



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, [Article IV](#). 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 [SOI Standards for Treatment of Historic Properties](#). A summary is provided below:

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	<i>A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;</i>	Y
SOI #2	<i>The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</i> The removal of the historic wood windows sashes does not meet this standard.	N
SOI #3	<i>Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</i>	N/A

SOI #4	<i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i>	N/A
SOI #5	<i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i> The removal of the historic wood window sashes does not meet this standard.	N
SOI #6	<i>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i> 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	<i>Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</i>	N/A
SOI #8	<i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i>	N/A
SOI #9	<i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i>	N/A
SOI #10	<i>New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	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 yjones@fcgov.com or at 970-658-0263

Sincerely,
Yani Jones, Historic Preservation Planner



BUILDING PERMIT APPLICATION:

Fenestration (exterior doors & windows)

Check all the apply: All information on the application must be filled out (as applicable).

Residential Commercial
Single family detached Duplex/Two-Family Single Family Attached (Townhome) Multi-Family (Apartment/Condo)
Garage Bank Bar Church Hotel/Motel Medical Office Retail Other

JOB SITE ADDRESS: ~~XXXXXXXXXX~~ 1003 Remington UNIT#: _____

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

Last Name Laupa First Name Tom Middle _____
Street Address 1003 Remington City Fort Collins State Co Zip 80524
Phone # 970-227-5127 Email tlaupa@frii.com

CONTRACTOR INFO:

Company Name Empire Carpentry LLC
License Holder Name Kevin Murray LIC # C1-2 CERT # 485-c1

CONSTRUCTON INFO:

1. Like for like fenestration replacements (non-structural):

	Quantity replaced	Is the fenestration operable? (commercial and more than 3 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	9	yes	0.29	0.21	note: will have storms. see engineering
Doors					
Skylight					

*For code requirements see window guide and codes

2. Structural Fenestration: New or enlarged openings, new or enlarged basement egress windows (including lowering sill heights in a foundation wall)

NA

VALUE OF CONSTRUCTION (materials and labor): \$ \$18,485

JOBSITE SUPERVISOR CONTACT INFO: Name Kevin Murray Phone 970-566-5743

SUBCONTRACTOR INFO:

Electrical _____ Mechanical _____ Plumbing _____

Structural Framing (wood only) _____

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 [Signature] Type or Print Name Kevin Murray
Phone # 970-566-5743 Email empire@frii.com

THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE



SOLD BY:

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

SOLD TO:

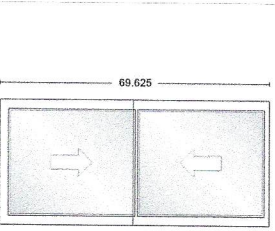
CREATED DATE	7/17/2023
LATEST UPDATE	8/1/2023
OWNER	Seth Johnson

Abbreviated Quote Report - Customer Pricing

QUOTE NAME Empire Carpentry **PROJECT NAME** 1003 Remington **QUOTE NUMBER** 4353444 **CUSTOMER PO#** **TRADE ID**
ORDER NOTES:

ORDER NOTES:

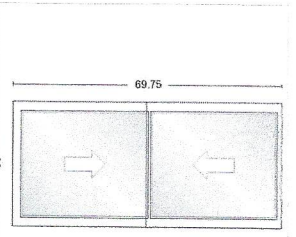
DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Active/Active	Entry		
RO Size = 32" x 69 5/8" Unit Size = 32" x 69 5/8"					
DHR 2' 8"X5' 9 5/8", Unit, 5 Degrees, E-Series Double-Hung Sash Replacement Kit, Equal Sash, White 2604 Exterior Frame, Wh 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 Ovalo Glass Stop Stainless Glass / Grille Spacer, Sash Lift, Bronze, 1 Sash Locks Bronze, BeigeJamb Liner					

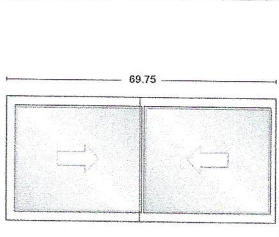
Unit # U-Factor SHGC ENERGY STAR
 A1 0.29 0.21 NO

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	1	Active/Active	Sitting		
RO Size = 32" x 69 3/4" Unit Size = 32" x 69 3/4"					
DHR 2' 8"X5' 9 3/4", Unit, 5 Degrees, E-Series Double-Hung Sash Replacement Kit, Equal Sash, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low E4 SmartSun Standard Argon Fill Ovolo Glass Stop Stainless Glass / Grille Spacer, Sash Lift, Bronze, 1 Sash Locks Bronze, BeigeJamb Liner					



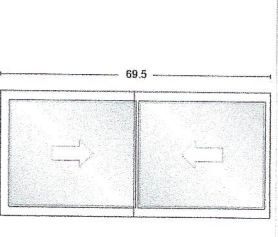
Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.29	0.21	NO

