Historic Preservation Services
Community Development & Neighborhood Services
281 N. College Ave.
Fort Collins, CO 80524

970.224.6078
preservation@fcgov.com
fcgov.com/historicpreservation

REPORT OF ALTERATIONS TO DESIGNATED RESOURCE
Site Number/Address: 526 Remington Street
Laurel School National Register Historic District
ISSUED: June 10, 2025

Brandon Wheller & Katherine Hamilton
526 Remington St.
Fort Collins, CO 80524

Dear Property Owners:

This report is to inform you of the results of this office's review of proposed alterations to Calloway House at 526 Remington Street 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:

- Replacement of non-historic wood deck with a new deck.
    - *Note: We do recommend leaving a gap between any decking and the rear/east wall of the main house to avoid moisture build-up and water damage in the historic wood siding.*

Our staff review of the proposed work finds the alterations do 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.

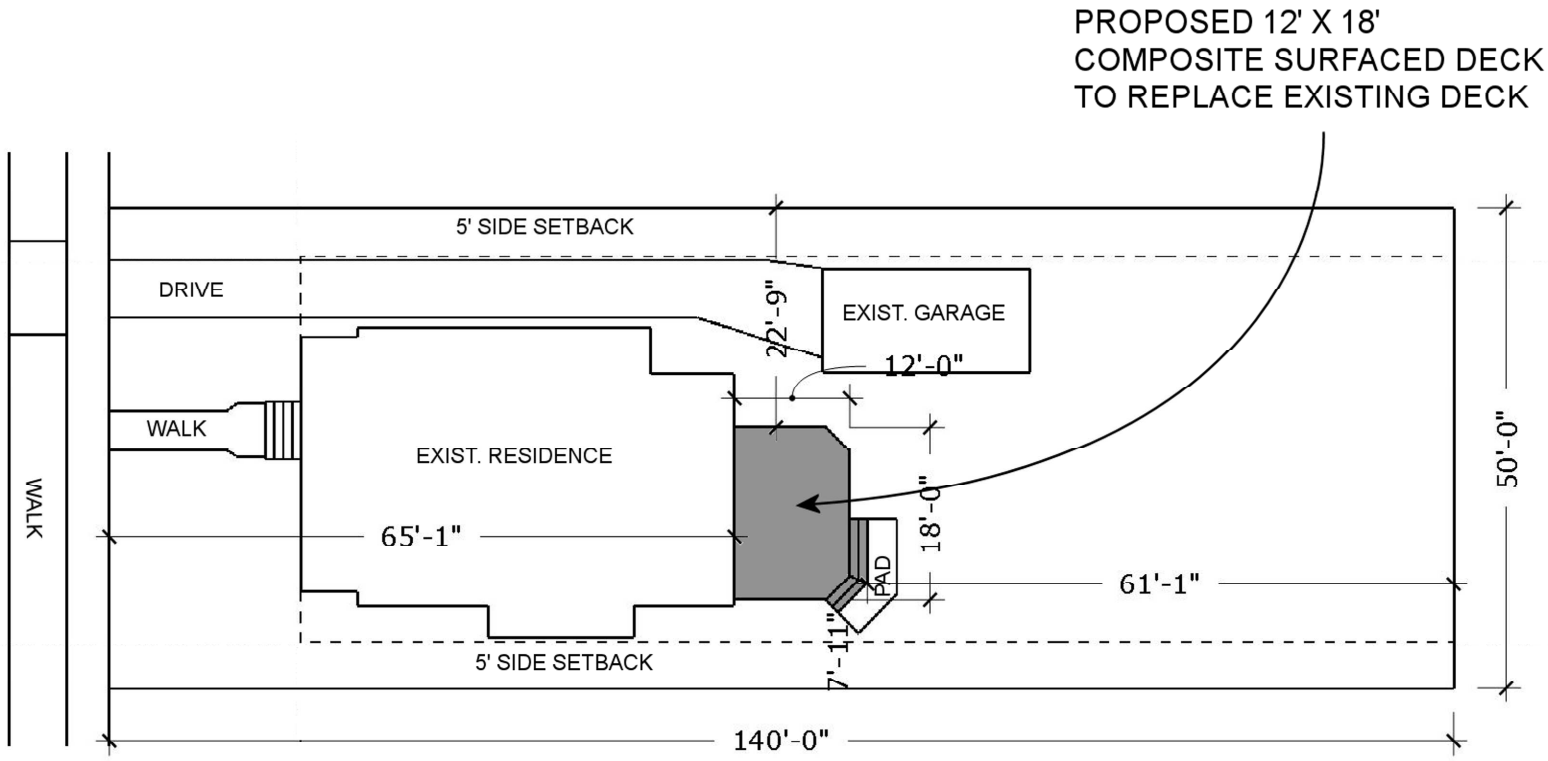
Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work.

