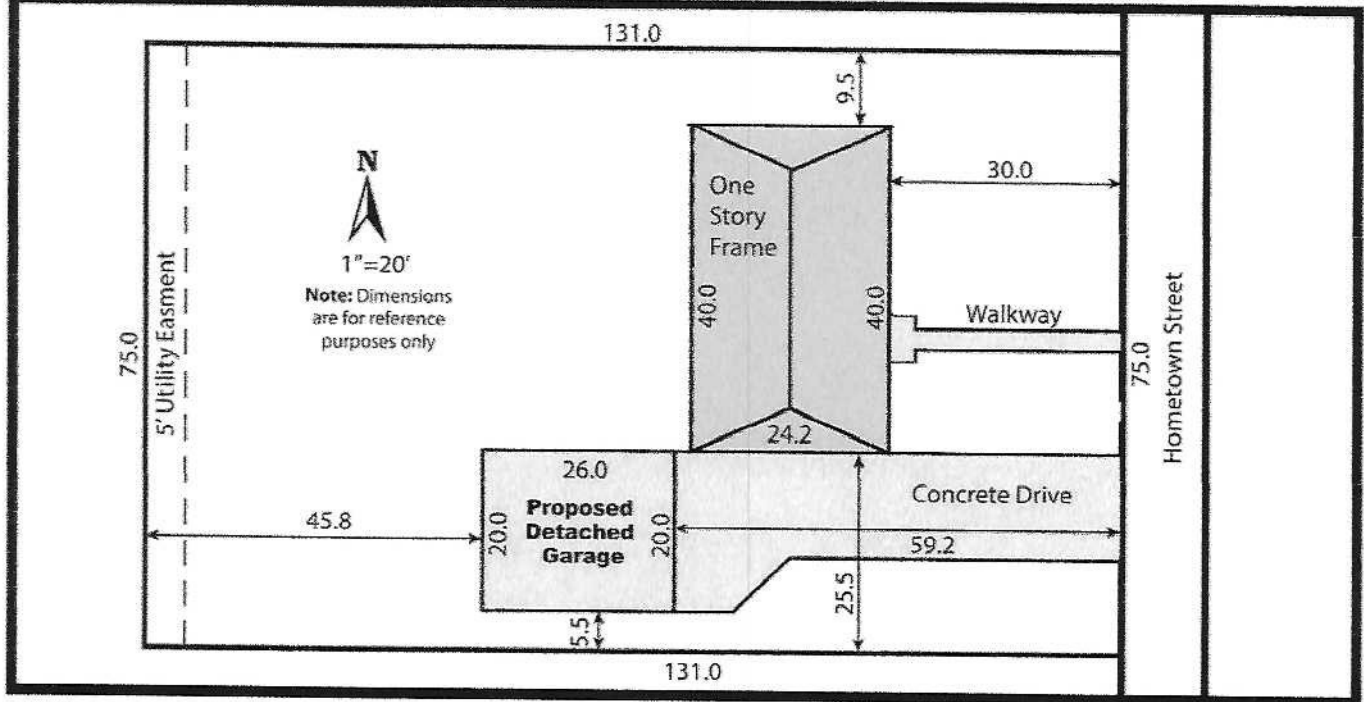
Single Family Residential One Story Detached Garage

Address:

1112 Mathews St
Fort Collins CO 80524

Note: Provide a plot plan (site plan) showing the dimensions of the proposed garage, its relationship to existing buildings/ structures, the distances to adjacent property lines and the distance to any other structures existing on the lot. Include a compass or north facing arrow.

Site Plan Example



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Single Family Residential One Story Detached Garage

Directions:

1. Fill in the blanks on pages three and four. Please print legibly.
2. Indicate which detail on page five will be used for your project.

Note: Conditioned garages may be required to meet energy code requirements such as insulation requirements in the ceilings, exterior walls, and around the foundation. Check with your local AHJ for specific requirements.

