



Historic Preservation Services
Community Development & Neighborhood Services
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580
970.224.6078
preservation@fcgov.com
fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS – Minor Alteration

ISSUED: April 29, 2024

EXPIRATION: April 29, 2025

Gordon Winner
227 Wood St.
Fort Collins, CO 80521

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Harden House at 227 Wood St., 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:

- Treated lumber-framed deck with composite decking boards at rear of house (connected to non-historic addition)

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 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: _____

Job Site Address 227 Wood St. Unit# _____

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

Last Name Winn First Name Gordon Middle Maurice
 Street Address 227 Wood St. City Fort Collins State CO Zip 80521
 Phone # 970 691-6426 Email gordon.winn@gmail.com
 Name of Business (COMMERCIAL USE ONLY) _____

CONTRACTOR INFO: Company Name Home Owner Affidavit
 License Holder Name _____ LIC # _____ CERT # _____

LEGAL INFO:

Subdivision/PUD Capital Hill Filing # _____ Lot # 6 Block # 302 Lot Sq Ft 8,500

CONSTRUCTION INFO: Total Building Sq Ft (NOT including basement) _____ Total Garage Sq. Ft. _____

Residential Sq Ft 350 Commercial Sq Ft _____ # of Stories _____ Bldg Ht _____ # of Dwelling Units _____
Deck w/ stairs
 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): \$ 8,800

Description of Work: Construction of a 310 square foot deck, attached to back of recent addition. Deck will be framed with treated 2x material and decked with composit boards. Top of deck will finish at floor level of house.

JOBSITE SUPERVISOR CONTACT INFO: Name Gordon Winner Phone 970 691-6426

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 Gordon M. Winner Type or Print Name Gordon Winner

Phone # 970 691-6426 Email gordonwinner@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, Gordon Winner, as owner of record of the property located at:
227 Wood St., 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

Gordon M. Winner
Owner

The foregoing Affidavit was acknowledged before me on this 22nd day of

April, 2024 (month, year) by Gordon Winner

Witness my hand and official seal
My commission expires: _____

Corina Hartzog
Notary Public

CORINA HARTZOG
Notary Public
State of Colorado
Notary ID # 20174008848
My Commission Expires 02-27-2025

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

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).

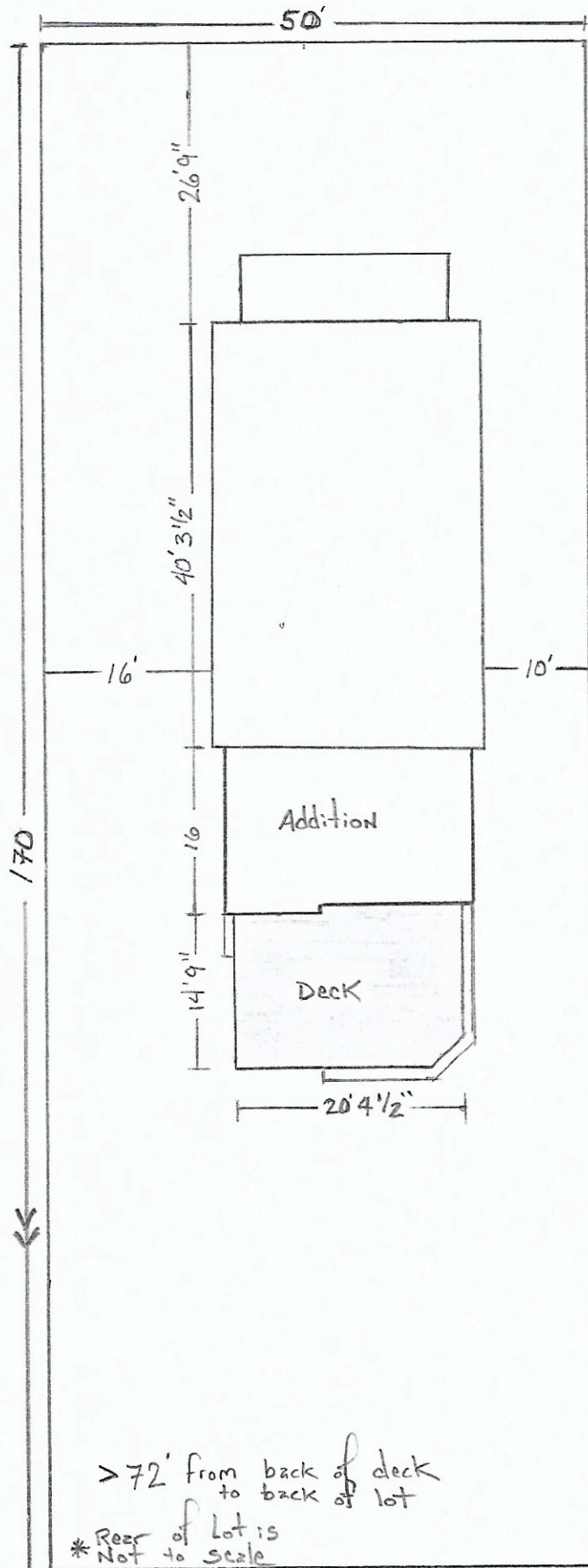
2021 International Residential Code & local amendments: <https://www.fcgov.com/building/codes.php>

