

Historic Preservation Board

Amy Adkins
Al Mowrer

Kathy Kvasnicka, Chair

Penny Rankin, Vice-Chairperson
Ginny White
Vacancy

Historic Preservation Board Agenda Regular Meeting*

Fort Lupton City Hall – 130 S. McKinley Ave.

Thursday, June 3, 2021 – 6:15 P.M.

(Order & Contents Subject to Change by Action of the Historic Board)

Call to Order – Roll Call

Approval of Agenda

Consent Agenda – Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of Discussion Items.

- a. Approval of the Minutes of the May 6, 2021 Meeting

Public and Visitor Input – This portion of the Agenda is provided to allow members of the audience to present comments to the Board. The Board may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up.

Action Items

- a. HAM2021-004: Request for Report of Acceptability for Seymour and Birdie Rhode House at 149 Denver Avenue
- b. HAM2021-005: Request for Report of Acceptability for Ottesen Grain Co. at 815 7th Street

Discussion Items

- a. Monthly Historic Review Quiz

Future Business

- a. Next Board Meeting on July 1, 2021

Adjourn

**RECORD OF PROCEEDINGS
FORT LUPTON HISTORIC PRESERVATION BOARD
May 6, 2021**

The Historic Preservation Board of the City of Fort Lupton met in session at the City Hall, 130 South McKinley Ave., the regular meeting place of the Historic Preservation Board and virtually via GoToMeeting, on Thursday, May 6, 2021. Chair Kathy Kvasnicka called the meeting to order at 6:15 pm.

ROLL CALL

Those present were Chair Kathy Kvasnicka, Vice Chair Penny Rankin and Members Amy Adkins, Al Mowrer, and Ginny White. Also present was Planning Director Todd Hodges, City Planner II Alyssa Knutson and Administrative Assistant Magaly Morales-Tejada.

APPROVAL OF THE AGENDA

Al Mowrer made a motion to approve the agenda and Penny Rankin seconded. Motion passed unanimously.

APPROVAL OF THE CONSENT AGENDA

Ginny White made a motion to approve the consent agenda and it was seconded by Al Mowrer. Motion passed unanimously.

PUBLIC AND VISITOR INPUT

It was noted that there were no members of the public in person or on the online platform present to make comments not otherwise related to the agenda; the public comment portion was closed.

ACTION ITEM

HAM2021-003 (Public Hearing): Application for Rescission of Local Historic Designation of the Seymour and Birdie Rhode House Located at 149 Denver Avenue to the Fort Lupton City Council.

Prior to discussion of HAM2021-003, Chair Kathy Kvasnicka recused herself due to her participation in the Planning Commission discussion of this item on March 11, 2021.

Vice-Chair Penny Rankin gave a brief explanation of the procedure of a public hearing. She then asked staff if they had a presentation for the Board.

Planner Alyssa Knutson presented the item. She stated that this application is to rescind historic designation of the property at 149 Denver Ave. and remove it from the local historic registrar. She stated that the property was historically designated in 2008 and is historically known as the Seymour and Birdie Rhode House. Ms. Knutson stated that this property was

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FORT LUPTON HISTORIC PRESERVATION BOARD
May 6, 2021

found to have significance at the local and national level based on 2 criteria – that it embodies the distinctive features of the Queen Anne style of architecture and that Seymour and Birdie Rhode founded the first bank in Fort Lupton where Birdie's role as a female bank president was unusual at the time. She stated that the application to rescind was submitted by the property Owner, Salvador Flores, who was present at the hearing. She stated that all notification requirements had been met. Ms. Knutson stated that the process for removing a designation from the local registrar is the same as adding the property – it is a 3 step process, the first being a meeting before the Planning Commission to provide a recommendation to the Historic Preservation Board. She stated that the Planning Commission meeting was held on March 11, 2021 and it was voted unanimously to deny recommending approval of de-designation. Ms. Knutson stated that the next step in this process is tonight's public hearing, where the Board shall provide a reasonable opportunity to all interested parties to voice their opinions regarding this matter. After this hearing the Board shall transmit its recommendation to City Council for final consideration. Ms. Knutson stated that the applicant's wife was present and may wish to provide a presentation on behalf of the application.

Esmeralda Flores, 149 Denver Ave, Salvador Flores' wife provided a brief presentation to the Board. She stated that the property had originally been designated by Mr. Flores' ex-wife and provided additional background to the original designation. She stated that Mr. Flores was told by his ex-wife that they would be able to receive financial help to make repairs to the house. Ms. Flores stated that since she has lived at property, since March 2016, they have made several repairs to the exterior of the home, citing repairs done to the water fountain, synthetic grass, and overall upkeep on the three yards of the home. Ms. Flores stated that her husband is frustrated with the City as he has received no financial support and feels as though they have to report all changes done to their property to the City. Ms. Flores stated their intention is to improve the home's appearance, but that they don't want to have to receive Board approval before every minor project. Ms. Flores stated that they don't believe it is fair that the City has a say in what repairs get done in the home if the City is not helping fund said repairs.

Member Al Mowrer stated that there is funding available to assist with home repairs, but proper paperwork needs to be provided and it does take time to receive funding.

Ms. Flores stated that they were told that there is no funding available. She stated that Mr. Flores' ex-wife had applied for these benefits but they never received anything.

Planner Alyssa Knutson stated that there is no funding from the City for historically designated properties, but there is funding from the State. Ms. Knutson added that there is funding from the Fort Lupton Urban Renewal Authority, which provides up to a 50% match for exterior improvements. She stated that information for this funding has been directly provided to Mr. Flores and there have been yearly postcards sent to their home every time the grant is open for applications. Ms. Knutson stated that they have not applied for this grant.

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Ms. Flores stated that they are under the impression that they would have to pay this money back based on comments from the Planning Commission meeting and therefore did not want to apply if they would be liable to pay this money back in the future.

Planning Assistant Magaly Morales-Tejada explained that the comment made at the Planning Commission was actually a clarifying question on whether the applicant is liable for any funds that have been awarded for repairs to the property, and the answer was no. She stated that this can be referenced back to in the minutes from said Planning Commission meeting.

Member Mowrer reiterated that it is a long process to apply and receive funding, but that it is available. He stated that this had been previously been explained to the applicants.

Planner Knutson stated that the process to receive funding from the State may be a long process, however receiving funding from the Urban Renewal Authority is a fairly simple process, but it does require that the applicant follow through with submitting the paperwork. Ms. Knutson added that a lot of the issues for the property owners have come from failure to receive building permits from the building department, not just the Historic Preservation Board.

Ms. Flores stated that they are up to date with all of their permits with the building department.

Ms. Knutson stated that in most of those cases, work was done prior to applying for any building permits.

Planning Director Todd Hodges stated that he appreciates the work that has been done on the home and that while the permits are now up to date, much of the work was started before obtaining proper permits and that is why their projects have been stopped by the City. Mr. Hodges stated that while there is an additional step for properties that are historically designated, the Board is always willing to work with applicants.

Vice- Chair Penny Rankin asked if the Board members had any comments and questions.

Member Ginny White stated that she understands property rights and understands that it's hard feeling as though it's not your home, however there is a process that needs to be followed by everybody.

Member Amy Rankin agreed with Member White, she stated that while she understands the frustration, proper permits will still be needed through the City whether or not the building is historically designated.

Member Al Mowrer stated that he agrees with what has been said by the other members and stated that he himself has often been stopped by the City for starting a project without

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the proper permits, so he understands that it can be frustrating however he also understands that there is process to doing things properly.

Vice-Chair Rankin stated that she agrees with the Board but would like to point out Article XVII of the Preservation Plan where it is stated that the Board would not designate a property without owner consent.

Planning Director Todd Hodges stated that from a staff perspective that is written in the Code due to the fact that properties can be designated without owner approval.

Planner Alyssa Knutson reiterated that a property can be historically designated without owner consent and believes that that statement was added in order to clarify that it is not the Board's intention to initially designate a property without owner consent. She added that the wording is subject to interpretation of the Board.

Member Al Mowrer asked if all changes to the home needed to come to the Board for approval.

Ms. Flores stated that she wanted to reiterate that they do not intend on making any big changes to the exterior of the home.

Planning Director Hodges stated that all work on the exterior of the home needs to come to the Board for approval, however work on the interior only requires permits from the building department.

Member Mowrer stated that the Board is willing to work with applicants and asked if the applicants are willing to follow through with the application process and work with the board.

Ms. Flores stated that her husband has several health issues and due to that he does not want to go through long processes to acquire permits and continue work on his home.

Seeing no more questions or comments from the Board, Vice-Chair Penny Rankin called for a motion to approve HAM2021-003. Al Mowrer motioned to approve, Penny Rankin seconded. Motion to recommend approval of the rescission of designation to City Council was denied unanimously by a roll call vote.

DISCUSSION ITEMS

Saving Places Conference Recap

Member Ginny White stated that she really enjoyed the conference and specifically enjoyed being able to see what other communities are doing with their historic main streets.

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Chair Kvasnicka agreed with Member White and added that she enjoyed the presentation on the Secretary of Interior's Standards for Rehabilitation and always learns a lot watching the debates take place.

Planner Knutson stated that she enjoyed Joe Minicozzi's presentation and the visuals that show the high property value of downtowns and the influence that downtown revitalization has on the rest of the community.

Chair Kvasnicka stated that his presentation would be a good thing to bring up to the Fort Lupton Urban Renewal Authority.

Monthly Historic Review Quiz

There was no historic review quiz this month.

FUTURE BUSINESS

Next Board meeting on June 3, 2021 at 6:15pm.

ADJOURN

Chair Kathy Kvasnicka adjourned the meeting at 6:52pm.

Submitted by

Magaly Morales-Tejada, Planning Assistant

Approved by Historic Preservation Board

Kathy Kvasnicka, Chair

HAM 2021-004

**APPROVE A REQUEST FOR REPORT OF ACCEPTABILITY FOR THE SEYMOUR AND
BIRDIE RHODE HOUSE (149 DENVER AVENUE) FOR A CONCRETE PATIO**

- I. **Agenda Date:** Board Meeting – June 3, 2021
- II. **Attachments:**
- A. Request for Report of Acceptability & Attachments
 - B. Architectural Inventory Form
 - C. Exhibit A to this HAM: Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings Applicable to the Patio Addition.

