



Historic Preservation Services

Community Development & Neighborhood Services

281 North College Avenue

P.O. Box 580

Fort Collins, CO 80522.0580

970.416.4250

preservation@fcgov.com

fcgov.com/historicpreservation

REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 312 Locust Street

Laurel School National Register Historic District

ISSUED: January 10, 2022

ATTN: Jeremy Subia, QC Homes
Imad & Jessica Shehab
312 Locust St.
Fort Collins, CO 80524

Dear Jeremy:

This report is to inform you of the results of this office's review of proposed alterations to the historic property at 312 Locust Street, pursuant to Fort Collins Municipal Code, Chapter 14, [Article IV](#). A copy of this report may be forwarded to the Colorado Office of Archaeology and Historic Preservation as well.

The alterations reviewed include:

- Expansion of window opening in basement level to accommodate a basement egress on the property's west elevation facing the alley.
 - *Note: It is encouraged to use a metal, fiberglass, or wood window product rather than vinyl to ensure a better compatibility with the historic building and to avoid maintenance issues/high-frequency replacement in the future.*

Our staff review of the proposed work finds the alterations do meet the SOI Standards for Rehabilitation.

Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work. Please note that work beyond that indicated in your permit application/correspondence requires additional approval.

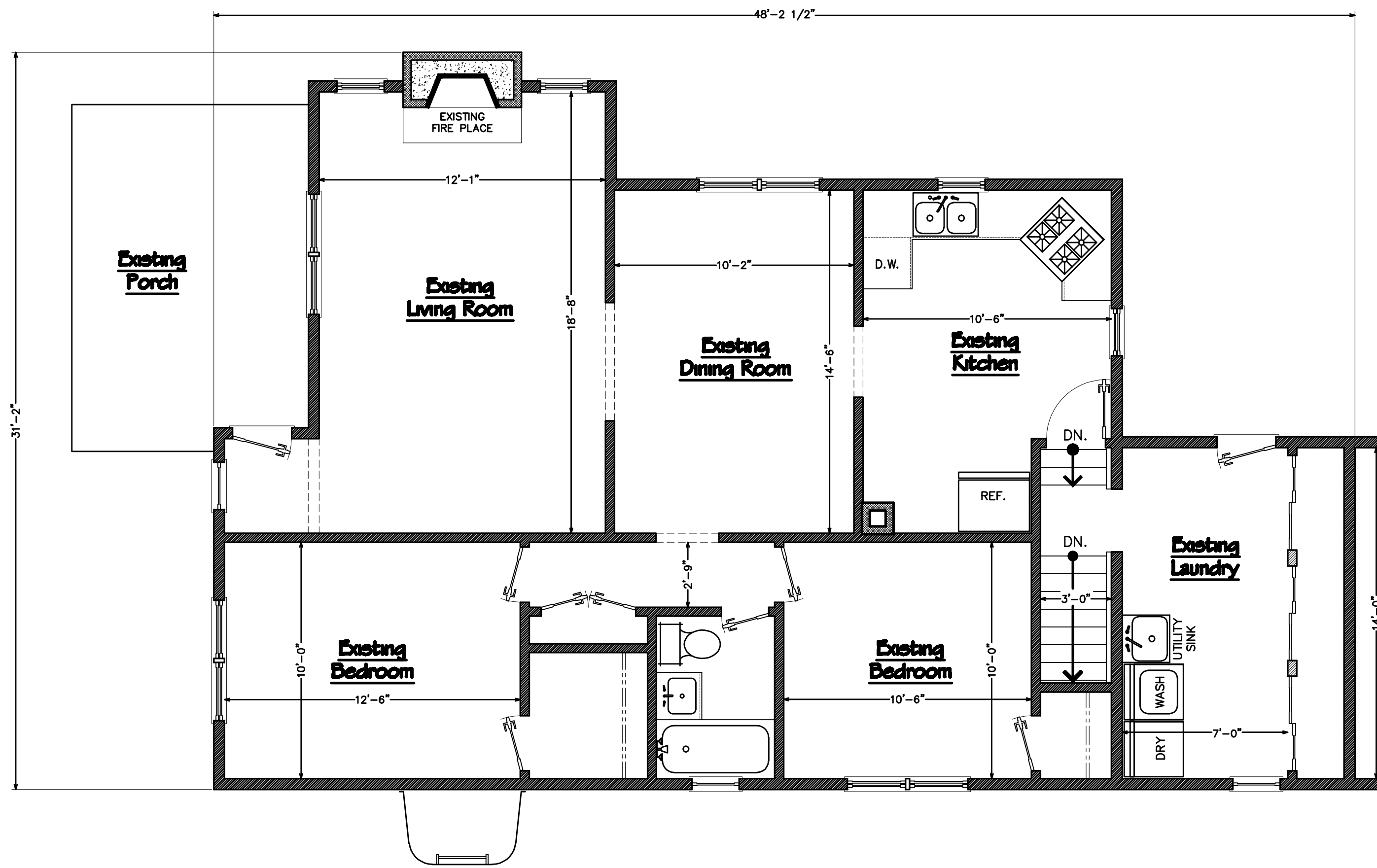
If you have any questions regarding this report, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at jbertolini@fcgov.com or 970-416-4250.