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 preservation@fcgov.com or at 970-224-6078.

Sincerely,

Jim Bertolini
Senior Historic Preservation Planner



SCALE: 1" = 20'

SITE PLAN

Date

Page

Drawn By: JB

Sundeck Designs

Fort Collins Colorado 970-690-9437

HAMILTON DECK REBUILD PROJECT

526 REMINGTON ST. FORT COLLINS

LOT 11, BLK 135, FTC PARCEL# 9713208011

PHOTO OF EXISTING STRUCTURE

Date

Page

Drawn By: JB

Sundeck Designs

Fort Collins Colorado 970-690-9437

HAMILTON DECK REBUILD PROJECT

526 REMINGTON ST. FORT COLLINS

LOT 11, BLK 135, FTC PARCEL# 9713208011

City of Fort Collins

Building Services
281 North College Avenue, P.O. Box 580, Fort Collins, CO 80522-0580
970.416.2740 www.fcgov.com/building

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
	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)	Southern Pine
	Joist Size	2 x 8
Figure R507.6	Joist Spacing / Joist Span	16" on center
	Do the joists cantilever? How far?	Yes 2-3 1/2"
	Beams	
Table R507.5 (1) (*40 PSF live load*)	Wood Species (Redwood, Cedar etc. are species, *treated* is not a species)	Southern Pine
	Beam Size	3 -2x8
Section R507.5	Beam Span	7'-4"
	Does the beam cantilever? How far?	Yes 1'-10"
	Posts*	
Table 507.4 (use *40 live load* row)	Wood Species (Redwood, Cedar etc. are species, *treated* is not a species)	Southern Pine
	Size of Post	4x6
	Post Height	5" +/-
	Piers	
Figure R507.3 Table 507.3.1 (use *40 live load* row, 1500 psf column) R507.3	Type of footing/Piers	Show on plans
	Depth of Pier	☐ Freestanding deck = 12" min * ☒ Attached Decks = 30" min frost depth
	Size of pier	Show on plans ☒
	Connection Details	
R507.4.1 & R507.3	Footing/pier to Post Connection	Show on plans ☒
R507.5.1 & R507.5.2	Post to Beam Connection	Show on plans ☒
R507.6.1 & R602.3.1	Joist to Beam Connection	Show on plans ☒
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 ☒
R507.9.2 Figure R507.9.2 (1 or 2)	Lateral Connection	Show on plans ☒