III. **Issue/Request:**

On May 13, 2008, the Fort Lupton City Council approved the historical designation of the Seymore and Birdie Rhode House at 149 Denver Avenue. Exterior work to historically designated properties within the City requires prior approval from the Historic Preservation Board, as regulated by Article XVII of Chapter 18 to the Municipal Code.

Salvador Flores, the owner of this historic site has submitted a request to convert an ADA ramp on the northern portion of the residence to a patio. The proposed work requires a building permit. Please see Section VI. Legal / Political Considerations of this document for further information on requirements prior to permitting exterior work to historic sites within the City of Fort Lupton.

Additional information on this proposed work is attached for your reference.

VI. **Legal / Political Considerations:**

Pursuant to Section 18-354 of the Municipal Code, a report of acceptability is required prior to work requiring a building permit for the alteration or reconstruction of or addition to the exterior of any improvement which constitutes all or part of a historic site.

The proposed work requires building permits and therefore qualifies for review under the following two phase review:

(1) Conceptual review. Conceptual review is an opportunity for applicants to discuss requirements, standards and policies that apply to historic sites...Problems can be identified and solved prior to final review of the application. After review of the application by the Historic Preservation Board, the Planning Commission shall furnish the applicant with written comments regarding the conceptual review. Conceptual approval of any

proposed work may be limited to certain portions of the work as deemed appropriate by the Board. Conceptual approval does not guarantee final approval of proposed work. If upon review of proposed work, the Board determines that conceptual review is not necessary given the absence of a significant impact on the historic site...it may be waived by the Board and the Board may then proceed to consider the proposed work on final review at the same meeting.

If the Board chooses to waive conceptual review and go directly to final review, then:

(2) Final review. If an application or parts thereof are conceptually approved, it shall be finally reviewed by the Historic Preservation Board at a subsequent meeting of the Board. During final review, the Board shall consider the application or parts thereof that have received conceptual approval and any changes made by the applicant since conceptual review.

Pursuant to Section 18-354 of the Municipal Code that addresses work requiring a building permit on a historic site:

(a) Action on an application for a building permit, including any permit for demolition of a building, shall be deferred by the Building Inspector except as provided in Section 18-359 [relating to remedying of dangerous conditions], until the application is accompanied by a report of acceptability from the Historic Preservation Board for the proposed work when the proposed work involves the following:

(1) Alteration or reconstruction of or addition to the exterior of any improvement which constitutes all or part of a historic site;

(2) Demolition or relocation of any improvement or object which constitutes all or part of a historic site; or

(3) Construction or erection of or addition to any improvement upon any land included on a historic site.

The Board should then take into consideration each of the following criteria when determining whether to approve the proposal:

- 1. The effect of the proposed work upon the general historical and/or architectural character of the historical site, landmark or district;*
- 2. The architectural style, arrangement, texture and materials of existing and proposed structures and their relation to the structures in the district;*
- 3. The effects of the proposed work in creating, changing or destroying the exterior architectural features of the structure upon which such work is to be done;*
- 4. The effect of the proposed work upon the protection, enhancement, perpetuation and use of the historic site or district;*
- 5. The Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (see Exhibit A to this Memorandum for applicable standards); and*

6. *Such additional criteria, as established by the Historic Preservation Board, which it deems to be in the best interests of the City.*

VII. Alternatives/Options:

The Board has the following options:

1. *Approve the request for report of acceptability, or approve with conditions;*
2. *Do not approve the request for report of acceptability;*
3. *Delay a decision in order to request additional information.*

VIII. Financial Considerations:

None.

IX. Staff Recommendation:

The Board must make a determination if this review requires conceptual and final review, or should go directly to final review. Staff believes the proposal could move directly to final review for both the proposed patio.

Staff recommends that the Historic Preservation Board review the Standards for Rehabilitation and Guidelines that are attached as Exhibit A to this Memorandum. The complete set of Guidelines can be found at <http://bit.ly/soiguideelines>. It is recommended to also review these prior to the meeting.

EXHIBIT A
STANDARDS FOR REHABILITATION & GUIDELINES FOR REHABILITATING
HISTORIC BUILDINGS APPLICABLE TO THE PROPOSED PROJECT

STANDARDS FOR REHABILITATION		
	STANDARD	STAFF COMMENT
1.	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.	The overall proposed work complies with this standard.
2.	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 the property will be avoided.	The overall proposed work complies with this standard.
3.	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.	The overall proposed work complies with this standard.
4.	Change to a property that have acquired historic significance in their own right will be retained and preserved.	N/A.
5.	Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	The overall proposed work complies with this standard.
6.	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.	N/A. Although it is noted from the photos that bricks appear to be damaged and/or deteriorating. Although not part of this application, if the proposed ramp work will further affect brick that should be avoided. It is recommended to repair the damaged brick with matching brick, or if needed replace with matching brick.
7.	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.	N/A.
8.	Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	N/A.
9.	New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	The overall proposed work complies with this standard.

10.	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.	The overall proposed work complies with this standard.
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COME PAINT YOUR FUTURE WITH US

Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

Request for Report of Acceptability for a Historically Designated Property

The City of Fort Lupton is proud of its unique history and its historically designated properties. Therefore, the Municipal Code requires review by the Historic Preservation Board prior to any exterior alterations or demolitions to historically designated properties, and approval of a Report of Acceptability. To find out if your property is historically designated, visit bit.ly/FLDesignation or call 720.466.6128 for the register of designations within the City.

To obtain a Report of Acceptability, submit this fully completed form and any required attachments to the Planning Department at planningdept@fortlupton.org or delivering it to City Hall at 130 S. McKinley Avenue, Fort Lupton, Colorado 80621. More information on the process is included in the attached Instructions for Submitting a Request for Report of Acceptability.

A. CONTACT INFORMATION

- 1) Property Owner: Salvador Flores
- Company: _____
- Phone: 720-472-8795 Email: salvadorflores999@gmail.com
- Address: 149 Denver Ave Fort Lupton, CO 80621
- Preferred method of contact? Email: ☒ Phone: ☒ Mail: ☐

B. SITE DESCRIPTION

- 1) Site Address: 149 Denver Ave Fort Lupton, CO 80621
- 2) Parcel Number: 147106132013
- 3) Historic Building Name: SEYMOUR & BIRDIE RHODE HOUSE

C. PROJECT DESCRIPTION

- 1) Please provide a short description of the proposed project in the space provided below:
- I got a Building permit on 7/12/2012 to build a ramp and to turn garage to living space because my son had suffered
an accident and he needed extra space and special needs, my son moved out of my home before the ramp
was done, so now I will like to convert the ramp into a porch

- 2) Is a building permit required? (Contact the Building Department at 303.857.6694 with questions.)
 Yes ☒ No ☐
- 4) If the project does require a building permit, have you submitted a completed building permit application to the Building Department? This is required prior to submitting a Request for Report of Acceptability.
 Yes ☒ No ☐
- 5) Is the project requesting to demolish a historically designated structure?
 Yes ☐ No ☒

D. SUBMITTAL CHECKLIST

The following documents be submitted with a fully completed Request:

- ☐ If the work requires a building permit, or is a request to demolish a building, the building permit and/or demolition permit and all attachments to the permit(s) must be included;
- ☐ Sketches, plans and any other documents required by the Historic Preservation Board, including paint color samples, and photos of all sides of the building that changes are being made to; and
- ☐ A narrative that describes the project. It is recommended that the narrative address the following items that the Historic Preservation Board must consider when making its final determination on whether to approve the Request:
 1. whether the work will erode the authenticity or destroy any distinctive exterior feature of the building;
 2. whether the work is compatible with the distinctive characteristics of the historic site; and
 3. whether the work is in the spirit of the Article XVII, Chapter 18 of the Fort Lupton Municipal Code.

E. PROPERTY OWNER CERTIFICATION(S)

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Owner: Salvador Flores Date: 5-18-21

For Office Use Only

Received Date: _____

If the application is not complete, state reasons why it is incomplete:

Conceptual Review ☐

Final Review ☐

Conceptual Review Waived ☐

Scheduled Meeting Date: _____

Instructions for Submitting a Request for Report of Acceptability

DEFINITIONS

Words in the singular include the plural and words in the plural include the singular.

Application refers to the official submittal to the City of Fort Lupton's Planning Department for review of the proposed project identified in the Request for Report of Acceptability. The application includes the form, all materials submitted for review of the project, including those documents required under the Building Regulations of the Municipal Code, and any additional information provided.

Project refers to the exterior changes identified in the application and application materials.

Property refers to the land that is being proposed for exterior changes as described in the Request for Report of Acceptability and application materials.

Request means the Request for Report of Acceptability.

A. CONTACT INFORMATION

Provide contact information for all owners of any property that is the subject of the application. If the contact information for all property owners will not fit on the space provided, submit a separate sheet for the additional owners.

B. SITE DESCRIPTION

Provide all information requested. Parcel numbers and address information may be found at the Weld County Property Portal at <https://www.co.weld.co.us/maps1/propertyportal/>. Information on the historic name of the building can be found on the chart titled Fort Lupton Designation Register at bit.ly/FLDesignation.

C. PROJECT DESCRIPTION

Please provide a description of what proposed exterior changes that the project entails. If you need more space for the project description, please attach a separate sheet.

State if the proposed changes require a building permit or a demolition permit. If you are unsure, please contact the Building Department at 303.857.6694. If a permit is required, it must be submitted to the Building Department prior to submitting a Report of Acceptability.

D. SUBMITTAL CHECKLIST AND PROCESS

For an application to be considered complete, and for planning staff to schedule a meeting before the Historic Preservation Board, this Request must be fully completed and all required attachments included. You may submit the fully completed form and required attachments to the Planning Department at planningdept@fortlupton.org or delivering it to City Hall at 130 S. McKinley Avenue, Fort Lupton, Colorado 80621.

No permit will be released by the Building Inspector until a Report of Acceptability has been obtained for the following work:

- 1) Alteration or reconstruction of, or addition to, the exterior of any improvement which constitutes all or part of a historic site;
- 2) Demolition or relocation of any improvement or object which constitutes all or part of a historic site; or
- 3) Construction or erection of, or addition to, any improvement upon any land included on a historic site.

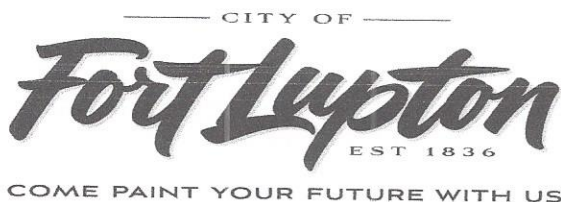
Planning staff will review the application for completeness and provide notice to the applicant whether the application has been deemed complete. Once the application is deemed complete, Planning staff will schedule the project for a meeting before the Historic Preservation Board. The applicant must attend the meeting to present their proposed project to the Historic Preservation Board.