Floor Plan

Dimension 24x24

Locate and detail bracing

Check one
 Garage is heated
 Garage is not heated

26

Check one
 Indicate rafter or truss direction
 24

Show door and window header sizes and location and size of landing in front of door

3 1/2" minimum concrete slab

Floor slope

Dimension 24

() x header
 (example: (2) 2 x 12

Note:
 If roof trusses or rafters bear on header, special header design may be required

Double 2x4 or 2x6 trimmers each end of overhead door header

Garage door opening

Garage door opening width 18

Dimension* 3

Dimension* 3

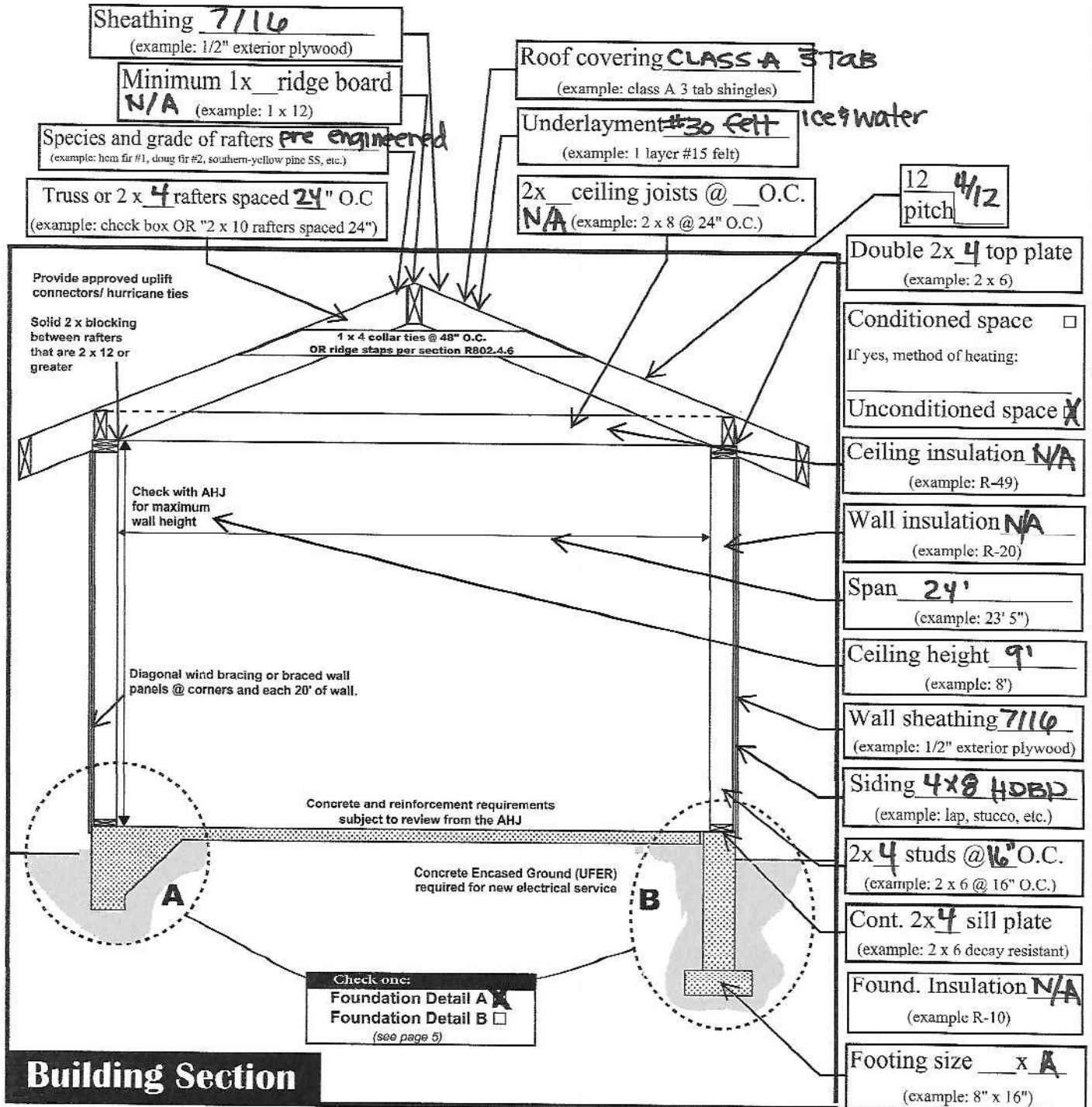
* If less than 4' see Braced Wall Panel Detail on page 5 to comply with section R602.10.6.2 (IRC) (minimum width 16" with wall 10' high)

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Single Family Residential One Story Detached Garage

Notes:

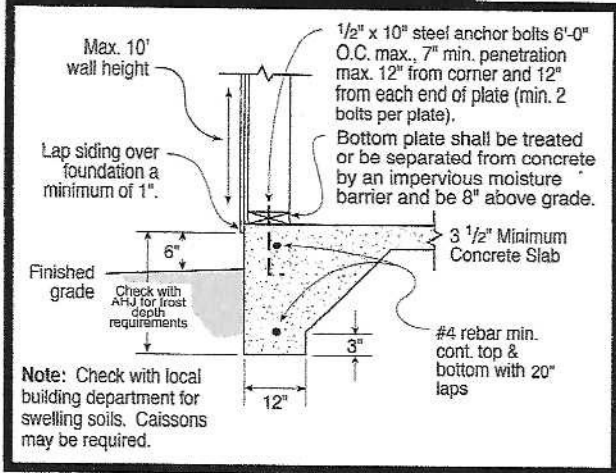
1. For roofs with slopes less than 4:12, follow manufacturer's requirements for low slope application of roofing material.
2. Pre-engineered roof trusses with uplift connectors/ hurricane ties may be used in lieu of roof structure shown. Provide stamped truss calculations and layouts.



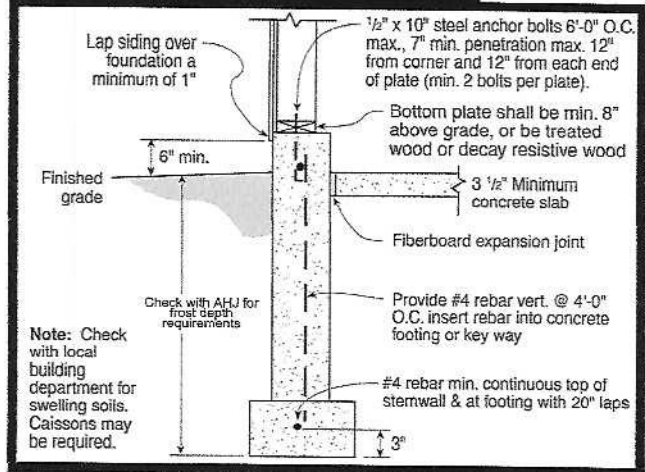
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Single Family Residential One Story Detached Garage