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	1	Active/Active	Kitchen		
RO Size = 31 7/8" x 69 3/4" Unit Size = 31 7/8" x 69 3/4"					
DHR 2' 7 7/8"X5' 9 3/4", Unit, 5 Degrees, E-Series Double-Hung Sash Replacement Kit, Equal Sash, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 SmartSun Standard Argon Fill Ovolo Glass Stop Stainless Glass / Grille Spacer, Sash Lift, Bronze, 1 Sash Locks Bronze BeigeJamb Liner					

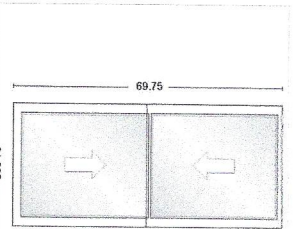


Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.29	0.21	NO

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
400	1	Active/Active	Living 1		
RO Size = 31 7/8" x 69 1/2" Unit Size = 31 7/8" x 69 1/2"					
DHR 2' 7 7/8"X5' 9 1/2", Unit, 5 Degrees, E-Series Double-Hung Sash Replacement Kit, Equal Sash, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 SmartSun Standard Argon Fill Ovolo Glass Stop Stainless Glass / Grille Spacer, Sash Lift, Bronze, 1 Sash Locks Bronze BeigeJamb Liner					

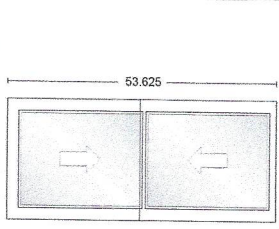


Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.29	0.21	NO



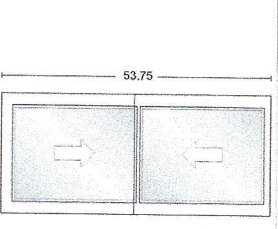
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
500	1	Active/Active	Living 2		
RO Size = 31 5/8" x 69 3/4" Unit Size = 31 5/8" x 69 3/4"					
DHR 2' 7 5/8"X5' 9 3/4", Unit, 5 Degrees, E-Series Double-Hung Sash Replacement Kit, Equal Sash, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pa Low-E4 SmartSun Standard Argon Fill Ovolo Glass Stop Stainless Glass / Grille Spacer, Sash Lift, Bronze, 1 Sash Locks Bronze BeigeJamb Liner					

Unit # U-Factor SHGC ENERGY STAR
 A1 0.29 0.21 NO



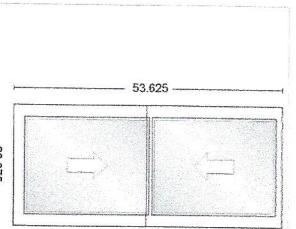
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
600	1	Active/Active	Stairwell		
RO Size = 24" x 53 5/8" Unit Size = 24" x 53 5/8"					
DHR 2'X4' 5 5/8", Unit, 5 Degrees, E-Series Double-Hung Sash Replacement Kit, Equal Sash, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low E4 SmartSun Standard Argon Fill Ovolo Glass Stop Stainless Glass / Grille Spacer, Sash Lift, Bronze, 1 Sash Locks Bronze, BeigeJamb Liner					

Unit # U-Factor SHGC ENERGY STAR
 A1 0.29 0.21 NO

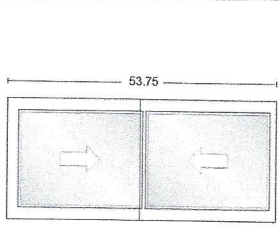


<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
700	1	Active/Active	Bed 1 South		
RO Size = 23 7/8" x 53 3/4" Unit Size = 23 7/8" x 53 3/4"					
DHR 1' 11 7/8"X4' 5 3/4", Unit, 5 Degrees, E-Series Double-Hung Sash Replacement Kit, Equal Sash, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pa Low-E4 SmartSun Standard Argon Fill Ovolo Glass Stop Stainless Glass / Grille Spacer, Sash Lift, Bronze, 1 Sash Locks Bronze BeigeJamb Liner					

Unit # U-Factor SHGC ENERGY STAR
 A1 0.29 0.21 NO



Item	Qty	Operation	Location	Unit Price	Ext. Price
800	1	Active/Active	Bed 2 North		
RO Size = 23 7/8" x 53 5/8" Unit Size = 23 7/8" x 53 5/8"					
DHR 1' 11 7/8"X4' 5 5/8", Unit, 5 Degrees, E-Series Double-Hung Sash Replacement Kit, Equal Sash, White 2604 Exterior Frame White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pa Low-E4 SmartSun Standard Argon Fill Ovolo Glass Stop Stainless Glass / Grille Spacer, Sash Lift, Bronze, 1 Sash Locks Bronze BeigeJamb Liner					



Item	Qty	Operation	Location	Unit Price	Ext. Price
900	1	Active/Active	Bed 3 North		
RO Size = 23 7/8" x 53 3/4" Unit Size = 23 7/8" x 53 3/4"					
DHR 1' 11 7/8"X4' 5 3/4", Unit, 5 Degrees, E-Series Double-Hung Sash Replacement Kit, Equal Sash, White 2604 Exterior Frame White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pa Low-E4 SmartSun Standard Argon Fill Ovolo Glass Stop Stainless Glass / Grille Spacer, Sash Lift, Bronze, 1 Sash Locks Bronze BeigeJamb Liner					

Unit # U-Factor SHGC ENERGY STAR

A1 0.29 0.21 NO



BUILDING PERMIT APPLICATION:

Fenestration (exterior doors & windows)

Check all the apply: All information on the application must be filled out (as applicable).