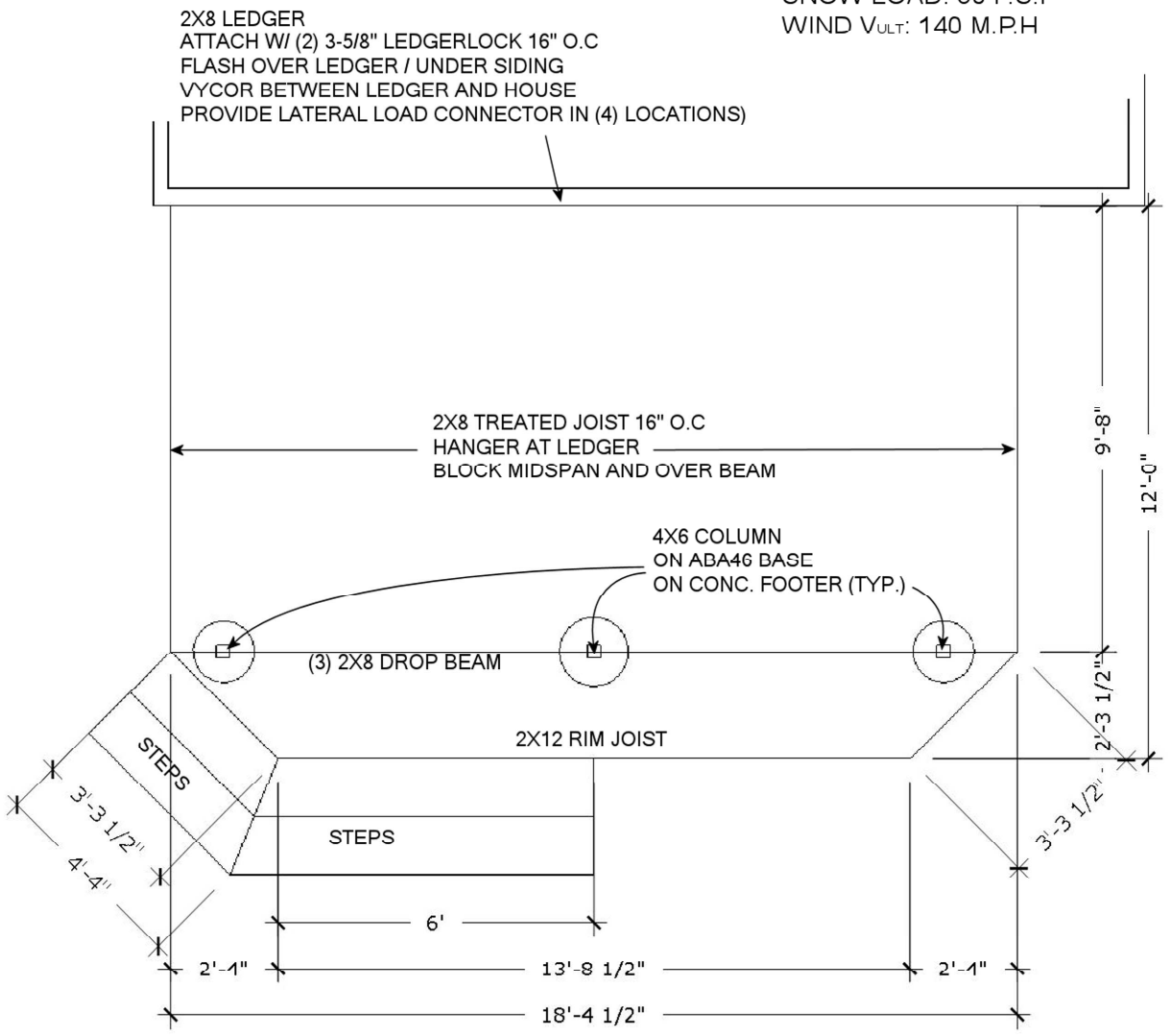
*Denotes 2021 IRC Code Changes

FRAMING NOTES:

ALL CONSTRUCTION TO FOLLOW 2021 I.R.C + LOCAL AMENDMENTS
DECKING: 5/4" X 6" COMPOSITE W/ HIDDEN FASTENERS
RAILING: METAL FRAME W/ CABLE RAILING INFILL

DESIGN CRITERIA:

SOIL TYPE: CLAY / SANDY CLAY W/ 1500 P.S.F LOAD CAP.
SEISMIC DESIGN CAT: B
DEAD LOAD: 10 P.S.F
LIVE LOAD: 40 P.S.F
SNOW LOAD: 30 P.S.F
WIND V_{ULT}: 140 M.P.H