1. Access the code: <https://codes.iccsafe.org/content/IRC2021>
2. Go to section R507.

Code section	Deck components	Select/Fill in the blank
Decking		
R507.2 and R507.7	Decking Material	DeckKorators - Voyage
	Orientation of decking to joists	Perpendicular
Joists		
Table 507.6 (use 40 live load row)	Wood Species <small>(Redwood, Cedar etc. are species, treated is not a species)</small>	Treated Pine/Fir #2
Figure R507.6	Joist Size	2x8 2x10
	Joist Spacing / Joist Span	12" oc 5'2", 8'11/2", 15'5 1/2"
	Do the joists cantilever? How far?	No
Beams		
Table R507.5 (1) (40 PSF live load)	Wood Species <small>(Redwood, Cedar etc. are species, treated is not a species)</small>	Treated Pine/Fir #2
Section R507.5	Beam Size	(2) 2x12 (2) 2x8
	Beam Span	8'2", 5'10" 4'0"
	Does the beam cantilever? How far?	No
Posts*		
Table 507.4 (use 40 live load row)	Wood Species <small>(Redwood, Cedar etc. are species, treated is not a species)</small>	Treated Pine/Fir #2
	Size of Post	6" x 6" (7)
	Post Height	< 12"
Piers		
Figure R507.3 Table 507.3.1 (use 40 live load row, 1500 psf column) R507.3	Type of footing/Piers	Concrete
	Depth of Pier	30"
	Size of pier	5 @ 16" 2 @ 12"
Connection Details		
R507.4.1 & R507.3	Footing/pier to Post Connection	Show on plans <input checked="" type="checkbox"/> Notes
R507.5.1 & R507.5.2	Post to Beam Connection	Show on plans <input checked="" type="checkbox"/> Notes
R507.6.1 & R602.3.1	Joist to Beam Connection	Show on plans <input 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) 2 Ledger Loks 2x12 @ 12" oc	Show on plans <input checked="" type="checkbox"/>
R507.9.2 Figure R507.9.2 (1 or 2)	Lateral Connection (4)	Show on plans <input checked="" type="checkbox"/>