Sincerely,

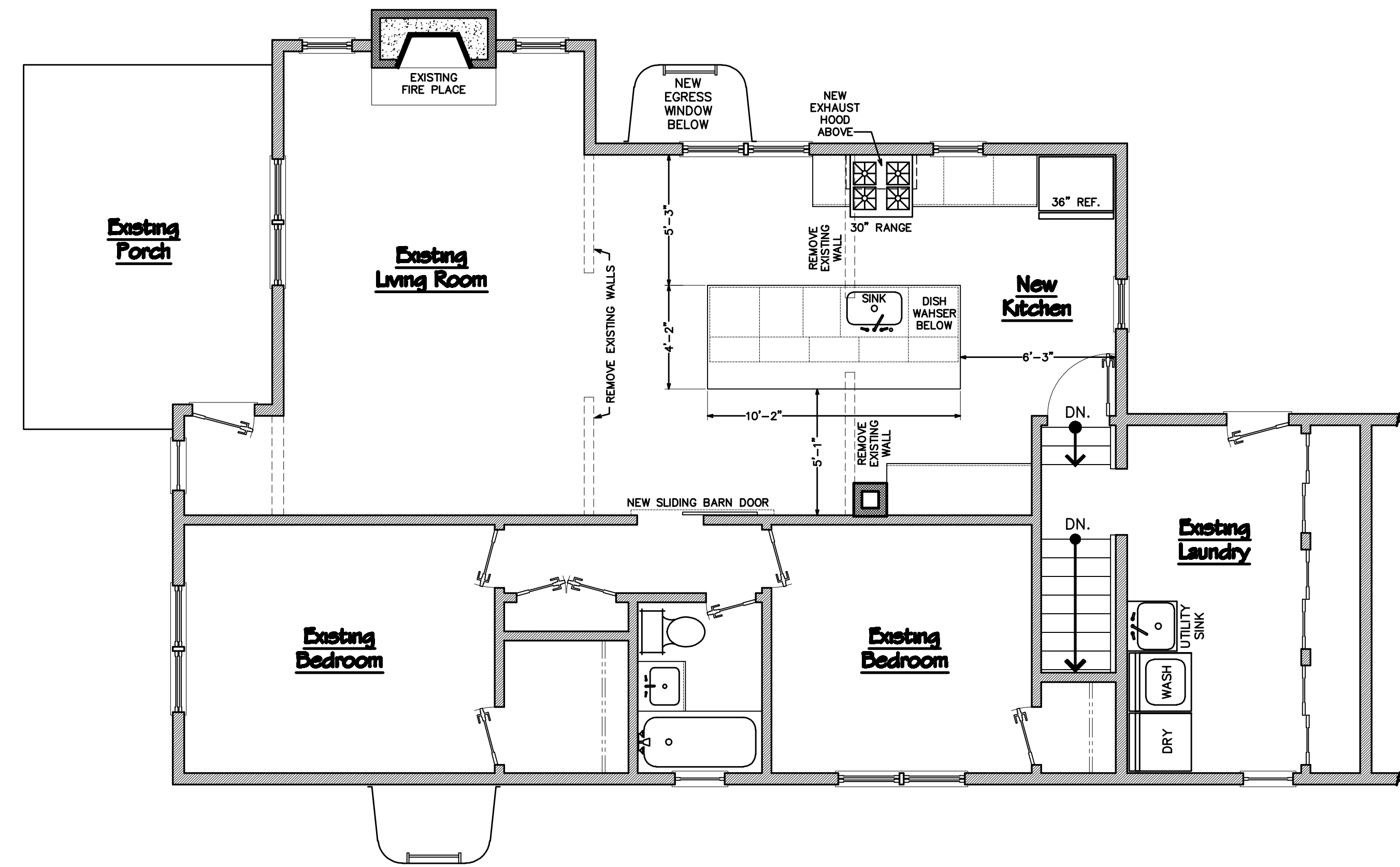
Jim Bertolini
Historic Preservation Planner