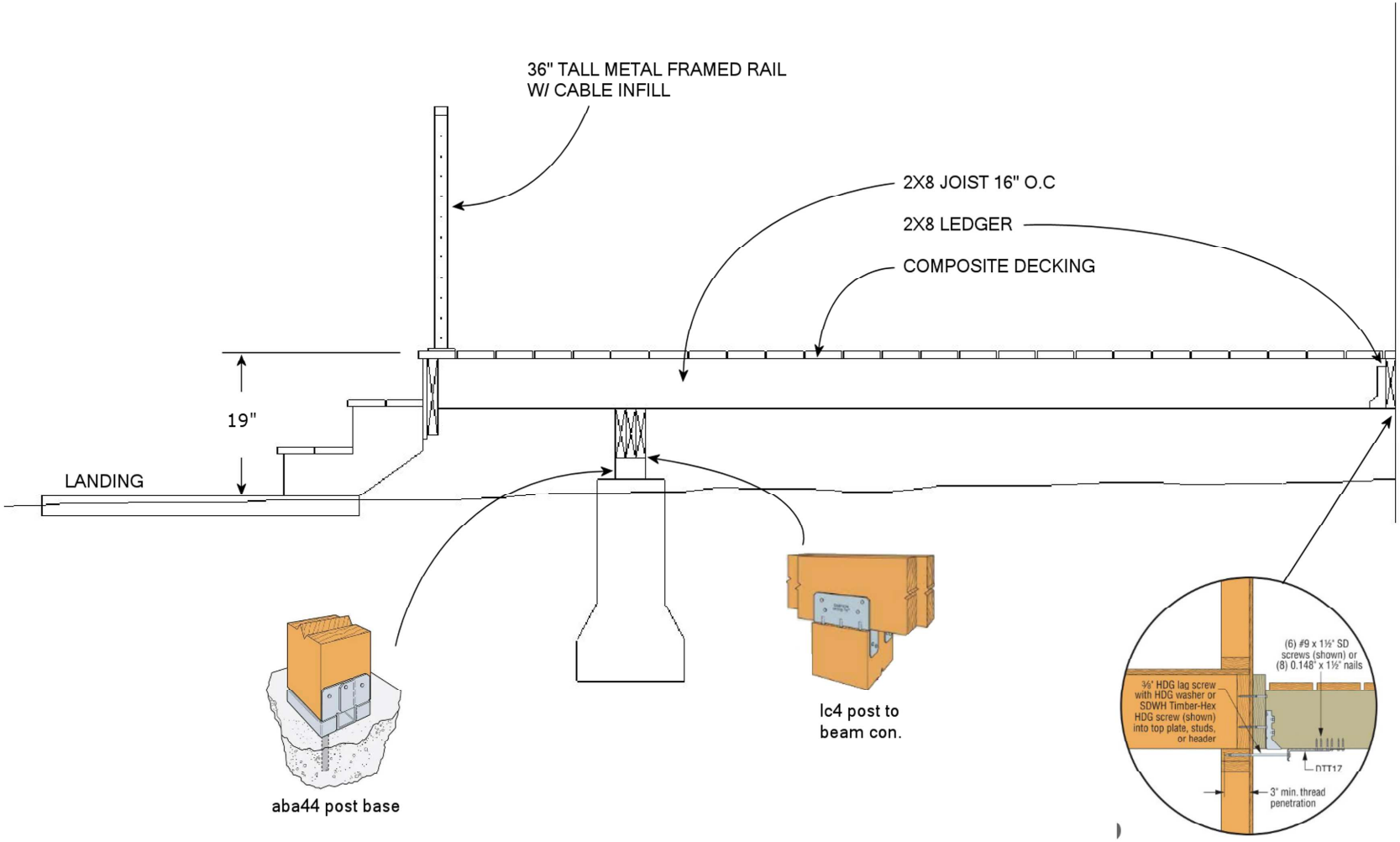
Date
Page
Drawn By: JB

Sundeck Designs
Fort Collins Colorado 970-690-9437

HAMILTON DECK REBUILD PROJECT
526 REMINGTON ST. FORT COLLINS
LOT 11, BLK 135, FTC PARCEL# 9713208011

FRAMING NOTES:

ALL CONSTRUCTION TO FOLLOW 2021 I.R.C + LOCAL AMENDMENTS
DECKING: 5/4" X 6" COMPOSITE W/ HIDDEN FASTENERS
RAILING: METAL FRAME W/ CABLE RAILING INFILL



Scale: 1/2" = 1'