*Denotes 2021 IRC Code Changes

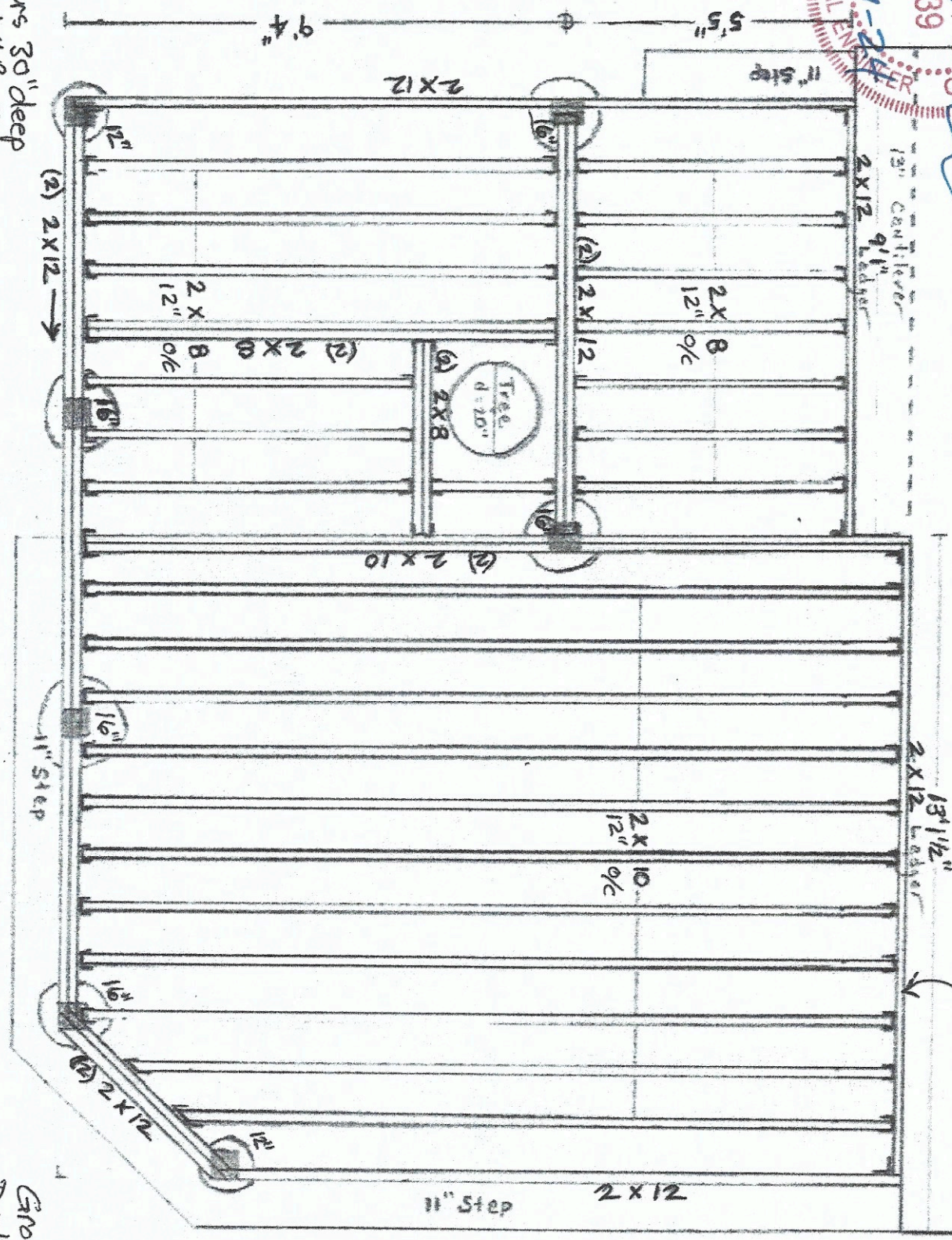
Site Plan - 227 Wood St.
Parcel No. 9711233006 Lot 6, Blk 302





227 Wood Street
 Scale: 3/8" = 1'

2 Ledger Lok Screws
 @ 12" o/c, Top rail



- All joists 30" deep
 with 2-#4 Bars
 3000 psi Conc.

