

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

REPORT OF ALTERATIONS TO DESIGNATED RESOURCE Site Number/Address: 1003 Remington St. & 111 E. Elizabeth St. Laurel School National Register Historic District ISSUED: 8/30/2023

Cynthia and Thomas Laupa 1003 Remington St. Fort Collins, CO 80524

Dear Property Owners:

This report is to document proposed alterations to the Myron/Garbe House at 1003 Remington St. and 111 E. Elizabeth St., pursuant to Fort Collins Municipal Code Chapter 14, <u>Article IV</u>. A copy of this report may be forwarded to the Colorado Office of Archaeology and Historic Preservation.

The alterations include: Replacement of window sashes with new wood window sashes on both houses.

Our staff review of the proposed work finds the alterations [do/do not] meet the <u>SOI Standards</u> for Treatment of Historic Properties. A summary is provided below:

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	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;	Y
SOI #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 a property will be avoided. The removal of the historic wood windows sashes does not meet this standard.	N
SOI #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.	N/A

SOI #4	Changes to a property that have acquired historic significance in their own right will be retained and preserved.	N/A
SOI #5	 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. The removal of the historic wood window sashes does not meet this standard. 	N
SOI #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 existing window sashes could be repaired, and they are not deteriorated in such a way that replacement is warranted. This standard is not met. 	N
SOI #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
SOI #8	Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	N/A
SOI #9	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	N/A
SOI #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.	N/A

This project does not meet the Secretary of the Interior's Standards for Rehabilitation due to the removal and replacement of historic materials that could be repaired to retain that historic feature. Executing projects that do not meet the standards could jeopardize a property's ability to access financial incentives and impact the property's eligibility to maintain its designated status.

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

Sincerely, Yani Jones, Historic Preservation Planner



BUILDIN	G PERM	IT APPLICATION:		Fenestration	(exterior doors &	& windows)
Check all the app Residential	iy: All info	prmation on the application	must be f	illed out (as app	plicable).	
Single family o			e Family Atta	ched (Townhome)		
Garage	Bank	press .	l/Motel	Medical Office	/ · · ·	er 📑:
JOB SITE AD	DDRESS: 🗯	1003 1	Rento		annual country based	· · · · · · · · · · · · · · · · · · ·
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		O: (All owner information is	required –	NOT optional)		
Last Name		First Nam	and the second se		Middle	
Street Addre			ty Fort Co	llins	_{State} Co	Zip 80524
Phone #970)-227-5127	Email_tla	upa@frii.c	om		CIV
CONTRACTO						
		ire Carpentry LLC				
License Hold	ler Name <u>Ke</u>	evin Murray			_LIC # C1-2	CERT # 485-c1
CONSTRUCT	ON INFO:					
1. Like for l	ike fenestra	tion replacements (non-strue	ctural):			
	Quantity Is the fenestration replaced operable? (commercial and more than 3 story multi-family only)			SHGC factor	Is % glazing transp (commercial only) Ground floor = 60% glazin Upper floors = 40% glazin	g (transparency)
Windows	9	yes	0.29	0.21	note: will have storm	
Doors						
Skylight						
La construction of the second s	uuirements see	window guide and codes				
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Building Services | 281 N. College Ave Fort Collins, CO 80524 | Phone: 970.416.2740 | email: buildingservices@fcgov.com | www.fcgov.com/building

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SOLD BY:

SOLD TO:

Highland Window and Door Fort Collins 426 S Link Ln Fort Collins, CO 80524-2753

8/1/2023	LATEST UPDATE
1/2023	UPD

CREATED DATE

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2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Lov E4 SmartSun Standard Argon Fill Ovolo Glass Stop Stainless Glass / Grille Spacer, Sash Lift, Bronze, 1 Sash Locks Bronze, Beine Jame Liner BeigeJamb Liner