cross section

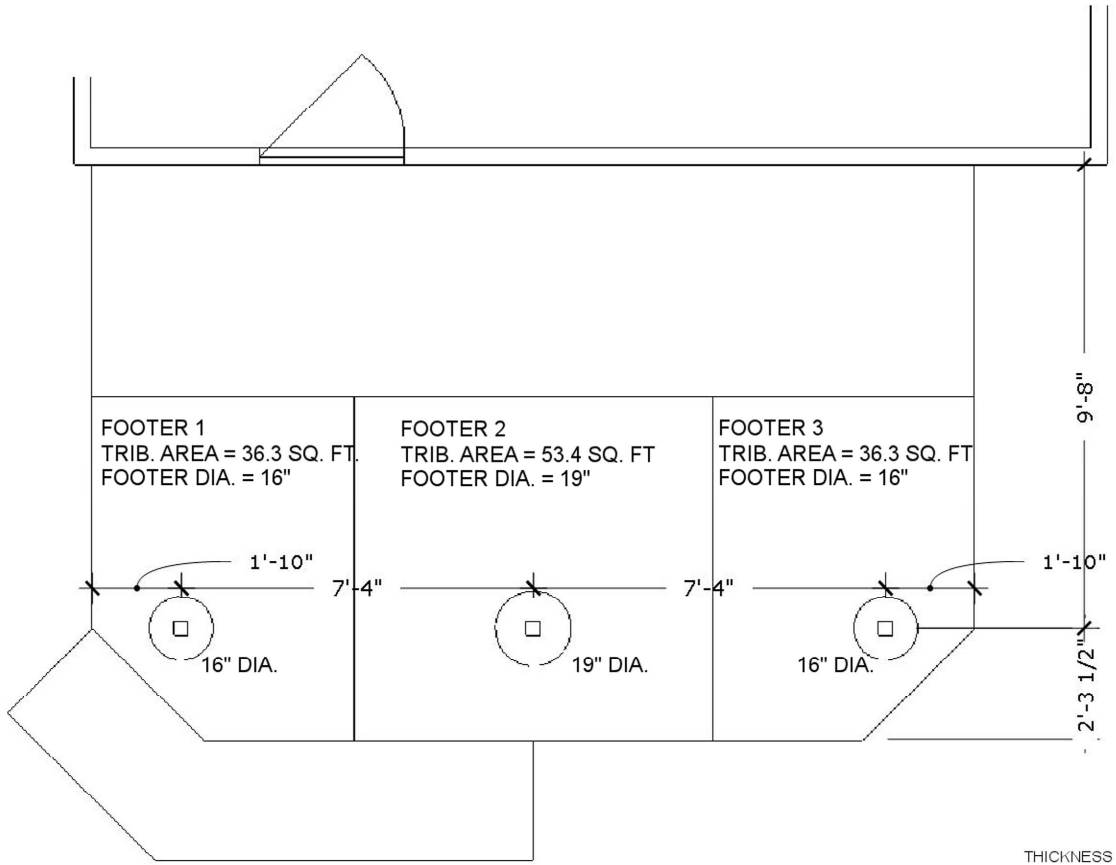
Date
Page
Drawn By: JB

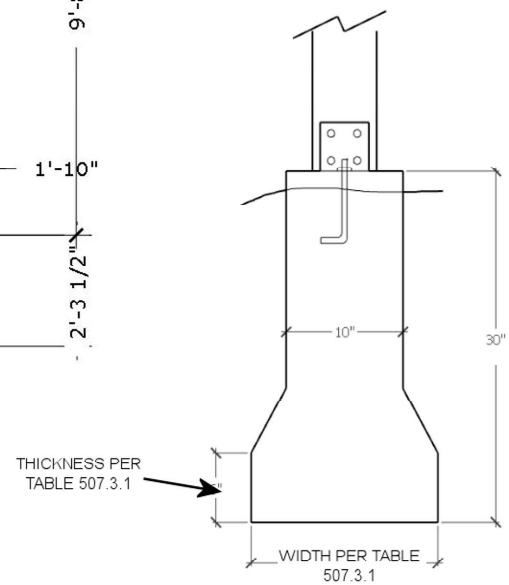
Sundeck Designs
Fort Collins Colorado 970-690-9437

HAMILTON DECK REBUILD PROJECT
526 REMINGTON ST. FORT COLLINS
LOT 11, BLK 135, FTC PARCEL# 9713208011

TRIBUTARY AREA AND FOOTER NOTES:

FOOTERS SIZED PER 2021 I.R.C TABLE 507.3.1 (PRESCRIPTIVE)
SOIL TYPE = CLAY / SANDY CLAY W/ 1500 P.S.F BEARING CAP.
FOOTERS MAY BE "BELL SHAPED" WITH BOTTOM DIA AND THICKNESS PER TABLE 507.3.1
WITH SUPPORTING COLUMN MIN. 10" DIA. (SEE 2021 I.R.C FIG. 507.3)
USE "QUICKCRETE" 4000 P.S.I POURED IN PLACE MIX
EMBED 1/2" X 6" "J" BOLT FOR DECK SUPPORT COLUMN ATTACHMENT