E. PROPERTY OWNER CERTIFICATION(S)

Provide the signature of all owners of properties included in the application in this section.

For any other questions, please contact the Planning Department at 303.857.6694 or planningdept@fortlupton.org.

Permit Number: 21FTL - _____



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org
Email: buildingdept@fortluptonco.gov

APLICACIÓN DE PERMISO GENERAL

(Por favor imprimir legiblemente)

*Requerido

(Aplicaciones incompletas no serán aceptadas)	
Si el solicitante es inquilino, una exención firmada por el propietario debe ser incluido con la aplicación.	
# de Parcela: 147106132013	Descripción Legal: FTL 15140 L1 THRU 4 BLK21 TWOMBLYS SUB
Dirección del sitio de trabajo (si no tiene dirección, provee la descripción legal y el # de parcela): 149 Denver Ave Fort Lupton, CO 80621	
Propietario (Marque si el solicitante es el propietario) ☒	Dirección: 149 Denver Ave Fort Lupton, CO 80621
Correo electrónico del propietario: salvadorflores999@gmail.com	# de telefono del propietario: 720-472-8795
Tipo de trabajo:	Seleccione un tipo de propiedad: ☒ Residencial ☐ Comercial (puede requerir aprobación del Distrito de bomberos de Fort Lupton)
Información de los Contratistas Marque si el propietario estará haciendo el trabajo ☒	
Contratista General:	Número de teléfono:
Correo Electrónico:	# de licencia:
Contratista de Edificio:	Número de teléfono:
Correo Electrónico:	# de licencia:
Contratista de Electricidad:	Número de teléfono:
Correo Electrónico:	# de licencia:
Contratista de Plomería:	Número de teléfono:
Correo Electrónico:	# de licencia:
Contratista de Mecánica:	Número de teléfono:
Correo Electrónico:	# de licencia:
Descripción del Trabajo:	
Valuación de Construcción Cualquier trabajo realizado antes de obtener un permiso puede ser sujeto a tarifas dobles.	
Materiales: \$ 700.00 + Labor: \$ 0 700.00 = Valuación total: \$ 700.00	

For Office Use Only

Permit Fee (201): \$

+ Use Tax (218): \$

= Total Fees: \$

NOTE:

Para programar una inspección por favor visite la página de web de la Ciudad de Fort Lupton, bajo inspecciones o llame al 970-305-3161 y elija ext. 1. Deje un mensaje con su nombre, número de teléfono, dirección del sitio de trabajo y el número de permiso. Las inspecciones que sean pedidas antes de las 4 pm lunes-viernes serán completadas el próximo día de negocio. Inspecciones que se pidan después de las 4pm serán completadas entre 2 días de negocio. Los permisos se expiran 180 días después de la fecha de en cuales fueron emitidos, al menos que el trabajo se haiga iniciado y las inspecciones hayan sido completadas. El permiso TIENE que ser puesto en el sitio de trabajo donde sea visible de la calle. Cualquier trabajo realizado antes de obtener un permiso puede ser sujeto a tarifas dobles.

El solicitante, sus agentes y empleados deben cumplir con todas las reglas, restricciones y requisitos de los reglamentos de zonificación de la ciudad y códigos de construcción que rigen la ubicación, construcción y construcción de la obra propuesta anterior para la cual se concede el permiso. La Ciudad o sus agentes son autorizados a ordenar la cesación inmediata de construcción en cualquier momento en que ocurra una violación de las reglas o regulaciones. Violación de cualquier de los códigos o regulaciones aplicables puede resultar en la revocación de este permiso. Los edificios TIENEN que conformar a los planes sometidos y aprobados por la ciudad. Cualquier cambio a los planes o composición deben de ser aprobados antes de continuar con la construcción. Se requiere que el solicitante llame para inspecciones a varias épocas de la construcción y en conformidad con las reglas anteriormente mencionadas, el solicitante debe dar no menos de un día de aviso a el inspector. Si el solicitante no está presente para la inspección, en tal fecha y hora en cual fue programada, se le puede cobrar a el solicitante por el tiempo del inspector. En dado caso que no se haya comenzado la construcción dentro de 180 días después de que el permiso haya sido emitido, el permiso será automáticamente anulado.

Yo/Nosotros estamos de acuerdo en hacer el trabajo descrito aquí a conformidad con los planes y/o especificaciones sometidos. Todo el trabajo hecho debe de estar en cumplimiento con los códigos aplicables y regulaciones de la Ciudad de Fort Lupton. Yo/Nosotros estamos de acuerdo que ningún trabajo será iniciado sin la aprobación de esta aplicación. Cualquier violación de los códigos aplicables y regulaciones puede causar la revocación de este permiso.

Nombre del solicitante: Salvador Flores

Firma del solicitante: Salvador Flores

Fecha: 5-18-21

Inspecciones del Edificio Preliminares

- | | | | |
|---|---|--|--|
| ☐ Air Conditioning | ☐ Electrical Underground | ☐ Insulation Certificate | ☐ Setback |
| ☐ Blocking & Tie Downs | ☐ Exterior Sheathing | ☐ Ledger Attachment | ☐ Skirting |
| ☐ Caissons | ☐ Floor Framing | ☐ Mechanical Rough | ☐ Site Drainage Certificate |
| ☐ Concrete Slab | ☐ Footing | ☐ Perimeter Drain | ☐ Steps & Landing |
| ☐ Copy of Open Hole Letter | ☐ Foundation Rebar | ☐ Permanent Meter Release | ☐ Temporary Construction Meter |
| ☐ Damp Proofing | ☐ Framing Rough | ☐ Plumbing Rough | ☐ Water Piping |
| ☐ Electrical Rough | ☐ Gas Piping | ☐ Plumbing Underground | ☐ Other(s) – listed in comments |

Inspecciones Finales

- | | | | | |
|---|---|---|---|---|
| ☐ Final Electrical | ☐ Final Building | ☐ Final Grade & Debris | ☐ Final Mechanical | ☐ Final Plumbing |
| ☐ Certificate of Occupancy | | ☐ Temporary Certificate of Occupancy | | |

Inspecciones de Obras Publicas

- | | | |
|--|--------------------------------------|--|
| ☐ Sewer & Water Tap | ☐ Meter & Pit | ☐ Curb & Sidewalk |
|--|--------------------------------------|--|

COMENTARIOS

The ramp that I have since 7/12/2012 was never finished because it was for my son, but he moved out before it was done

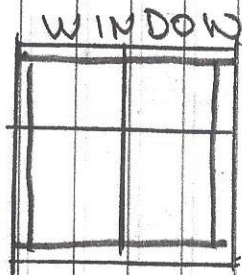
so I will like to convert it into a porch

City Official: _____
 Building Official: _____
 Public Works Director: _____
 Planning Director: _____

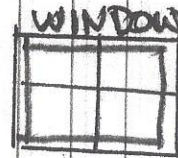
Date: _____
 Date: _____
 Date: _____
 Date: _____