A Unit # U-Factor 0.29 SHGC ENERGY STAR

0.21

NO

Quote #: 4353444

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Page 2 of 5	All Images Viewed from Exterior		Print Date: 8/1/2023 9:27:33 PM UTC	4	Quote #: 4353444	Quot
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Quote #: 4353444

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All Images Viewed from Exterior



BUILDIN	IG PERM	IT APPLICATION:		Fenestration	(exterior doors & windows)
Check all the ap Residential Single family		ormation on the application Commercial Duplex/Two-Family Sin			plicable).
	Bank 🗌	Bar 🗌 🤅 Church 🗌 Ho	tel/Motel 🗌	Medical Office	, (]
JOB SITE A	DDRESS: 11	1 Elizabeth			UNIT#:
PROPERTY	OWNER INF	O: (All owner information is	s required –	NOT optional)	
Last Name	aupa	First Na	_{me} Tom		Middle
Street Addre	_{ess} 1003 R		City_Fort Co	ollins	State_Co80524
Phone # 97	0-227-512	A REAL PROPERTY AND A REAL	aupa@frii.c		
CONTRACTO	OR INFO:		9999		
Company Na	ame Emp	ire Carpentry LLC			
License Hold	der Name_K	evin Murray			_LIC # C1-2CERT #485-c1
CONSTRUCT	ON INFO:		The second data in the second data		CERT#CERT#CERT#
1. Like for l	ike fenestra	tion replacements (non-stru	uctural):		
	Quantity Is the fenestration replaced operable? (commercial and more than story multi-family only)		U- factor	SHGC factor	Is % glazing transparency the same (commercial only) Ground floor = 60% glazing (transparency) Upper floors = 40% glazing (transparency)
Windows	4	yes	0.29	0.21	
Doors Skylight					
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2. Structura	al Fenestrati	on: New or enlarged openin ill heights in a foundation wa	ngs, new or e all)	nlarged baseme	nt egress windows
		N (materials and labor): \$ NTACT INFO: Name Kevin	B . 0		Phone970-566-5743
SUBCONTRA			<u> </u>		Phone970-300-3743
Electrical		Mechanical		Plumbing	
Structural Fra		only)			
Applicant: I he	reby acknow	ledge that I have read this ann	dication and	water that the state	ve information is correct and agree to laws regulating building construction.
Applicant Sig	nature 🟒	\leq	Type or Print	_{t Name} Kevin M	Ullay
Phone # 97	70-566-574	10		ire@frii.com	
		THIS APPLICATION EXPIRES			ALDATE
Ruilding Convisoo	1 201 N C. II	E STATISTICAL AND A STATISTICA	TOO DAID H	NOIVI APPLICATIC	IN DATE

Building Services | 281 N. College Ave Fort Collins, CO 80524 | Phone: 970.416.2740 | email: buildingservices@fcgov.com | www.fcgov.com/building

III Elizobeth

Highland Window and Door

HIGHLAND WINDOW & DOOR INC. 426 S LINK LANE



FT COLLINS, CO 80524

Quote Number:	322235						a swoper.
Date Created:	7/24/23						
PO Number:	1/24/23						
Job Name:	EMPIRE						
	REMINGTON						
BID BY: Seth Jo	ohnson	PHONE: 97069	02055	FAX:	EMAIL: SETH@H	IGHLANDWINDC	WANDDOOR.COI
Line	QTY		Description			Each	Total
1	QTY: 1		(6022) VINY	L 2-LITE SLIDER			
		ואב 21-1/4"⇒א א	036.2500 X 02 OPERATION 3/4" OA GLZ INSULATED SCREENS: FI NO FLANGE PRE-DRILLE 3/4 INCH VIN	0.0400 2500 7500 PLACEMENT WINDOW 1.7500 RO , WHITE VIEWED FROM EXT 1/8 LOE3 X 1/8 ANNE GLASS TO HAVE: BR IBERGLASS SENT W/V S CD W/SCREW PACK & VL FRAME EXTENDE	ERIOR: XO AL LOE 189 EATHER TUBE WINDOWS SILL EXPANDER	MENTS	