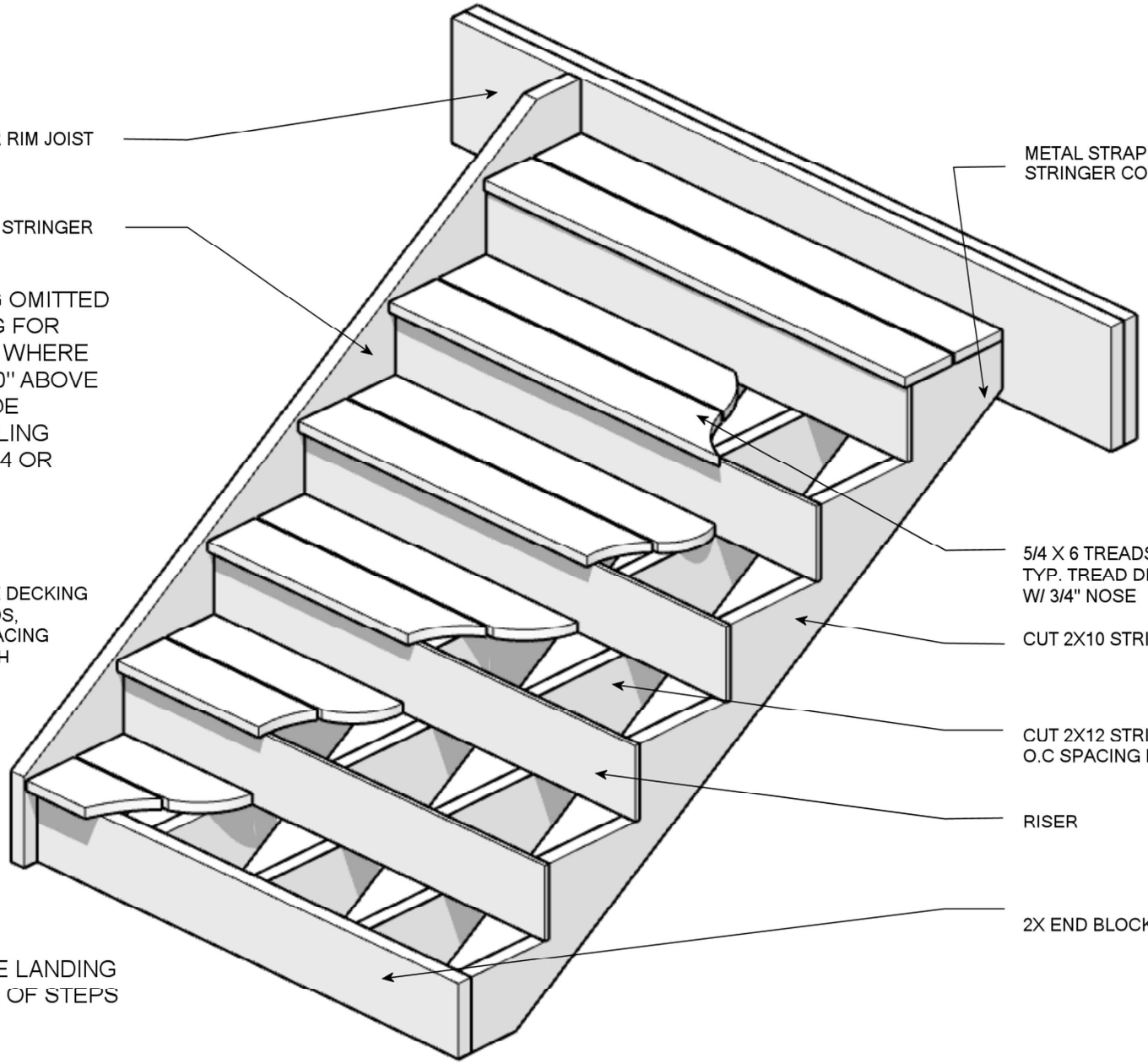
"BELL SHAPED" FOOTER

Date
Page
Drawn By: JB

Sundeck Designs
Fort Collins Colorado 970-690-9437

HAMILTON DECK REBUILD PROJECT
526 REMINGTON ST. FORT COLLINS
LOT 11, BLK 135, FTC PARCEL# 9713208011

STAIRS TO BE BUILT IN CONFORMANCE W/ 2021 I.R.C SEC. 311.7



Scale: NOT TO SCALE

TYPICAL DECK STAIR CONSTRUCTION

Date

Page

Drawn By: JB

Sundeck Designs
Fort Collins Colorado 970-690-9437

HAMILTON DECK REBUILD PROJECT
526 REMINGTON ST. FORT COLLINS
LOT 11, BLK 135, FTC PARCEL# 9713208011