PORCH layout

Salvador Flores



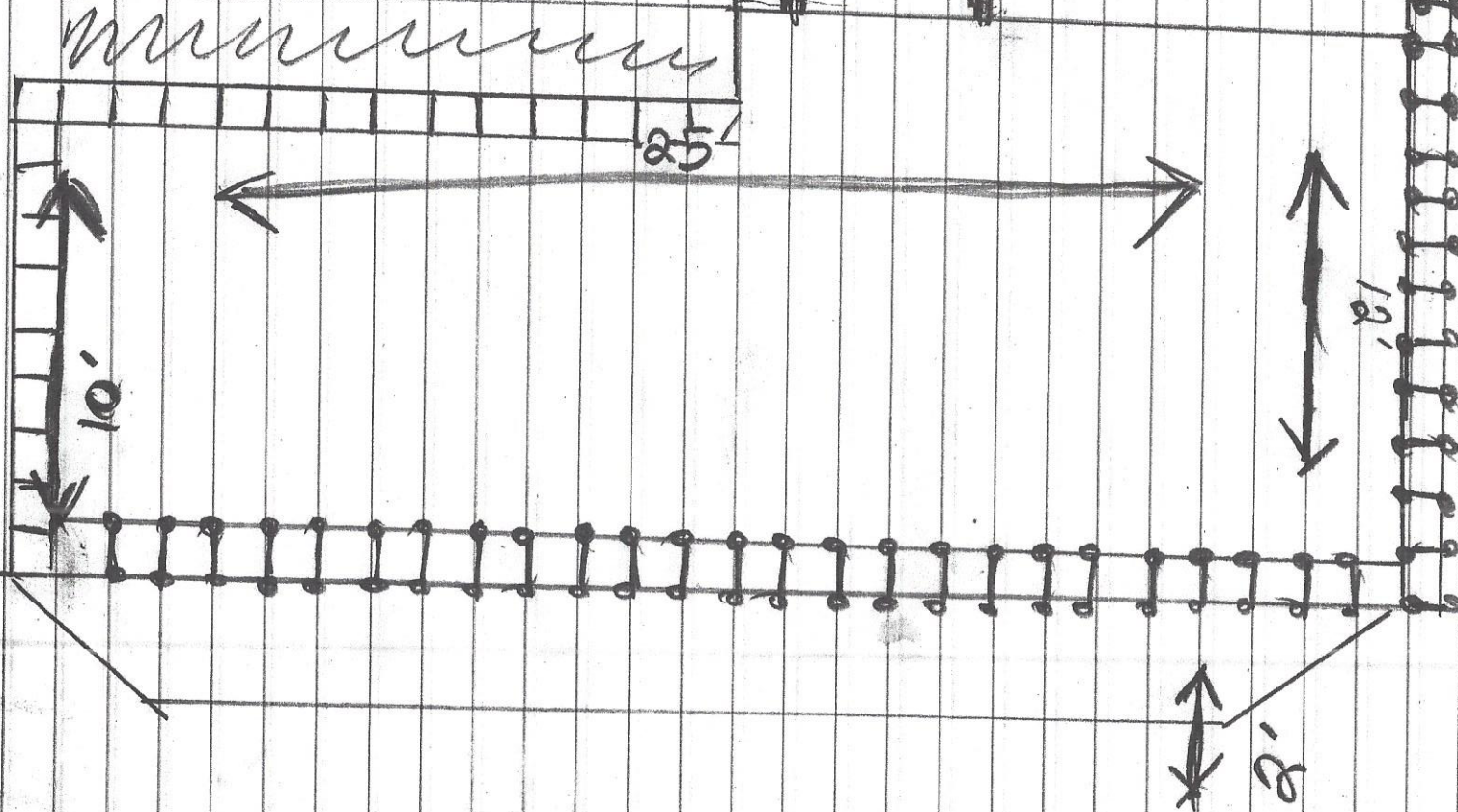
DOOR AWNING

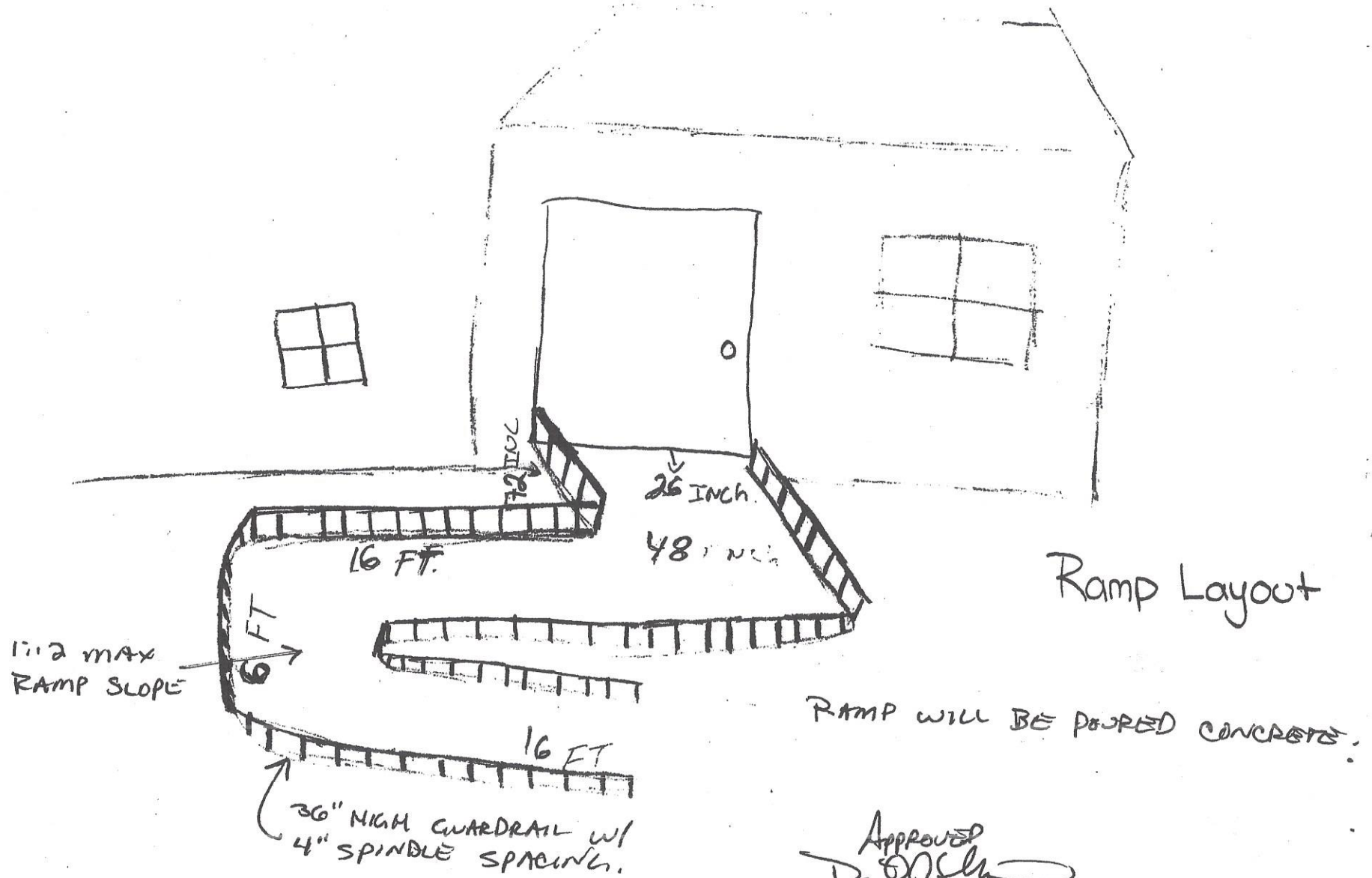


149 N.
Denver Ave
FORT Lupton Co
80621

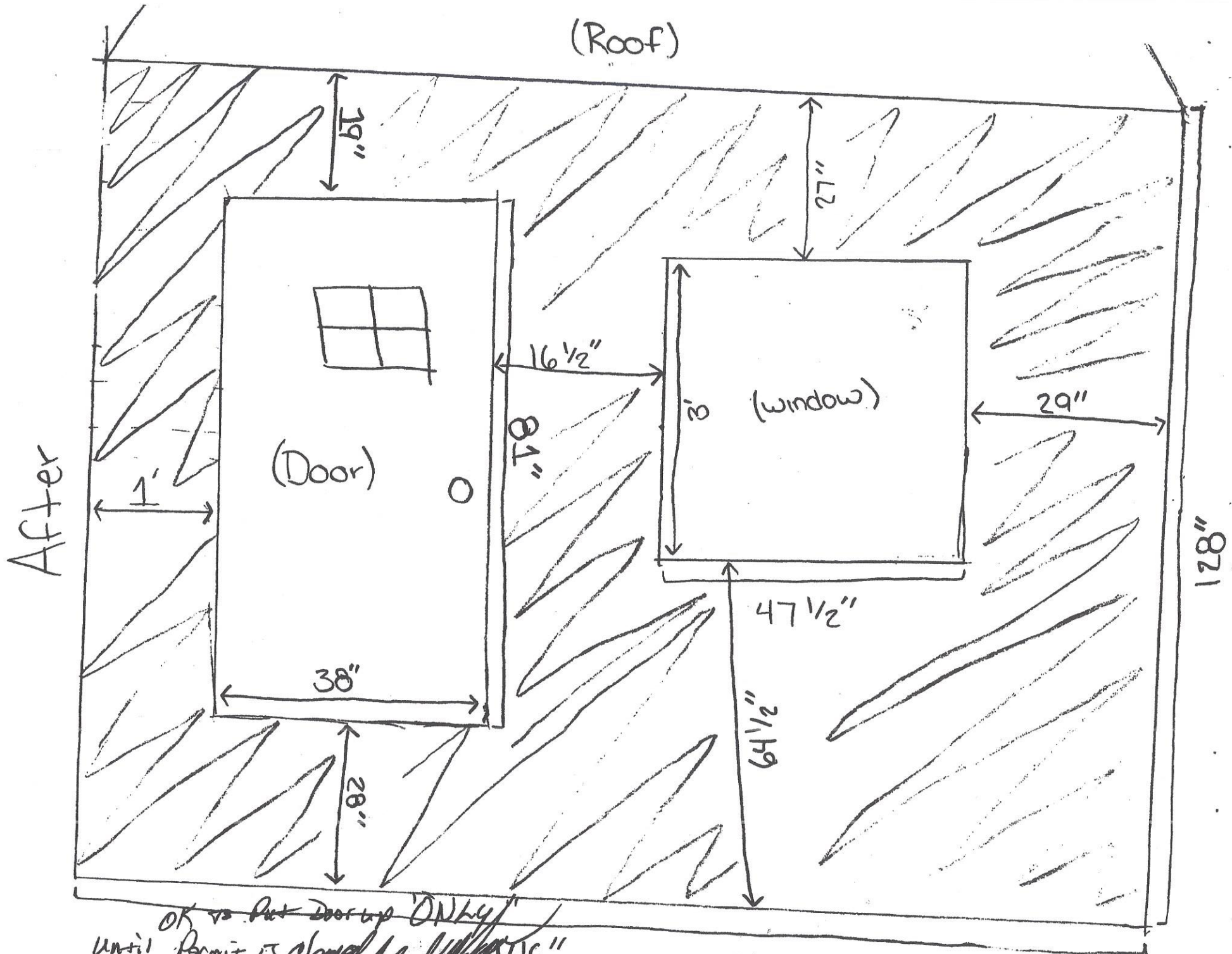
5-17-21

Salvador Flores





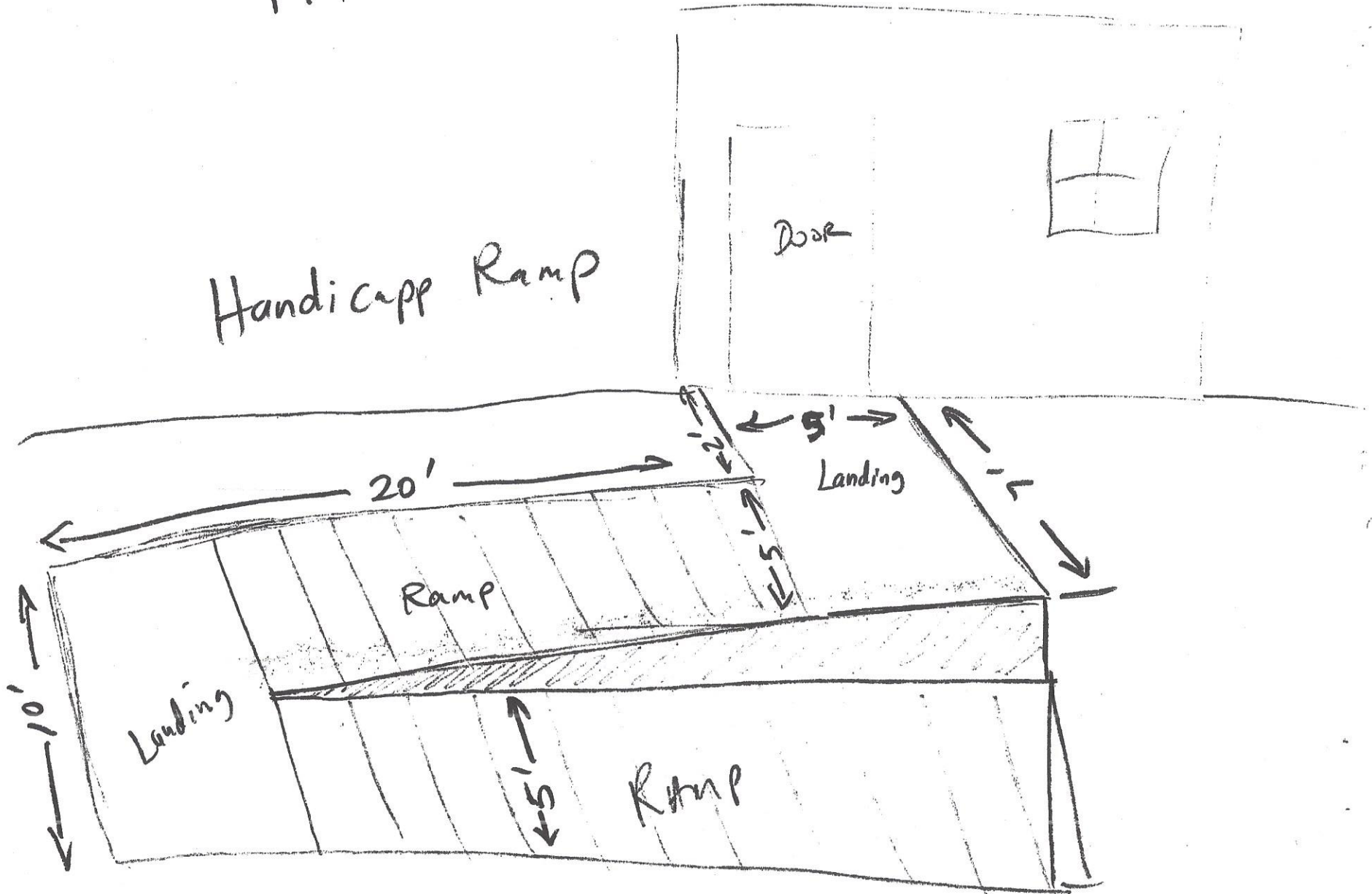
Approved
[Signature]
7-17-12



W = Original Brick Wall

149 N Denver Ave.

Handicapp Ramp















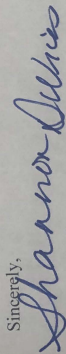


To: Salvador Flores
From: Shannon DeVries, Planning Technician
Date: March 18, 2021
Subject: 149 Denver Ave
Owner: Salvador Flores
Regards: Extension Request- Approved

To: Mr. Salvador Flores,

We are writing to you in regards to your permit extension request that was submitted on Wednesday, March 17, 2021; for permit # BLD-2020-0064. The Building Official has approved your application. Your new expiration date is October 1, 2021.

Please take note that if you are unable to complete the job by that date, the permit will expire and you will need to reapply with the Building Department to avoid any violations and/or additional fees.

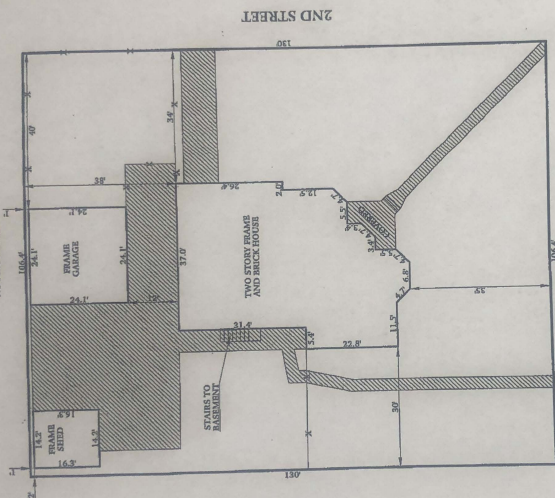
Sincerely,

Shannon DeVries
Planning Technician

VIA MAIL

130 S. McKinley Avenue, Fort Lupton, CO 80621
303.857.6694 ♦ Fax: 303.857.0351 ♦ www.fortluptonco.gov

On Fri, May 21, 2021 at 1:05 PM I <shannon@fortluptonco.gov> wrote:
Thank you so much for forwarding these photos and you're right. We still have to do the top and the signed pages off. I will send you a comment on it soon as all that is done. Thank you again.
On Fri, May 21, 2021 at 1:05 PM Maggie Morales-Trippe <maggie@fortluptonco.gov> wrote:
Esterada,
Thank you for these items. I have forwarded the site plan and ECL to Shannon for her review. I have also forwarded the photo of the shed to Erik Edstrom, who will keep it on file for the record date, to fix the most recent photo of the shed? The roof looks unfinished.
Thank you!
Maggie Morales-Trippe
Planning Technician
Fort Lupton
From: Shannon DeVries <shannon@fortluptonco.gov>
Sent: Friday, May 21, 2021, 11:05 AM
To: Maggie Morales-Trippe <maggie@fortluptonco.gov>
Subject: 149 Denver Ave permit extension
Good Morning Maggie! Here is the Improvement Condition Certificate, Photo layout and the picture of the shed please. Please let me know how much will be for the permit and I can go in and pay it. Thank you. Esterada Please Call 303-857-0351

NOTE:
NO PINS FOUND



149 NORTH DENVER AVENUE

Solomon Islands

LEGAL DESCRIPTION PROVIDED BY:
SECURITY TITLE GUARANTY COMPANY,
COMMITMENT NO. 80055044, AMEND. NO. 1,
LOTS 1, 2 AND 4, BLOCK 21,
TWOBELLYS SUBDIVISION, TOWN OF FORT
TUPSON, COUNTY OF WELD, STATE OF COLORADO.

I hereby certify that this improvement location certificate was prepared for
LUFTON, COUNTY OF WELLS, STATE OF CONNECTICUT.
ZADEL REALTY,
that is a land survey plat or improvement survey plat, and that it is not to be
relied upon for the location of easements, rights of way, or future improvement lines,
except those that the improvements on the above described parcel of this date,
of 8, 18-005, except utility improvements, are entirely within the boundaries of
said parcel, except as shown, that there are no improvements upon the parcel
premises by improvements on any other parcels of land, except as indicated, and
that there is no apparent existing or proposed improvement crossing or burdening