QTY: 1

<-26-7/8"->

<19-7/8

(6022) VINYL 2-LITE SLIDER

CPDNUM: GER-K- 9-00475-00001 NFRC UF: 0.28 NFRC SHGC: 0.22 NFRC VT: 0.50 NFRC CR: 45 AAMA AIR INFIL: 0.0400 R.O. WIDTH = 27.3750 R.O HEIGHT = 20.3750

****WHEN GLASS WIDTH OR HEIGHT IS LESS THAN**** *****12 INCHES, BREATHER TUBES ARE INSERTED**** GERKIN REPLACEMENT WINDOW 027.3750 X 020.3750 RO , WHITE OPERATION VIEWED FROM EXTERIOR: XO 3/4" OA GLZ: 1/8 LOE3 X 1/8 ANNEAL LOE 189 INSULATED GLASS TO HAVE: BREATHER TUBE SCREENS: FIBERGLASS SENT W/WINDOWS NO FLANGES PRE-DRILLED W/SCREW PACK & SILL EXPANDER 3/4 INCH VINYL FRAME EXTENDER TO BE APPLIED DOES *NOT* MEET UNIFORM CODE EGRESS REQUIREMENTS

QTY: 1

(6022) VINYL 2-LITE SLIDER

CPDNUM: GER-K- 9-00475-00001 NFRC UF: 0.28 NFRC SHGC: 0.22 NFRC VT: 0.50 NFRC CR: 45 AAMA AIR INFIL: 0.0400 R.O. WIDTH = 36.1250 R.O HEIGHT = 20.2500

GERKIN REPLACEMENT WINDOW 036.1250 X 020.2500 RO , WHITE OPERATION VIEWED FROM EXTERIOR: XO 3/4" OA GLZ: 1/8 LOE3 X 1/8 ANNEAL LOE 189 INSULATED GLASS TO HAVE: BREATHER TUBE SCREENS: FIBERGLASS SENT W/WINDOWS NO FLANGES PRE-DRILLED W/SCREW PACK & SILL EXPANDER 3/4 INCH VINYL FRAME EXTENDER TO BE APPLIED DOES *NOT* MEET UNIFORM CODE EGRESS REQUIREMENTS

2



4	QTY: 1	(6022) VINYL 2-LITE SLIDER	A1001
		CPDNUM: GER-K- 9-00475-00001	
		NFRC UF: 0.28	
		NFRC SHGC: 0.22	
	T	NFRC VT: 0.50	
	19	NFRC CR: 45 AAMA AIR INFIL: 0.0400	
		R.O. WIDTH = 36.2500	
	17	R.O HEIGHT = 20.3750	
		GERKIN REPLACEMENT WINDOW	
	k35 - 3/4">	036.2500 X 020.3750 RO , WHITE	
		OPERATION VIEWED FROM EXTERIOR: XO	
		3/4" OA GLZ: 1/8 LOE3 X 1/8 ANNEAL LOE 189	
		INSULATED GLASS TO HAVE: BREATHER TUBE	
		SCREENS: FIBERGLASS SENT W/WINDOWS	
		NO FLANGES	
		PRE-DRILLED W/SCREW PACK & SILL EXPANDER	
		3/4 INCH VINYL FRAME EXTENDER TO BE APPLIED	
		DOES *NOT* MEET UNIFORM CODE EGRESS REQUIREMENTS	

	Net Material:	¢.
	MFG Shipping: Subtotal:	
	Misc Charge:	\$0.00
	Deposit:	\$0.00
QUOTE PREPARED BY: HIGHLAND WINDOW & DOOR INC.	Total:	

TERMS: Subject to credit approval, terms are net 30 days from date of invoice.

All past due accounts will bear interest at the rate of 18% per annum.

Bid is for materials listed only. Gerkin Windows has not seen plans and Specifications, all materials quoted will be per Gerkin Windows specifications. Please sign below stating that you have verified all quantities, products and sizing listed on quote are correct.

_____ signature