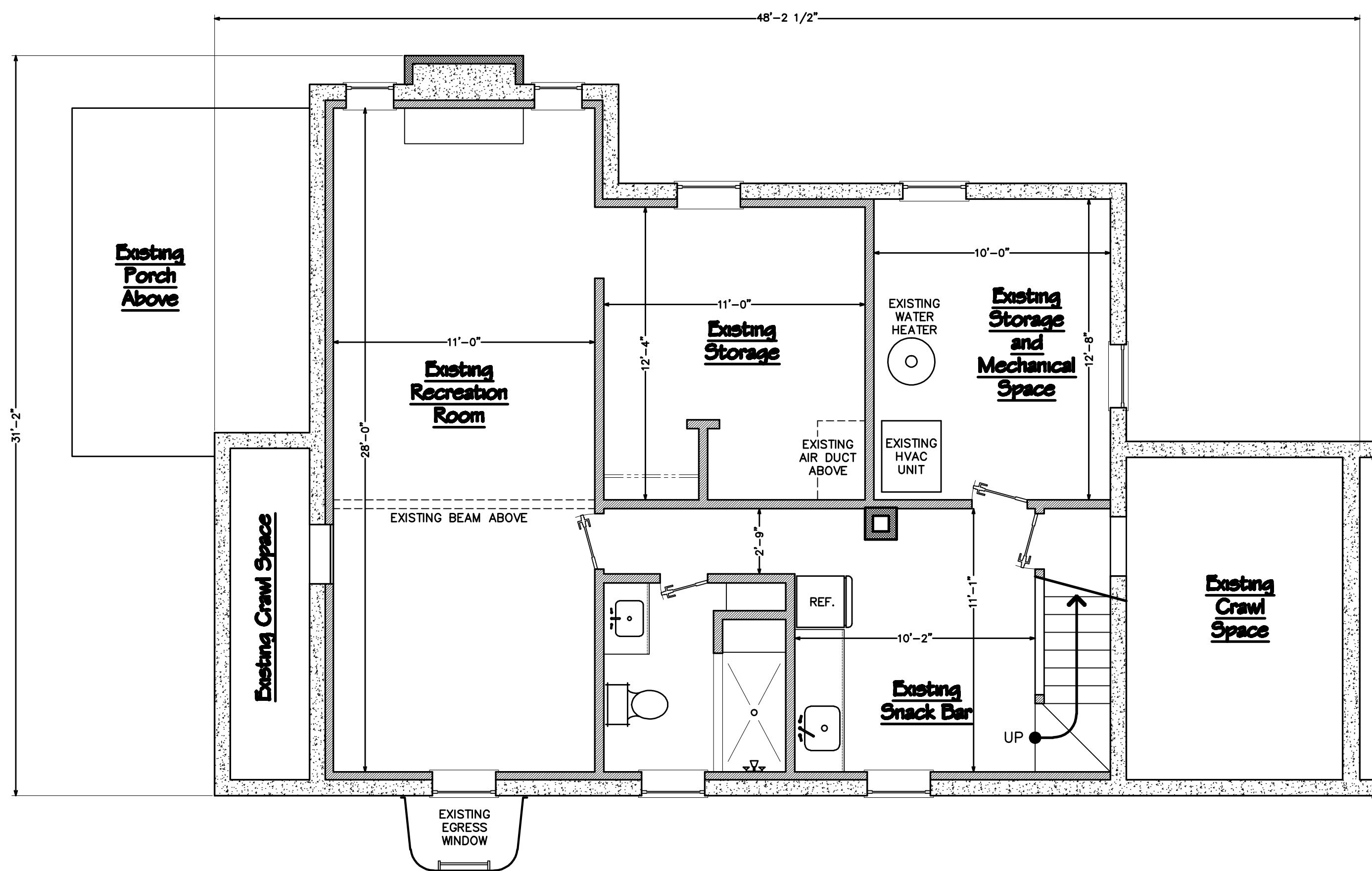




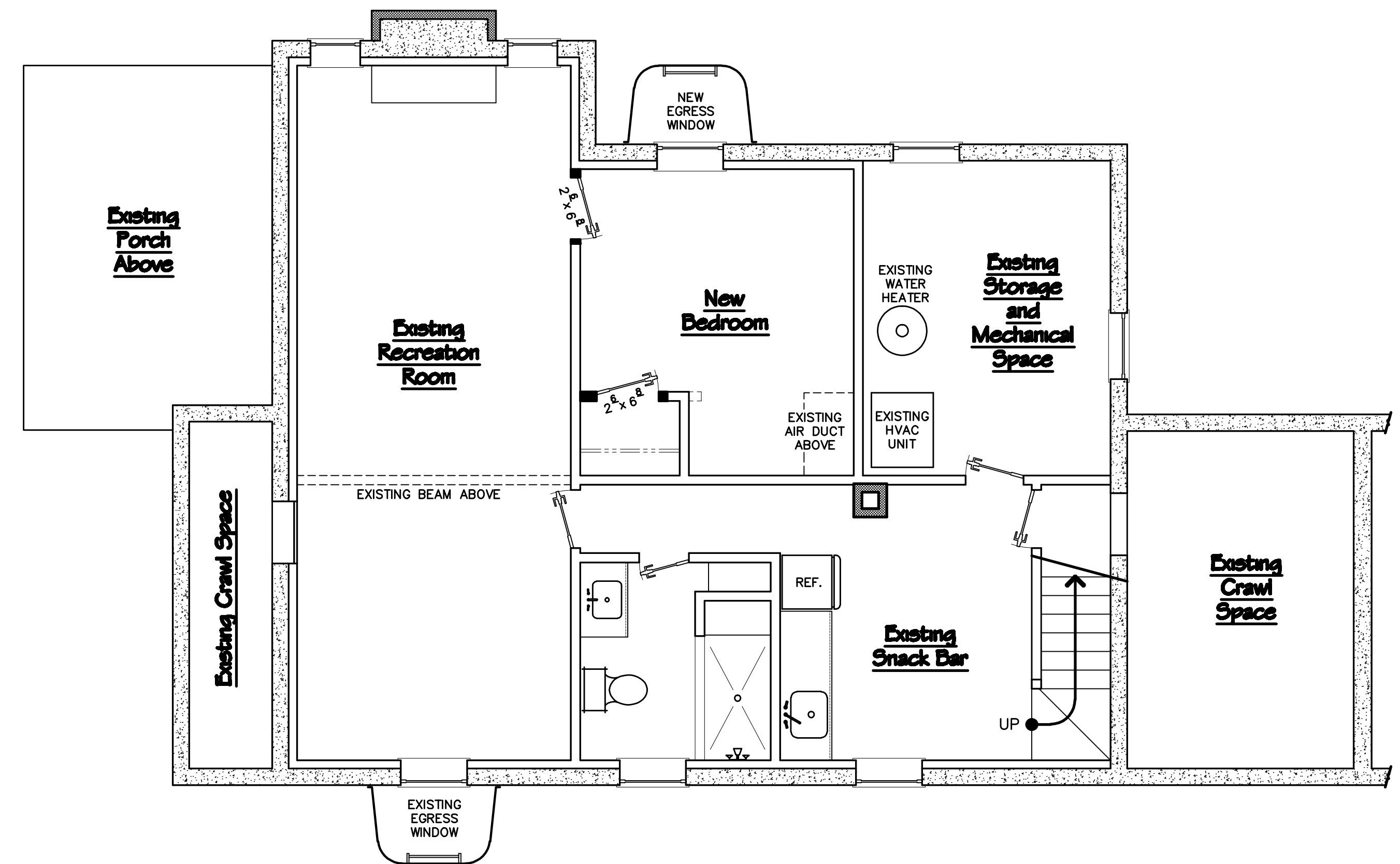
2 EXISTING MAIN FLOOR PLAN
Scale 1/4" = 1'-0"



4 NEW MAIN FLOOR PLAN
Scale 1/4" = 1'-0"



1 EXISTING BASEMENT PLAN
Scale 1/4" = 1'-0"



3 NEW BASEMENT PLAN
Scale 1/4" = 1'-0"

PROJECT
Remodel
312 Locust Street
Fort Collins, CO 80524

Aubrey Carson
(970) 481-3366
carsondesign@comcast.net
413 Cornorant
Fort Collins, CO 80525

CARSON
design studio llc

DATE: 12-21-21
DRAWN BY: A.C.
CHECKED BY:
REVISIONS:

PROJECT NO. _____

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