- All Lumber PT #2 SYP or Better - All posts 6x6 w/ Hardware

Ground Snow 35 psf
 Deck Live 40 psf
 Deck Dead 10 psf

General Notes for Deck Construction at 227 Wood Street

- All concrete piers will be set to a minimum 30" depth below grade with no loose dirt left in the bottom of each hole.
- Use ABW66Z Simpson post bases for all post to concrete attachments with $\frac{1}{2}$ " x 4- $\frac{1}{2}$ " Red Head anchor bolts.
- Utilize 6" x 6" treated wood posts where marked on plans with shaded squares.
- Install all post to beam hardware in pairs using Simpson AC6, LPC6Z, and LCE4's in combinations that best suit the alignment of each post to beam.
- For the second hardware connection at the posts on either side of the diagonal corner, (2) 6" Timberlocks may be used on the inside, with a single LCE4 connector at the outside edge.
- All ledgers to house will be treated 2" x 12" properly flashed and attached with (2) Ledgerlocks at 12" o.c.
- All joists will be hung from the ledger and flush beams using face-mount hangers according to joist size (LU28, LU210, 45 degree skewed right LU210, and concealed flange hangers where necessary).
- Double joists and double joist headers will be hung using heavy duty face-mount hangers according to joist size (HUS28-2 and HUS210-2) or will be supported on a 6" x 6" post with a minimum 1- $\frac{1}{2}$ " bearing for each member and an L70 on each side.
- Add L90s in corners to reinforce joist to beam and joist to ledger connections.
- Lateral tension ties (DTT1Z) will be installed in four locations to the sill plate of the house and none to the cantilevered section.
- Deckorators Voyage grooved-edge composite Decking will be run perpendicular to joists (manufacturer specifies max. 16" o.c.).
- Deckorators Voyage solid-edge composite Decking will be run as a picture frame around the perimeter of the deck (blocked @ 16" o.c.) and for the tread of the stairs (manufacturer specifies 9" o.c. for stair stringers).
- Steps noted on plans will be a single tread and will be constructed of a framed box step attached to the outer joist or flush beam and supported on flag stone.

Cutting

- 10" 40T - 80T circular blade (Carbide)
- 12" 40T - 80T circular blade (Carbide)

For Mineral-Based Composite Decking:

- Use a sharp utility knife or jigsaw to finish cuts where a circular saw cannot fully complete cut. (Marking on the back side when needed.)
- Use a jigsaw to cut openings for protrusions. (8-12T per inch on the blade.)
- If necessary, use a large file or medium-grit sandpaper to clean cut edges.
- Use utility knife to cut any fibers or strands.

(In the rare event that a strand or fiber protrudes from the board, do not pull it.) If you are using a painted blade, you can remove the paint residue with medium grit sandpaper.

Fastener requirements

- Corrosion-resistant, galvanized or stainless steel fasteners
- Reverse-thread composite screw
- Minimum of 2-1/2" long screws
- 1-1/4" minimum penetration into joist

- Set power driver such that screws are slightly counter sunk. Do not overdrive.
- If using a hidden fastener system, use the manufacturer's recommended fastener and follow the manufacturer's instructions.

Installation

- Two fasteners per joist minimum.
- Ends of each board must fall on a joist.
- Double joist or use blocking where two board ends meet (fig. 1).
- 1" maximum cantilever.
- Install entire deck at same temperature.
- Install the deck boards starting from the outside edge of the platform and work toward anchor wall so that ripped pieces abut the wall. Start installing from one end of the board and work toward the other end of the board.

OR: Start installing from the center of the board and work out toward the ends of the board. Do not install by fastening each end first and working toward the middle. To keep the interior boards from moving over time, we recommend pinning the boards at the center of their length using a #8, 2" stainless steel screw. This holds the deck board in place at the center of each board and allows the decking to expand/contract at the ends. Pre-drill in the groove of the deck board with an 1/8" drill bit (fig. 2a). Drive screw into the groove so it's flush with the bottom of the groove (fig. 2b). This will allow you to properly fit a Stowaway hidden fastener into the groove.

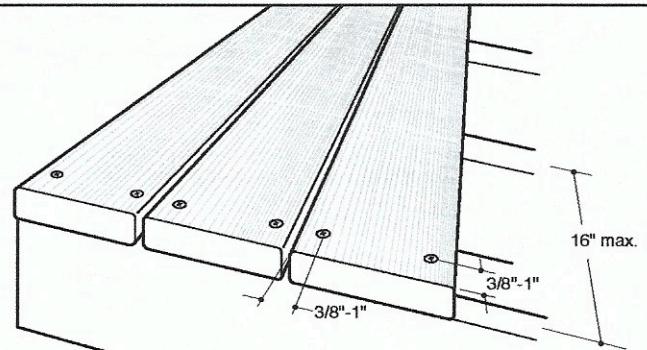
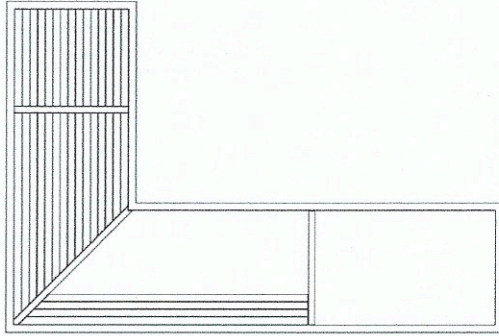
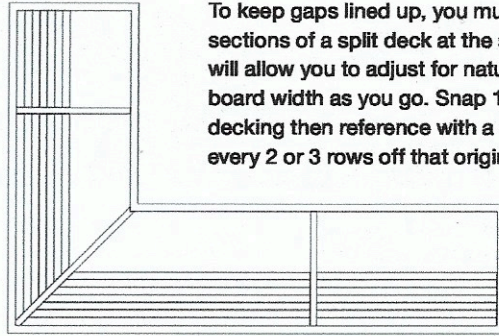
- Continue installing deck boards, adhering to the gapping requirements. Ensure consistent appearance by aligning each plank so that the cathedrals of the emboss pattern point in the same direction.