Residential Commercial
Single family detached Duplex/Two-Family Single Family Attached (Townhome) Multi-Family (Apartment/Condo)
Garage Bank Bar Church Hotel/Motel Medical Office Retail Other : _____

JOB SITE ADDRESS: 111 Elizabeth _____ **UNIT#:** _____

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

Last Name Laupa First Name Tom Middle _____
Street Address 1003 Remington City Fort Collins State Co Zip 80524
Phone # 970-227-5127 Email tlaupa@frii.com

CONTRACTOR INFO:

Company Name Empire Carpentry LLC
License Holder Name Kevin Murray LIC # C1-2 CERT # 485-c1

CONSTRUCTON INFO:

1. Like for like fenestration replacements (non-structural):

	Quantity replaced	Is the fenestration operable? (commercial and more than 3 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	not applicable - no engineering
Doors					
Skylight					

*For code requirements see window guide and codes

2. Structural Fenestration: New or enlarged openings, new or enlarged basement egress windows (including lowering sill heights in a foundation wall)

NA

VALUE OF CONSTRUCTION (materials and labor): \$ \$5,144

JOBSITE SUPERVISOR CONTACT INFO: Name Kevin Murray Phone 970-566-5743

SUBCONTRACTOR INFO:

Electrical _____ Mechanical _____ Plumbing _____

Structural Framing (wood only) _____

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 [Signature]
Phone # 970-566-5743

Type or Print Name Kevin Murray
Email empire@frii.com

THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE

111 Elizabeth

Highland Window and Door

HIGHLAND WINDOW & DOOR INC.
426 S LINK LANE

FT COLLINS, CO 80524

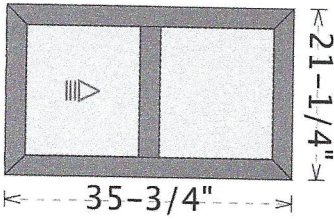


Quote Number: 322235
Date Created: 7/24/23
PO Number:
Job Name: EMPIRE
REMINGTON

BID BY: Seth Johnson PHONE: 9706902055 FAX: EMAIL: SETH@HIGHLANDWINDOWANDDOOR.COI

Line	QTY	Description	Each	Total
1	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 = 36.2500
R.O HEIGHT = 21.7500



GERKIN REPLACEMENT WINDOW
036.2500 X 021.7500 RO , WHITE
OPERATION VIEWED FROM EXTERIOR: XO
3/4" OA GLZ: 1/8 LOE3 X 1/8 ANNEAL LOE I89
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

QTY: 1

(6022) VINYL 2-LITE SLIDER

CPDNUM: GER-K- 9-00475-00001

NFRC UF: 0.28

NFRC SHGC: 0.22

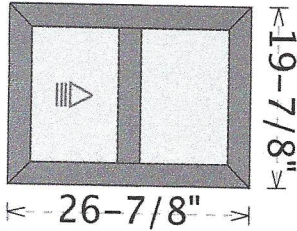
NFRC VT: 0.50

NFRC CR: 45

AAMA AIR INFIL: 0.0400

R.O. WIDTH = 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 I89

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

3

QTY: 1

(6022) VINYL 2-LITE SLIDER

CPDNUM: GER-K- 9-00475-00001

NFRC UF: 0.28

NFRC SHGC: 0.22

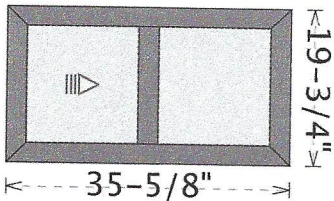
NFRC VT: 0.50

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 I89

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

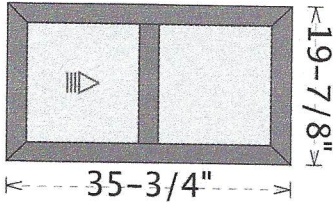
NFRC VT: 0.50

NFRC CR: 45

AAMA AIR INFIL: 0.0400

R.O. WIDTH = 36.2500

R.O HEIGHT = 20.3750



GERKIN REPLACEMENT WINDOW

036.2500 X 020.3750 RO , WHITE

OPERATION VIEWED FROM EXTERIOR: XO

3/4" OA GLZ: 1/8 LOE3 X 1/8 ANNEAL LOE I89

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:	[REDACTED]
MFG Shipping:	[REDACTED]
Subtotal:	\$ [REDACTED]
Misc Charge:	\$0.00
Deposit:	\$0.00
Total:	[REDACTED]

QUOTE PREPARED BY: HIGHLAND WINDOW & DOOR INC.

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