any part of said parcel, except as indicated.

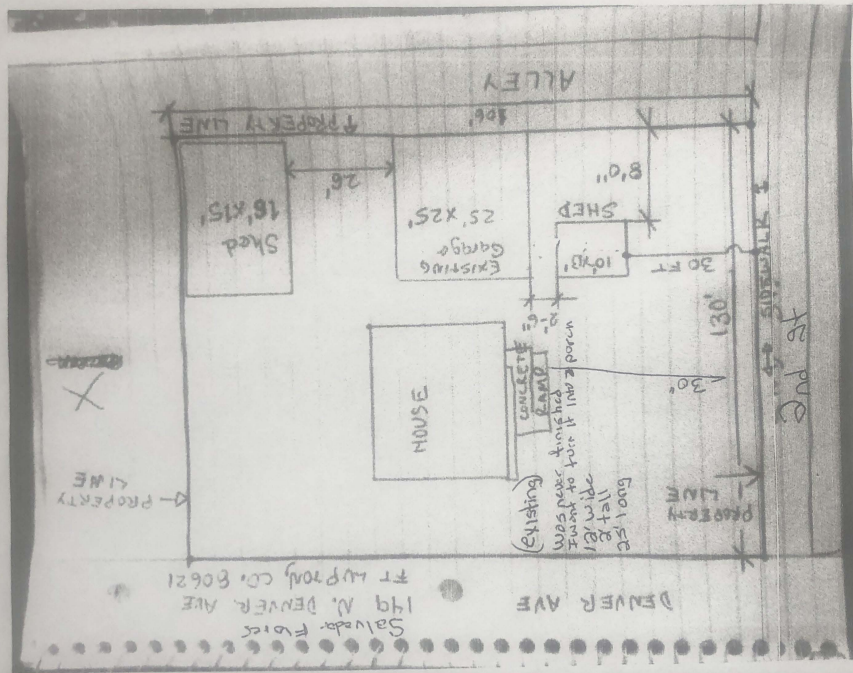


 = CONCRETE = WOOD DECK.
 = ASPHALT. -X- = FENCE.

NOTE. All elevations rounded to the nearest foot.

S. 272693
American West
Drumming Company
29 S. 4th Ave., P.O. Box 129, Brighton, CO 80601
COMP. SERV.





Concrete ramp was never finished because
my son moved out so now I just want to convert it
into a porch

HAM 2021-005

**APPROVE A REQUEST FOR REPORT OF ACCEPTABILITY FOR THE OTTESEN GRAIN CO.
(815 7TH STREET) FOR SIGNAGE AND DECK REPLACEMENT**

- I. **Agenda Date:** Board Meeting – June 3, 2021
- II. **Attachments:**
- A. Request for Report of Acceptability & Attachments
 - B. Architectural Inventory Form
 - C. Exhibit A to this HAM: Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings Applicable to the Patio Addition.

III. **Issue/Request:**

On November 5, 1998, the Ottesen Grain Company Feed Mill, 815 7th Street, was listed on the National Register of Historic Places. Inclusion of a property within City limits on the National Register is construed as local historic site designation, and is subject to the same protections as any local historic site. Exterior work to historically designated properties within the City requires prior approval from the Historic Preservation Board, as regulated by Article XVII of Chapter 18 to the Municipal Code.

Robert Vigil, the owner of the property, has submitted a Request for a Report of Acceptability for exterior work. The proposed work is for a project that requires a building permits. Please see Section VI. Legal / Political Considerations of this document for further information on requirements prior to permitting exterior work to historic sites within the City of Fort Lupton.

The following work on the Ottesen Grain Mill located at 815 7th Street has been proposed:

- *Adding new exterior signage. This signage has been added already, so this will be a retroactive review of that signage.*
- *Replacement of a deck.*

Additional information on this proposed work is attached for your reference.

VI. **Legal / Political Considerations:**

Pursuant to Section 18-354 of the Municipal Code, a report of acceptability is required prior to work requiring a building permit for the alteration or reconstruction of or addition to the exterior of any improvement which constitutes all or part of a historic site.

The proposed work requires building permits and therefore qualifies for review under the following two phase review:

(1) Conceptual review. Conceptual review is an opportunity for applicants to discuss requirements, standards and policies that apply to historic sites...Problems can be identified and solved prior to final review of the application. After review of the application by the Historic Preservation Board, the Planning Commission shall furnish the applicant with written comments regarding the conceptual review. Conceptual approval of any proposed work may be limited to certain portions of the work as deemed appropriate by the Board. Conceptual approval does not guarantee final approval of proposed work. If upon review of proposed work, the Board determines that conceptual review is not necessary given the absence of a significant impact on the historic site...it may be waived by the Board and the Board may then proceed to consider the proposed work on final review at the same meeting.