NOTE: Cutting all ends of boards prior to installation recommended.

Stair installation

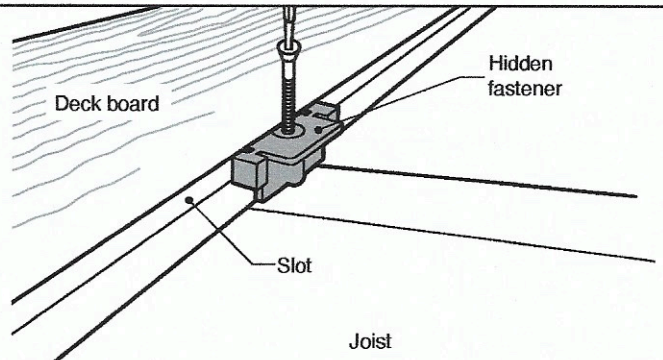
- Stairs must be constructed according to national and local building codes. Generally, building codes require 3' minimum wide treads and 11" minimum tread depth.
- 9" maximum center-to-center spacing of stringers is required.

To keep gaps lined up, you must build all sections of a split deck at the same time. This will allow you to adjust for natural variation in board width as you go. Snap 1 line to start the decking then reference with a measurement every 2 or 3 rows off that original line.



Face screw installation

- Use reverse-threaded composite deck screws.
- Screws must be 3/8" to 1" from side of board, 3/8" to 1" from end of board.
- Use color-matched screws for best results.
- Use caution not to overdrive screw.



Hidden fastener installation

- Please refer to the compatible fastener information on Deckorators.com/FastenerInfo.
- Fastener slots may be routed into the side of the deck boards, as needed.
- Follow hidden fastener manufacturer's instructions.

- Stair treads should be fastened over a minimum of 5 stringers to meet code requirements.
- 1/2" maximum tread overhang over stringers.
- 1/8" minimum gap between stair-tread boards. Local building codes may require the gap to be increased to 1/4" - 3/8" in order to maintain the minimum tread depth.

Color variation

Like most composites, Deckorators Decking will have color variations from piece to piece. This is due to naturally occurring variations in polymers. Purchasing all required decking material at one time is recommended, as manufacturing runs can produce slightly different colors. Do not install if color variation is not acceptable.

Mold and mildew growth

Mold and mildew can be a nuisance on any exterior building surface, regardless of the material. If the conditions are right, they will grow on wood, plastic, concrete, metal, and other surfaces. Mold formation is most prevalent in consistently wet, shaded areas. Spores from the natural environment are carried by the wind and commonly land on decks surfaces. It is important to note that the appearance of mold/mildew is a function of nature, not necessarily a deficiency with any of the material on which it grows.

Cleaning

Periodic washing with soap/mild detergent and water will help remove surface dirt. This will also help prevent the buildup of pollen, debris and spores that can cause and accelerate mold/mildew growth.

Caution: A pressure washer must not be used to "blast" mold/mildew or soils from a deck surface. The abrasive nature of the water stream can potentially cause damage by driving the spores deeper into the material, which may create a more challenging problem to remedy. A pressure washer with a fan-tipped nozzle must only be used to lightly wet or rinse wood or composite deck surfaces.

There are many deck wash and exterior cleaning products available at retail. Only use cleaners intended for your application. Instructions provided by the manufacturer must be followed. Some cleaning products and inhibitors may be more effective than others, depending on the environmental conditions your deck is subjected to. Additionally, it is always a good idea to test the cleaner in a small, inconspicuous area prior to applying it to the entire deck (www.deckorators.com).