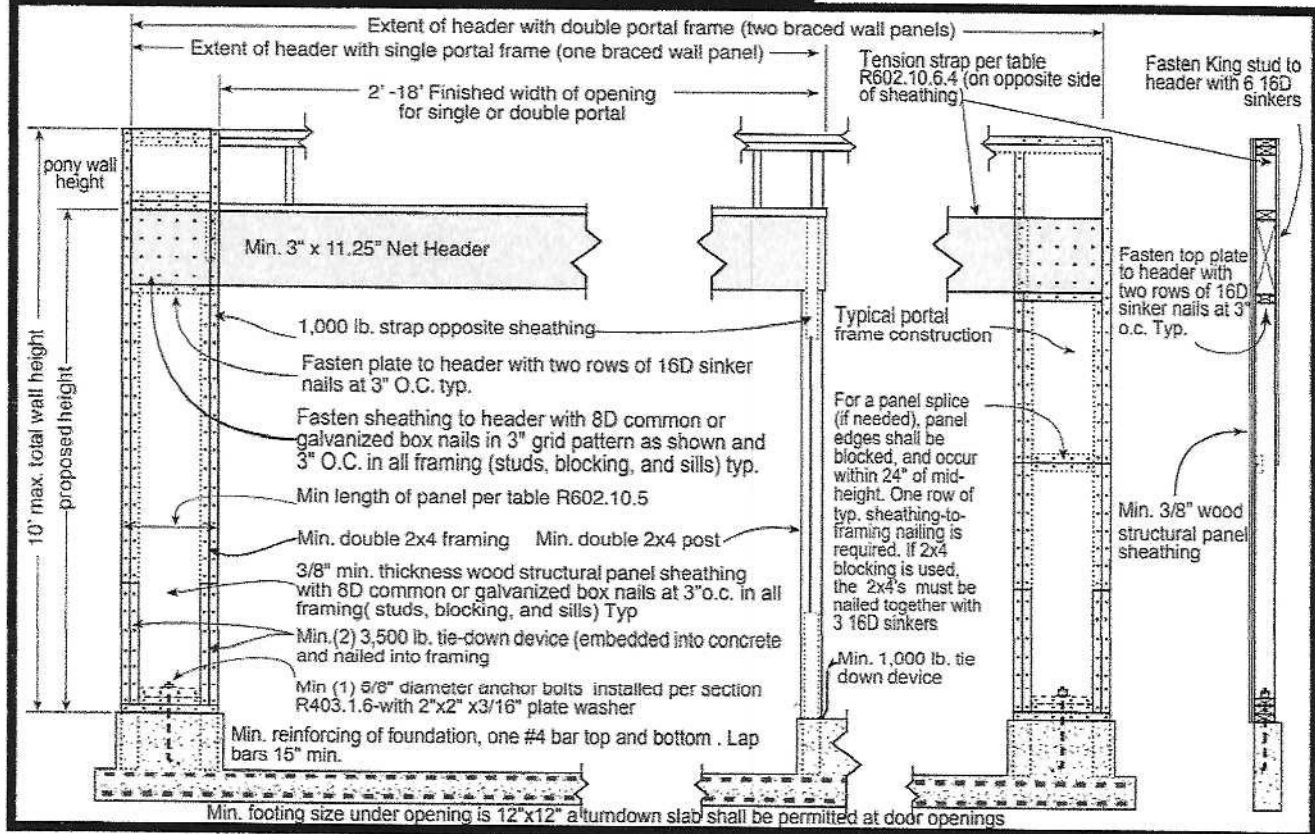
Foundation Detail A



Foundation Detail B



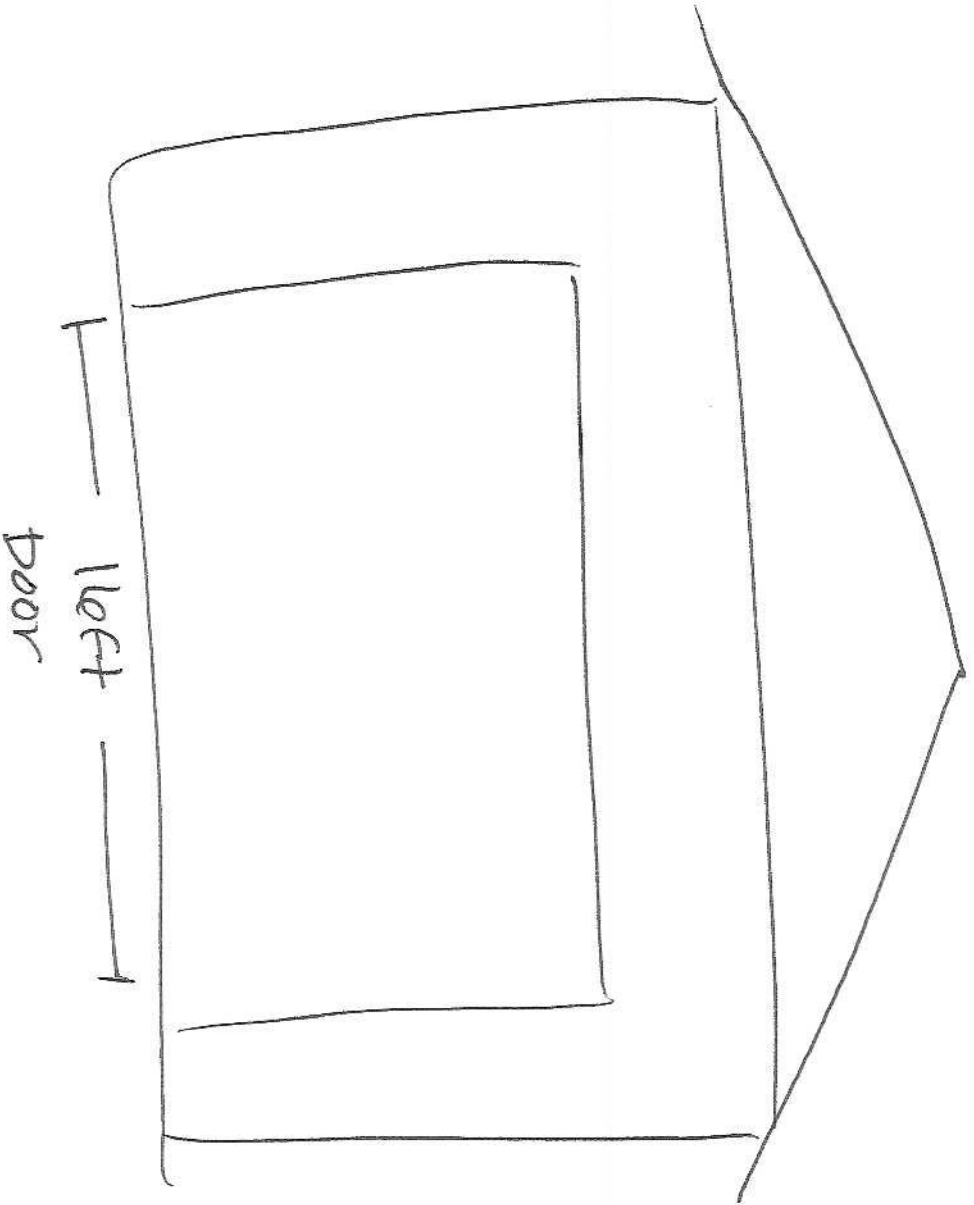
Braced Wall Panel Detail figure 602.10.6.2