If the Board chooses to waive conceptual review and go directly to final review, then:

(2) Final review. If an application or parts thereof are conceptually approved, it shall be finally reviewed by the Historic Preservation Board at a subsequent meeting of the Board. During final review, the Board shall consider the application or parts thereof that have received conceptual approval and any changes made by the applicant since conceptual review.

Pursuant to Section 18-354 of the Municipal Code that addresses work requiring a building permit on a historic site:

(a) Action on an application for a building permit, including any permit for demolition of a building, shall be deferred by the Building Inspector except as provided in Section 18-359 [relating to remedying of dangerous conditions], until the application is accompanied by a report of acceptability from the Historic Preservation Board for the proposed work when the proposed work involves the following:

(1) Alteration or reconstruction of or addition to the exterior of any improvement which constitutes all or part of a historic site;

(2) Demolition or relocation of any improvement or object which constitutes all or part of a historic site; or

(3) Construction or erection of or addition to any improvement upon any land included on a historic site.

The Board should then take into consideration each of the following criteria when determining whether to approve the proposal:

- 1. The effect of the proposed work upon the general historical and/or architectural character of the historical site, landmark or district;*
- 2. The architectural style, arrangement, texture and materials of existing and proposed structures and their relation to the structures in the district;*

3. *The effects of the proposed work in creating, changing or destroying the exterior architectural features of the structure upon which such work is to be done;*
4. *The effect of the proposed work upon the protection, enhancement, perpetuation and use of the historic site or district;*
5. *The Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (see Exhibit A to this Memorandum for applicable standards); and*
6. *Such additional criteria, as established by the Historic Preservation Board, which it deems to be in the best interests of the City.*

VII. Alternatives/Options:

The Board has the following options:

1. *Approve the request for report of acceptability, or approve with conditions;*
2. *Do not approve the request for report of acceptability;*
3. *Delay a decision in order to request additional information.*

VIII. Financial Considerations:

None.

IX. Staff Recommendation:

The Board must make a determination if this review requires conceptual and final review, or should go directly to final review. Staff believes the proposal could move directly to final review for both the signage and deck replacement.

Staff recommends that the Historic Preservation Board review the Standards for Rehabilitation and Guidelines that are attached as Exhibit A to this Memorandum. The complete set of Guidelines can be found at <http://bit.ly/soiguideelines>. It is recommended to also review these prior to the meeting.

EXHIBIT A
STANDARDS FOR REHABILITATION & GUIDELINES FOR REHABILITATING
HISTORIC BUILDINGS APPLICABLE TO THE PROPOSED PROJECT

STANDARDS FOR REHABILITATION		
	STANDARD	STAFF COMMENT
1.	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.	The overall proposed work complies with this standard. The use was previously a brewery, and it will now be occupied by a restaurant.
2.	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 the property will be avoided.	The deck is in a location at the northwest corner of the property, and is not visible from the street frontage. An engineer's report and the building department have required the replacement deck to meet current code.
3.	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.	The overall proposed work complies with this standard.
4.	Change to a property that have acquired historic significance in their own right will be retained and preserved.	N/A.
5.	Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	The overall proposed work complies with this standard.
6.	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.	The original age of the deck is uncertain, however an engineer has determined that it must be replaced to meet code requirements. The proposed new deck will be similar to the existing deck. The overall proposed work complies with this standard.
7.	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.	N/A.
8.	Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	N/A.
9.	New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	The overall proposed work complies with this standard.

10.	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.	The overall proposed work complies with this standard.
-----	---	--



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621Phone: 303.857.6694
Fax: 303.857.0351www.fortluptonco.gov

Request for Report of Acceptability for a Historically Designated Property

The City of Fort Lupton is proud of its unique history and its historically designated properties. Therefore, the Municipal Code requires review by the Historic Preservation Board prior to any exterior alterations or demolitions to historically designated properties, and approval of a Report of Acceptability. To find out if your property is historically designated, visit bit.ly/FLDesignation or call 720.466.6128 for the register of designations within the City.

To obtain a Report of Acceptability, submit this fully completed form and any required attachments to the Planning Department at planningdept@fortluptonco.gov or delivering it to City Hall at 130 S. McKinley Avenue, Fort Lupton, Colorado 80621. More information on the process is included in the attached Instructions for Submitting a Request for Report of Acceptability.

A. CONTACT INFORMATION

- 1) Property Owner: Robert Vigli
 Company: _____
 Phone: 303.594.9820 Email: RobertMarVigli@live.com
 Address: 8157th St
 Preferred method of contact? Email: ☒ Phone: ☒ Mail: ☐

B. SITE DESCRIPTION

- 1) Site Address: 8157th St
 2) Parcel Number: _____
 3) Historic Building Name: Addision Grain Mill

C. PROJECT DESCRIPTION

- 1) Please provide a short description of the proposed project in the space provided below:

None

- 2) Is a building permit required? (Contact the Building Department at 303.857.6694 with questions.)
 Yes ☐ No ☒
- 4) If the project does require a building permit, have you submitted a completed building permit application to the Building Department? This is required prior to submitting a Request for Report of Acceptability.
 Yes ☐ No ☒
- 5) Is the project requesting to demolish a historically designated structure?
 Yes ☐ No ☒

Alyssa

D. SUBMITTAL CHECKLIST

The following documents be submitted with a fully completed Request:

- ☐ If the work requires a building permit, or is a request to demolish a building, the building permit and/or demolition permit and all attachments to the permit(s) must be included;
- ☐ Sketches, plans and any other documents required by the Historic Preservation Board, including paint color samples, and photos of all sides of the building that changes are being made; and
- ☐ A narrative that describes the project. It is recommended that the narrative address the following items that the Historic Preservation Board must consider when making its final determination on whether to approve the Request:
 1. whether the work will erode the authenticity or destroy any distinctive exterior feature of the building;
 2. whether the work is compatible with the distinctive characteristics of the historic site; and
 3. whether the work is in the spirit of the [Article XVII, Chapter 18 of the Fort Lupton Municipal Code](#).

E. PROPERTY OWNER CERTIFICATION(S)

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Owner: _____

Robert A. Uyd Date: *5-27-21*

*The Deck will be redone as was, all New Wood
Paint in Pales as Blue Paint from engineer
High Pains in Hudson Signs are Same New Names
add sign top entry way.*

For Office Use Only

Received Date: _____

If the application is not complete, state reasons why it is incomplete:

Conceptual Review ☐

Final Review ☐

Conceptual Review Waived ☐

Scheduled Meeting Date: _____

March 22, 2021

Robert Vigil
815 7th Street
Fort Lupton, CO 80621

RE: Structural Observation Report, Repair Recommendations & Letter of Intent for the Commercial Deck Structure located at: 815 7th Street ~ Fort Lupton, Colorado

HPE&D Job # 21-2389

To Whom It May Concern:

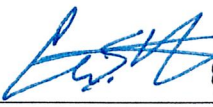
This letter is in reference to the site observation performed on March 17, 2021 at the above referenced property. This site observation was performed as an exploratory effort for the viability of reinforcing the existing deck on the north-west side of the commercial building. Please reference Appendix A for photographs.

After speaking with the Building Official and understanding the concerns of both the Fort Lupton Building Department and the Fire Marshall; it is in the opinion of High Plains Engineering & Design, LLC that the deck should be removed and replaced with a structure that meets the current Building Code. The deck, as it stands, does not meet current code. It can remain in place until work is ready to commence on the construction of the new deck, to be performed in no less than 4 weeks, and shall provide ONLY emergency egress from the structure. Please contact High Plains Engineering & Design, LLC to contract a deck design to remove and replace the existing north-west deck.

The stairs to the south of the structure should be reconnected to the existing loading dock per the details provided in Appendix B. This letter does not address any issues pertaining to guardrail, handrail or code compliance for adjacent usage occupancies.

High Plains Engineering & Design, LLC takes no responsibility for existing conditions that were not visible at the time of the initial site observation. We reserve the right to modify these recommendations should additional information become available. Please call if you have any questions or concerns.

Sincerely,



Christopher E. Viehman, PE 45838



Appendix A – Photographs
Appendix B – Stair Connection Details

This report was prepared for the exclusive use of our client and is not intended for any other purpose. Our report is based on the information made available to us at this time. Should additional information become available, we reserve the right to determine the impact, if any, of the new information on our opinions and conclusions, and to revise our opinions and conclusions if necessary and warranted by the discovery of additional information.