Tips for snow removal: Care should be taken when removing snow from your deck to avoid damaging the deck surface. Use a plastic snow shovel, one without a metal edge. A stiff push broom can work very well and minimizes lifting. Light snow can be cleared using a leaf blower. Do not attempt to break up or scrape ice from the deck surface; use ice melt products when needed. No concerns have been reported using ice melt products labeled "Safe for Pets".

Mold inhibitors

As with deck washes, there are several mold-inhibitor products available from paint stores, hardware stores, online outlets, and home centers to help prevent long-term mold/mildew growth. For any product selected, be certain to read, understand, and follow all instructions provided by the manufacturer. Depending upon the environmental factors affecting your deck, some preventive cleaning products may be more effective than others. It may be necessary to try more than one product. For ongoing preventive maintenance, follow the manufacturer's recommendation.

Note: Deckorators is not suitable for structural use. It must not be used for primary load-bearing members such as posts, joists, beams, or stringers. The same commonsense precautions should be taken when handling Deckorators as with wood or other building materials. Dust masks and eye protection devices are recommended to avoid possible irritation from sawdust and chips. Gloves will help protect hands. Hands should be washed after construction work.

THE DIAGRAMS AND INSTRUCTIONS IN THIS BROCHURE ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT MEANT TO REPLACE A LICENSED PROFESSIONAL. ANY CONSTRUCTION OR USE OF THE PRODUCT MUST BE IN ACCORDANCE WITH ALL LOCAL ZONING AND/OR BUILDING CODES. THE CONSUMER ASSUMES ALL RISKS AND LIABILITY ASSOCIATED WITH THE CONSTRUCTION OR USE OF THIS PRODUCT. THE CONSUMER OR CONTRACTOR SHOULD TAKE ALL NECESSARY STEPS TO ENSURE THE SAFETY OF EVERYONE INVOLVED IN THE PROJECT, INCLUDING, BUT NOT LIMITED TO, WEARING THE APPROPRIATE SAFETY EQUIPMENT. UNIVERSAL FOREST PRODUCTS, INC., MAKES NO WARRANTY, EITHER EXPRESS OR IMPLIED, AND SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES.

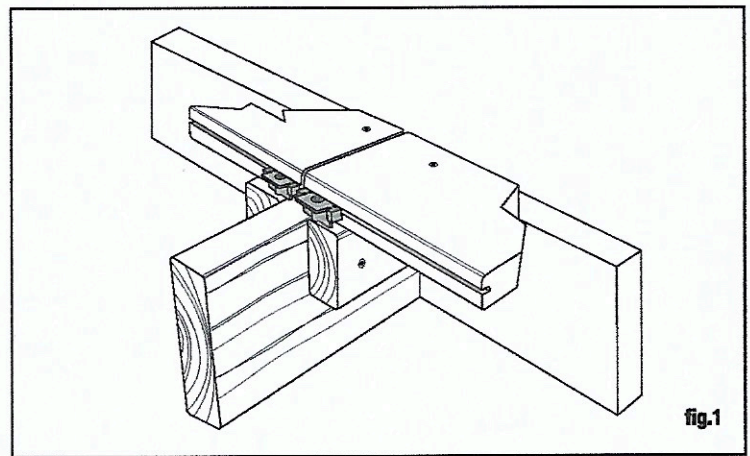


fig.1

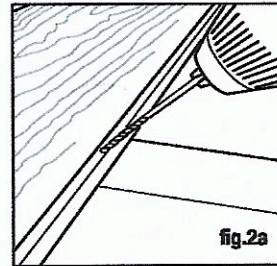


fig.2a

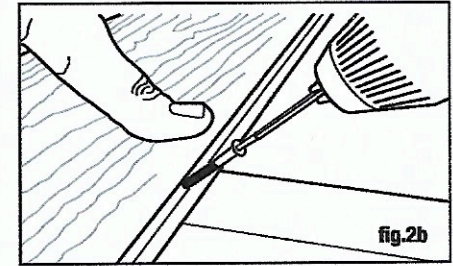


fig.2b