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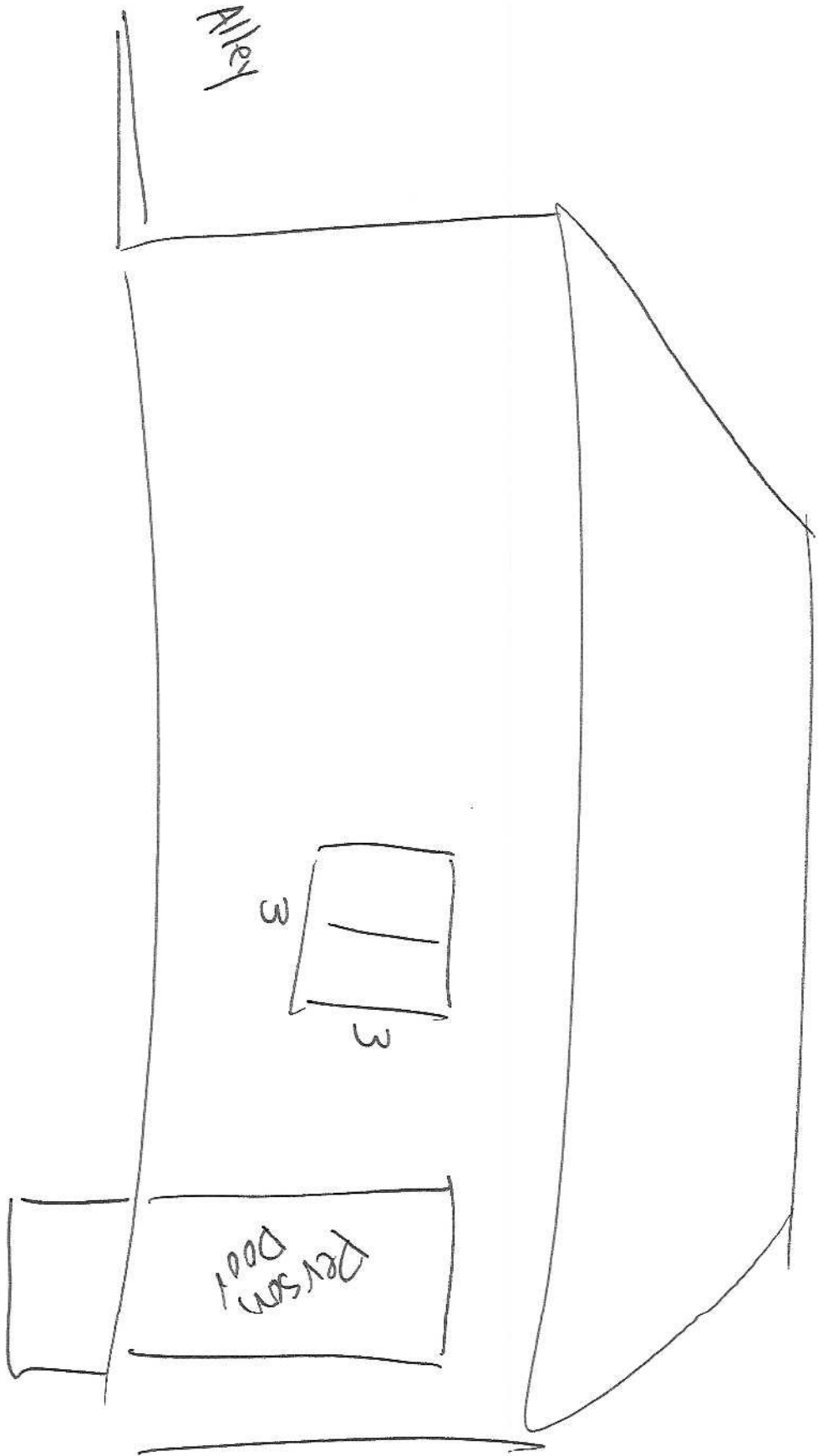
Foundation Detail A