HIGH PLAINS ENGINEERING & DESIGN, LLC

555 MAIN STREET, P.O. BOX 1077, HUDSON, CO 80642 • PHONE: 303-857-9280 • FAX: 303-857-9238



Photograph #1



Photograph #2

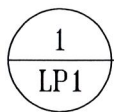
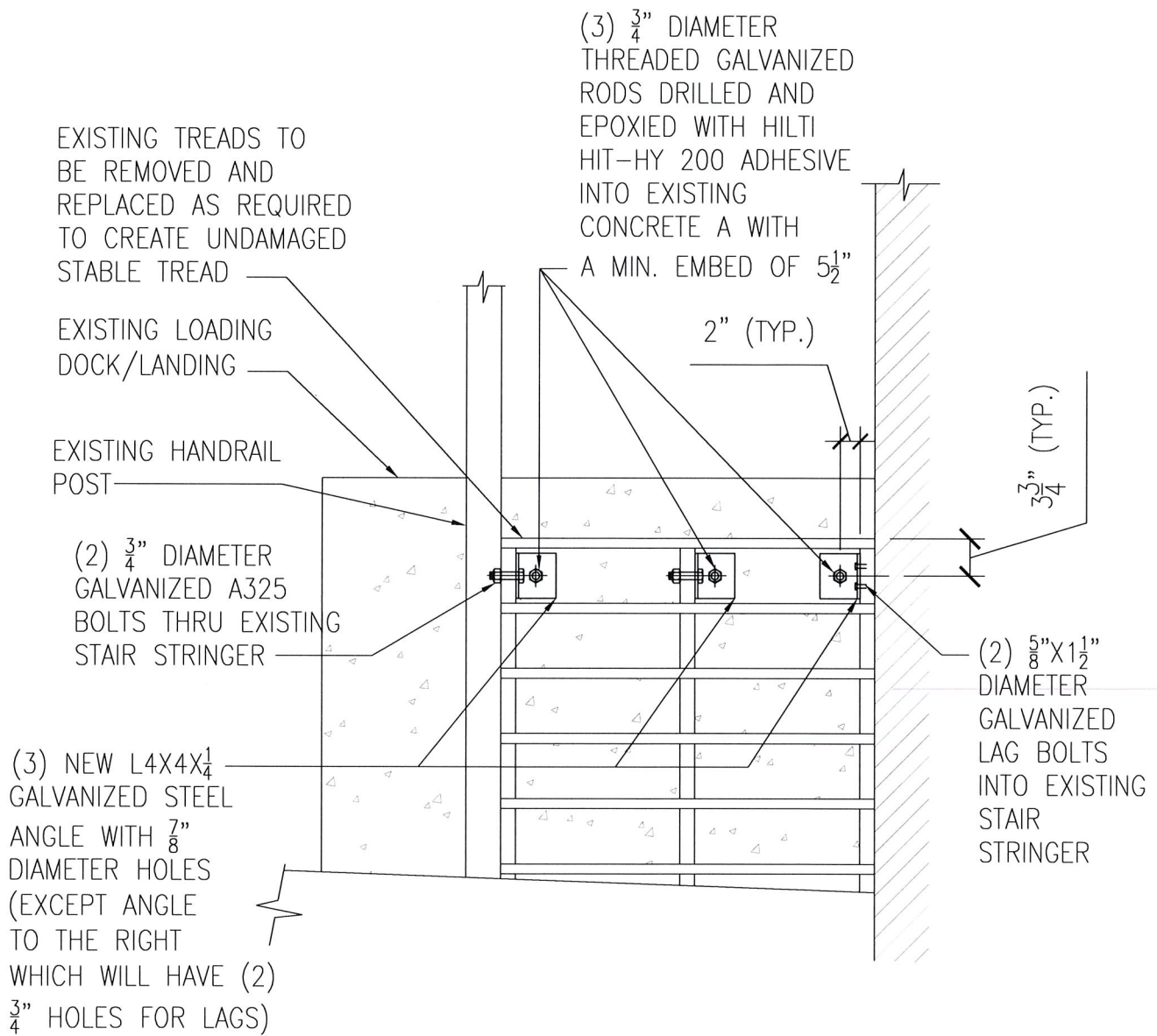


Photograph #3



Photograph #4

This report was prepared for the exclusive use of our client and is not intended for any other purpose. Our report is based on the information made available to us at this time. Should additional information become available, we reserve the right to determine the impact, if any, of the new information on our opinions and conclusions, and to revise our opinions and conclusions if necessary and warranted by the discovery of additional information.



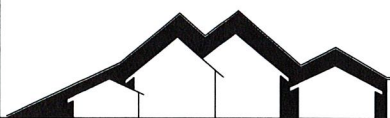
STRINGER CONNECTION

SCALE: $\frac{3}{4}$ " = 1'-0"

DRAWING SCALES



SCALE: $\frac{3}{4}$ " = 1'-0"



HIGH PLAINS ENGINEERING & DESIGN, LLC

555 MAIN STREET, P.O. BOX 1077, HUDSON, CO 80642 PHONE (303) 857-9280 FAX (303) 857-9238

JOB NAME: 815 7TH STREET ~ FORT LUPTON, CO

SCALE: AS SHOWN

JOB NUMBER: 21-2389

ENG. BY: CEV

DRAWN BY: CEV

CHECKED BY: TMS / DLW

SHEET:
LP1

- 50.1 STRUCTURAL GENERAL NOTES, DRAWING INDEX AND VICINITY PLAN
- 50.2 TYPICAL DETAILS AND SCHEDULES
- 51.0 FOUNDATION / DECK FRAMING PLAN AND COLLAR SECTION

BUILDING DESIGN CODE	2018 IBC
ROOF DEAD LOAD	20 psf
GROUND SNOW LOAD (Pg)	30 psf
DECK DEAD LOAD	20 psf
DECK LIVE LOAD	100 psf
BASIC WIND SPEED (V ₃₀)	115 mph, EX. C
SEISMIC DESIGN CATEGORY	B
FROST LINE DEPTH	30"

- A. ALL MATERIALS AND WORKMANSHIP MUST CONFORM TO GOVERNING BUILDING CODE.
- B. PLANS, SECTIONS, AND DETAILS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS, OR FIT OF MATERIALS.
- C. FINISHED SPACINGS ARE SHOWN ON THE DRAWINGS. SEE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SLEEVES, CURBS, INSERTS, ETC.
- D. DISCREPANCIES BETWEEN DRAWINGS/SPECIFICATIONS MUST BE CONFIRMED BY ARCHITECT, STRUCTURAL ENGINEER AND THE BUILDER.

A FOUNDER SIZES AND THEIR ASSOCIATED VALUES DERIVED HAVE BEEN ASSIGNED. AN OPEN-HOLE OBSERVATION IS REQUIRED AT THIS SITE PRIOR TO PLACEMENT OF FOUNDATION OR FOUNDATION ELEMENTS AND IMMEDIATELY AFTER THE FOUNDATION TO CONFIRM THE ASSIGNED VALUES OF DESIGN. SHOULD THE VALUES OBTAINED FROM THE OPEN-HOLE OBSERVATION BE DIFFERENT THAN THE ASSIGNED VALUES, THE ENGINEER MUST BE NOTIFIED IMMEDIATELY AND PRIOR TO CONSTRUCTION OF ANY FOUNDATION ELEMENTS.

B DESIGN OF ANCHORAGE AND CONTINUOUS FOOTINGS IS BASED ON ASSUMED ALLOWABLE BENDING MOMENTS OF 1500 PSF.

A. ALL CONCRETE DESIGN IS BASED ON THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318/318R).

	14.000.00
C.	CONCRETE MUST BE PREPARED/CONDITIONED, UTILIZE TYPE I CEMENT (CEMENT), CONCRETE DESIGNED SPECIFICALLY TO SAIL MUST USE THE IT CEMENT. CONCRETE SUSCEPTIBLE TO FREEZING.
D.	CONCRETE MUST BE PLACED WITH A MINIMUM 10% AIR ENCASEMENT IN ORDER TO WITHSTAND THE MARINE ENVIRONMENT. CONTRACTOR MUST NOTIFY ENGINEER OF COLD, JOINT LOCATION PRIOR TO OR DURING CONCRETE FORMING. COLD WEATHER AND/OR HOT WEATHER CONCERNING RECOMMENDATIONS MUST BE PROVIDED. IF CONDITIONS REQUIRE, AS REQUIRED, IN THE AS MANUAL OF CONCRETE PRACTICE.
E.	ANCHOR BOLT EYES AND CONCRETS MUST BE CHAMFERED $\frac{1}{4}$ "
F.	ANCHOR BOLTS FOR BAY AND COLUMN BEARING PLATES MUST BE PLACED WITH SETTING TEMPLATES.
G.	JOINTS NOT SHOWN MUST BE MADE AND LOCATED TO ELASTIC JUMP STRUTTING AND APPROPRIATE OF STRUCTURE AS APPROVED BY THE BUREAU. NO HORIZONTAL JOINTS MUST BE PROVIDED FOR CONCRETE EXCEPT WHERE THEY NECESSARILY OCCUR.
H.	ALL CONSTRUCTION JOINTS MUST BE PREPARED BY REWORKING THE SURFACE OF THE CONCRETE IN AN APPROVED MANNER SUCH THAT THE ADJACENT MATERIAL BE EXPOSED UNIFORMLY, LEAVING NO LAYERS, DISCONTINUITIES OR DAMAGED CONCRETE.
I.	REFER TO DETAILING AND ELECTRICAL DRAWING FOR REINFORCING BARS AND EMBEDMENT.
J.	PLATE OR BOLTS LOCATED WITH ONE-THIRD THE SLAB OR WALL THICKNESS MUST BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY NOTED.
K.	PLATE MAY PASS THROUGH STRUCTURE, CONCRETE IN STATES, BUT NOT BE DAMAGED THEREIN.
L.	PROMOTE CORROSION SHOWN WITH A VERTICAL COLD JOINTS AND WHERE SHOWN WITH A VERTICAL COLD

REINFORCING BARS	ASTM A615, Grade 60
WELDED REIN. BARS	ASTM A706, Grade 60
WELDED WIRE FABRIC	ASTM A185

- A. ALL REINFORCEMENT AND POLYMER RESIN SHALL BE INSTALLED IN ACCORDANCE WITH THE ACI MANUAL OF CONCRETE PRACTICE.
- B. AT REINFORCING STEEL SPICES IN CONCRETE, LAP BARS AS SHOWN ON LARGER-SCALE DETAILS, AT REINFORCING STEEL SPICES IN MASSING, LAP BARS AS SHOWN ON LARGER-SCALE DETAILS, AND LAP BARS AND SPOOLS SHALL BE INSTALLED AS SHOWN ON LARGER-SCALE DETAILS.
- C. REINFORCEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE ACI MANUAL OF CONCRETE PRACTICE, AND ALL REINFORCEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE ACI MANUAL OF CONCRETE PRACTICE.
- D. EXPERT IS NOTED ON THE DRAWINGS, MANUAL CONCRETE PROTECTION FOR REINFORCEMENT MUST BE IN ACCORDANCE WITH ACI-318, LATEST EDITION.

A. THE STRUCTURAL DRAWINGS ILLUSTRATE THE COMPLETED STRUCTURE WITH ALL ELEMENTS IN THEIR FINAL POSITIONS, PROPERLY SUPPORTED AND BRACED.

- a. CONSTRUCTION TO ACHIEVE THE FINAL CONTRACTED STRUCTURE, OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER MUST NOT INCLUDE INSPECTION OF THE SHORING AND BRACING ELEMENTS.
- b. LATERAL BRACING:
 1. ALL WOOD FRAMED BEARING WALLS SHEATHED WITH GYPSUM BOARD SHALL BE BRACED TO THE EXISTING STRUCTURE USING STRIKE PLATES, BOLTS AND BRACES.
 2. STEEL BEAMS IN COMPLIANCE WITH TABLE 22.05.2.7 OF THE PROPOSED SOOCEK WALLS $\approx 7'$ CENTERS TO STUDS, TYP. AND BOTTOM FLANGES, NO BLOCKING UNLESS NOTED BY THE CODES REQUIRED FOR LATERAL LOADS LISTED NOTED OTHERWISE BY THE CODES.
 3. ALL PRECAST CONCRETE BEARING WALLS HAVE BEEN DESIGNED TO RESIST BOTH VERTICAL AND LATERAL LOADS.
 4. ALL EXTERIOR WALLS ARE CONSIDERED TO BE PLAIN WALLS.
 5. ALL INTERIOR BEARING WALLS ARE AS NOTED ON DRAWING.