North Side

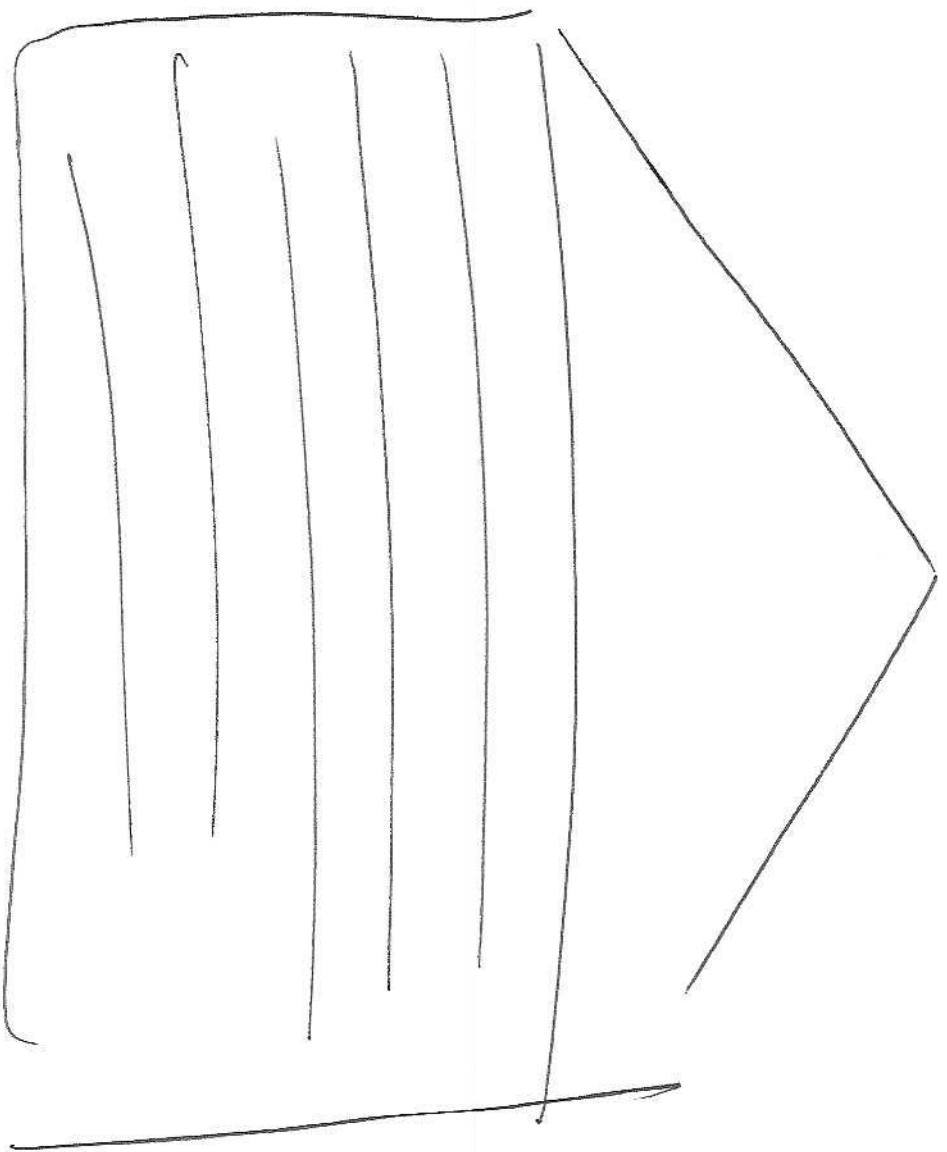


Alley

WEST SIDE



South side



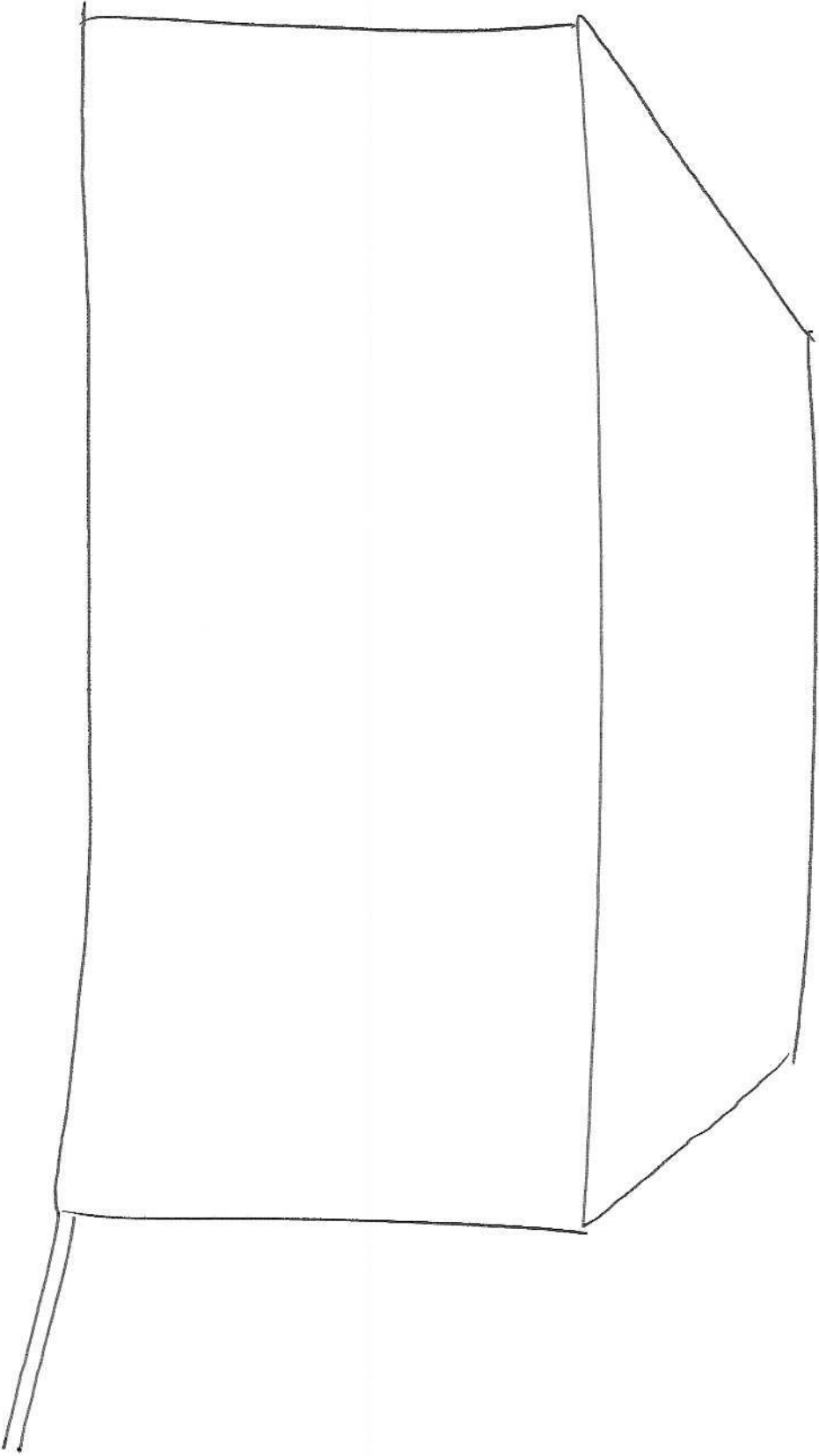
Lap siding

1

House

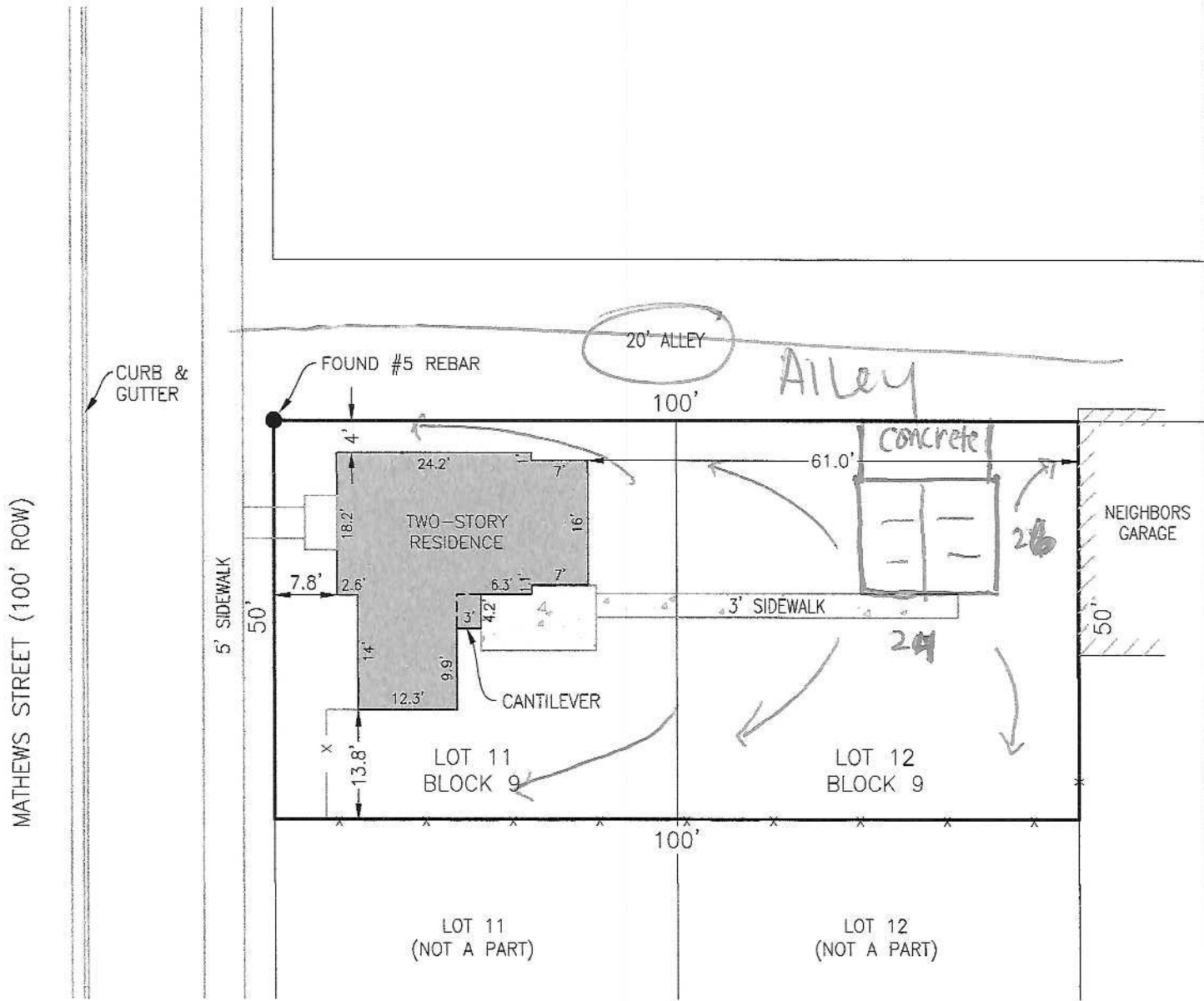
EAST SIDE

Alley



IMPROVEMENT LOCATION CERTIFICATE

1112 MATHEWS STREET, FORT COLLINS, CO 80524
THIS IS NOT A LAND SURVEY PLAT



1" = 20'

IMPROVEMENT LOCATION CERTIFICATE SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR LAURA M. PICKETT, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE

NOTES:

PROPERTY DISTANCES AND EASEMENTS WERE OBTAINED FROM THE PLAT. OWNERSHIP AND LOCATION OF FENCES NOT DETERMINED BY THE SURVEYOR. ILC BASED ON LINES OF OCCUPATION. NO BOUNDARY MONUMENTS RECOVERED, UNLESS NOTED. ALL MEASURED DISTANCES ARE APPROXIMATE. A BOUNDARY SURVEY IS RECOMMENDED.