A. ALL WOOD MEMBERS MUST BE IN COMPLIANCE WITH AND MUST HAVE THE DESIGN PROPERTIES AS LISTED IN THE LATEST EDITION OF THE NDS FOR WOOD CONSTRUCTION FOR THE WOOD SPECIES AND GRADES SPECIFIED ON THE STRUCTURAL DRAWINGS.

[illegible]

N. PROVIDE A MIN. OF 3 STUDS AT EACH CORNER, U.N.O. PROVIDE HORIZONTAL 2X6 FIRE BLOCKING BETWEEN STUDS AT ALL TYPE BRIDGING MAY BE USED.

6. EXTENDED SHEETING PANEL EDGES (10'-0" MAX. SPACING) IN MULTI-PAY, FINALLY LOADED MEMBERS, SUCH AS BUTT UP JOINTS, ARE REQUIRED TO BE REINFORCED WITH 1/2" DIAMETERS IN 8" LONG SPACINGS AT NO LONGER THAN 5'-0" FROM THE JOINT. REINFORCEMENT SHALL BE 1/2" FROM THE TOP OR BOTTOM OF THE COLUMN.

COL
CC
CCMU
CLR
BOT

GDNG	CI
DWNT	DE
DWNC	DS
DL	DA
EL	EL
E.W.	EA
EX	EX
EXST	EX
ESR	ES

A. EXCEPT AS NOTED OTHERWISE MINIMUM MAILING MUST BE PROVIDED AS SPECIFIED IN TABLE NO. 2304.9.1 "FASTENING SCHEDULE" OF THE I.B.C. ALL NAILS MUST BE COMMON TYPE, UNLESS NOTED OTHERWISE.

[illegible]

ABBREVIATIONS:

EN	THE FINISH FLOOR
PS	US
	US PER

REINFORCING	CAL.	GALVANIZED	SCHED REINFORC
CONCRETE	HORIZ	HORIZONTAL	SCHEDULE
UNIT	H.P.	HIGH POINT	SAT SHEET
MASONRY			SIMILAR
IRON			

JOINT	SO	SQUARE	W/
U.S.	SI	TOP OF	MMH
U.S.	TOP OF		
LOW POINT	10.5	TOP OF	
MODULUM	10.5	TOP OF	
MODULUM	10.5	TOP OF	
ON CENTER	10.5	TOP OF	
OUTSIDE DIAMETER	10.5	TOP OF	
OPPOSITE HAND	10.5	TOP OF	
PLATE	10.5	TOP OF	

A. DO NOT BACKFILL AGAINST BASEMENT AND/OR RETAINING WALLS UNTIL ALL SUPPORTING SLABS AND/OR ADJACENT FLOOR FRAMING ARE IN PLACE AND SECURELY ANCHORED OR UNTIL ADEQUATE TEMPORARY SHORING IS INSTALLED.

[illegible]

F. CONTRACTOR SHALL DISTRIBUTE ALL DRAWINGS, INCLUDING ENGINEERING AND ARCHITECTURAL HOUSE PLAN DRAWINGS TO SUB-CONTRACTORS. THIS INCLUDES ANY AND ALL NEW REVISIONS PREPARED BY HIGH PLANS ENGINEERING & DESIGN.

6. U.C. OR BE HELD RESPONSIBLE FOR ANY INCURRED COSTS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE SHERIFF OF RECORD PRIOR TO CONSTRUCTION.

ACCTE
IL
TION
ED OTHERWISE
FIELD

[illegible]

815 7TH STREET
FORT LUPTON
WELD COUNTY, COLORADO

HIGH PLAINS
 **ENGINEERING
& DESIGN, LLC**
111 MAIN STREET, P.O. BOX 200, ALBUQUERQUE, NM 87102
PHONE • (505) 877-6338 FAX • (505) 877-4338

LAP SPlice & STD HOOK LENGTH SCHEDULE

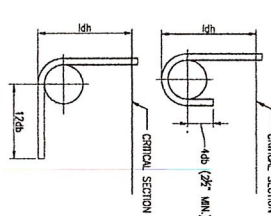
BAR SIZE	LAP SPlice LENGTH		MINIMUM TENSION DEVELOPMENTS			
	SLAB AND WALL	BEAM	STD 90° HOOK	STD 180° HOOK	4d	5d
ENGLISH	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	4d	5d
METRIC	BARS	BARS	BARS	BARS	4d	5d
#3	12"	15"	12"	12"	5"	5"
#4	13"	20"	12"	16"	7"	7"
#5	15"	25"	19"	24"	9"	9"
#6	19"	28"	27"	35"	10"	10"
#7	23"	48"	46"	58"	12"	12"
#8	25"	47"	61"	77"	14"	14"
#9	28"	75"	70"	91"	15"	15"

LAP SPlice ASSUMPTIONS:

CONCRETE: 4000 PSI COMPRESSIVE STRENGTH (NORMALWEIGHT CONCRETE)
SLAB AND WALL: 6" MINIMUM REBAR SPACING WITH CONCRETE COVER = 1.5"

BEAM:

MINIMUM CLEAR SPACING BETWEEN BARS = 1.5d (1.5" MIN), MINIMUM CONCRETE COVER = 1.5" CLEAR, MINIMUM STRIPPER #4@12" PROVIDED.
TOP BAR FOR SLAB AND BEAM SHALL BE CAPPED AS REQUIRED.
TOP BAR: TOP BAR MORE THAN 12" OF CONCRETE IS CAST BELOW THE SPlice.



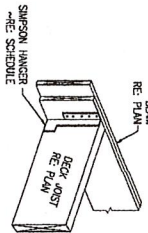
STANDARD HOOK ASSUMPTIONS:

SIDE COVER SHALL NOT BE LESS THAN 2.5"
SIDE COVER ON 90° HOOK SHALL NOT BE LESS THAN 2"
STANDARD 180° AND 90° END HOOKS

ATTACHMENT	MODEL	TOP WALLS	FACE WALLS	MEMBER WALLS
2x6 FACE HANGER	HU28	N/A	6-16d	4-10d@12"
2x12 FACE HANGER	HU212	N/A	10-16d	6-10d@12"
6x6 POST	BC46 or BC52-3/6	N/A	6-16d	12-16d
4x4 POST BASES	EPB44 or CSB2	SIZE PER POST AND NAIL PER MANUFACTURER RECOMMENDATIONS		
6x6 POST BASES	EPB64 or CSB2	NOTE: ALL STRUCTURAL CONNECTIONS ARE ASSUMED TO BE SIMPSON STRONG-TIE OR APPROVED EQUAL. ALL NAILS ARE COMMON, UNLESS NOTED OTHERWISE.		

1 FRAMING ATTACHMENT SCHEDULE SCALE: 3/4" = 1'-0"

2 DECK JOIST TO WOOD BEAM CONNECTION SCALE: 3/4" = 1'-0"



3 NOT USED SCALE: 1" = 1'-0"

DISCLAIMER
AS THE CLIENT/RESPONSIBLE PARTY THE OWNER/BUILDER IS REQUIRED TO VERIFY THE FOLLOWING GENERAL CONCERNING THE HIGH PLAINS ENGINEERING & DESIGN, LLC HAS REVIEWED THE DESIGN PLANS PROJECT LOCATED AT THE ADDRESS INDICATED IN THE TITLE BLOCK.

1) VERIFY ACTUAL ADDITION DIMENSIONS VERSUS THOSE PROPOSED ON HIGH PLAINS ENGINEERING & DESIGN, LLC'S FOUNDATION PLANS FOR THIS DECK FRAMING PLAN. CLIENT/RESPONSIBLE PARTY MUST ENSURE ALL DIMENSIONS AND LOCATIONS ARE CORRECTLY INDICATED PRIOR TO CONSTRUCTION. IT IS NECESSARY TO REPORT ANY DISCREPANCIES TO HIGH PLAINS ENGINEERING & DESIGN, LLC, PRIOR TO CONSTRUCTION OR BE RESPONSIBLE FOR DISCREPANCIES RESULTING IN M-FIELD CORRECTIONS OR ADDITIONS TO THE FOUNDATION DESIGN.

2) THE DECK FRAMING PLANS MAY INDICATE BRICK OR STONE LOCES, DOOR OPENING DEPRESSIONS (INCLUDES GARAGE DOORS, MAIN DOORS, AND SLIDING DOORS), PORCHES, WALKOUT OR CROWN LEVEL WALLS, BEAM AND COLUMN LOCATIONS, SHAWBEL OPENINGS, ETC. THESE ARE NOT TO BE CONSIDERED AS PART OF THE FOUNDATION DESIGN.

3) CLIENT/RESPONSIBLE PARTY IS TO CONSTRUCT THE PROPER FOOTING SECTIONS AND STEP DOWNS AS PER THE FINISHED SITE GRADIES TO MAINTAIN THE DESIRED FINISH DECK HEIGHTS. PRIOR TO THE FOUNDATION DESIGN.

4) IT MUST BE INCORPORATED UPON THE CLIENT/OWNER/BUILDER OR RESPONSIBLE PARTY TO FOLLOW ALL DECKS, FOUNDATION PLANS, AND FRAMING PLANS INDICATED ON THESE DRAWINGS. SHOULD ANY DISCREPANCIES BE NOTED, THE CLIENT/OWNER/BUILDER OR RESPONSIBLE PARTY MUST REPORT TO HIGH PLAINS ENGINEERING & DESIGN, LLC MUST NOT BE FIELD RESPONSIBLE.

DRAWING SCALES
0 1' 2'
SCALE: 3/4" = 1'-0"
0 6" 1' 2'
SCALE: 1" = 1'-0"

NO	REVISION RECORD	DATE	BY
1	ADDENDUM #1	5/11/21	WPE
0	PERMIT	4/28/21	WPE



VIGIL DECK ADDITION
815 7TH STREET
FORT LUPTON
WELD COUNTY, COLORADO



TYPICAL DETAILS AND SCHEDULES











Sent from my iPhone