



Historic Preservation Services
Community Development & Neighborhood Services
281 N. College Ave.
Fort Collins, CO 80524
970.224.6078
preservation@fcgov.com
fcgov.com/historicpreservation

REPORT OF ALTERATIONS TO DESIGNATED RESOURCE
Site Number/Address: 311 E. Magnolia St.
Laurel School National Register Historic District
ISSUED: August 20, 2024

Janet R. Bramhall and Christopher Conway
c/o Daniel Fry, Fishback Builders
134 Fishback Ave.
Fort Collins, CO 80521

Dear Property Owners:

This report is to inform you of the results of this office's review of proposed alterations to the A.C. Nelson Property at 311 E. Magnolia 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 as well.

The alterations reviewed include:

- Modifications to non-historic (2001) carriage house to convert lower level into habitable space

Our staff review of the proposed work finds the alterations meet the SOI Standards for Rehabilitation and the project appears to be routine in nature with minimal effects to the historic resource or district as a whole, meeting the requirements of Article IV cited above.

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 can be reached at yjones@fcgov.com or at 970-224-6078.

Sincerely,

Yani Jones
Historic Preservation Planner



BUILDING PERMIT APPLICATION

FOR OFFICE USE
APPLICATION NUMBER: _____ APPLICATION DATE: _____

Job Site Address _____ Unit# _____

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

Last Name _____ First Name _____ Middle _____

Street Address _____ City _____ State _____ Zip _____

Phone # _____ Email _____

Name of Business (COMMERCIAL USE ONLY) _____

CONTRACTOR INFO: Company Name _____

License Holder Name _____ LIC # _____ CERT # _____

LEGAL INFO:

Subdivision/PUD _____ Filing # _____ Lot # _____ Block # _____ Lot Sq Ft _____

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

Residential Sq Ft _____ Commercial Sq Ft _____ # of Stories _____ Bldg Ht _____ # of Dwelling Units _____

1st Floor Sq Ft _____ 2nd Floor Sq Ft _____ 3rd Floor Sq Ft _____ Unfinished Basement Sq Ft _____

Finished Basement Sq Ft _____ # of Bedrooms _____ # of Full Baths _____

¼ Baths _____ ½ Baths _____ # Fireplaces _____

ENERGY INFORMATION: (CHECK ONE)

Prescriptive [] Performance [] U/Arescheck [] ERI [] ASHRAE [] Component/Comcheck [] IDAP []

Air Conditioning? YES [] NO []

City of Fort Collins Approved Stock Plan # SPO _____ List Option #s _____

Utilities INFO:

New Electric Service [] Electric Service Upgrade [] Electric Meter Relocation []

Electric Main Breaker Size (Residential Only): 150 amps or less [] 200 amps [] Other: []

Gas [] Electric [] Electric Temp Pedestal? Yes [] No []

ZONING INFO: (COMMERCIAL USE ONLY)

Proposed Use: (i.e. medical, office, bank, retail, etc.) _____

For Commercial remodels and tenant finishes, please answer the following questions:

Is the remodel/tenant finishes for an existing or new tenant? (Please check one)

Existing Tenant [] New Tenant []

If for a new tenant, is this the first tenant to occupy this space?

Yes [] No [] If not for the initial tenant for this unit, what was the previous use of this tenant space?

Are there any exterior building changes (including mechanical) associated with the work? Yes [] No []

If yes, please describe: _____

Value of Construction (materials and labor): \$ _____

Description of Work: _____

JOBSITE SUPERVISOR CONTACT INFO: Name _____ Phone _____

SUBCONTRACTOR INFO: Electrical _____ Mechanical _____

Plumbing _____ Framing _____ Roofing _____

Fireplace _____ Solar _____ Other _____

ASBESTOS STATEMENT DISCLOSURE: *In accordance with the State of Colorado Senate Bill 13-152, property owners, applying for a remodel permit, shall indicate their awareness about their property having been inspected for Asbestos Containing Materials (ACM's).*

- I do not know if an asbestos inspection has been conducted on this property.
- An asbestos inspection has been conducted on this property on or about (enter date) _____
- An asbestos inspection has not been conducted on this property.

Applicant: I hereby acknowledge that I have read this application and state that the above information is correct and agree to comply with all requirements contained herein and City of Fort Collins ordinances and state laws regulating building construction.

Applicant Signature Daniel Fry Type or Print Name _____
Phone # _____ Email _____

THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE

311 E MAGNOLIA ST CARRIAGE HOUSE GARAGE CONVERSION

DESCRIPTION:

EXISTING 3-CAR GARAGE W/ SECOND LEVEL LIVING AREA CONVERTED TO SEPARATE GROUND LEVEL LIVING AREA W/ EXISTING SECOND LEVEL LIVING AREA

EXISTING CONDITION:

1,988 SQFT 3-CAR GARAGE W/ ACCESSORY SECOND LEVEL LIVING AREA FOR PRINCIPAL RESIDENCE

311 E MAGNOLIA ST, FORT COLLINS, CO 80524-2905
PERMIT NO. B0101841
C/O FOR ACCESSORY DWELLING UNIT GRANTED 06/03/2003

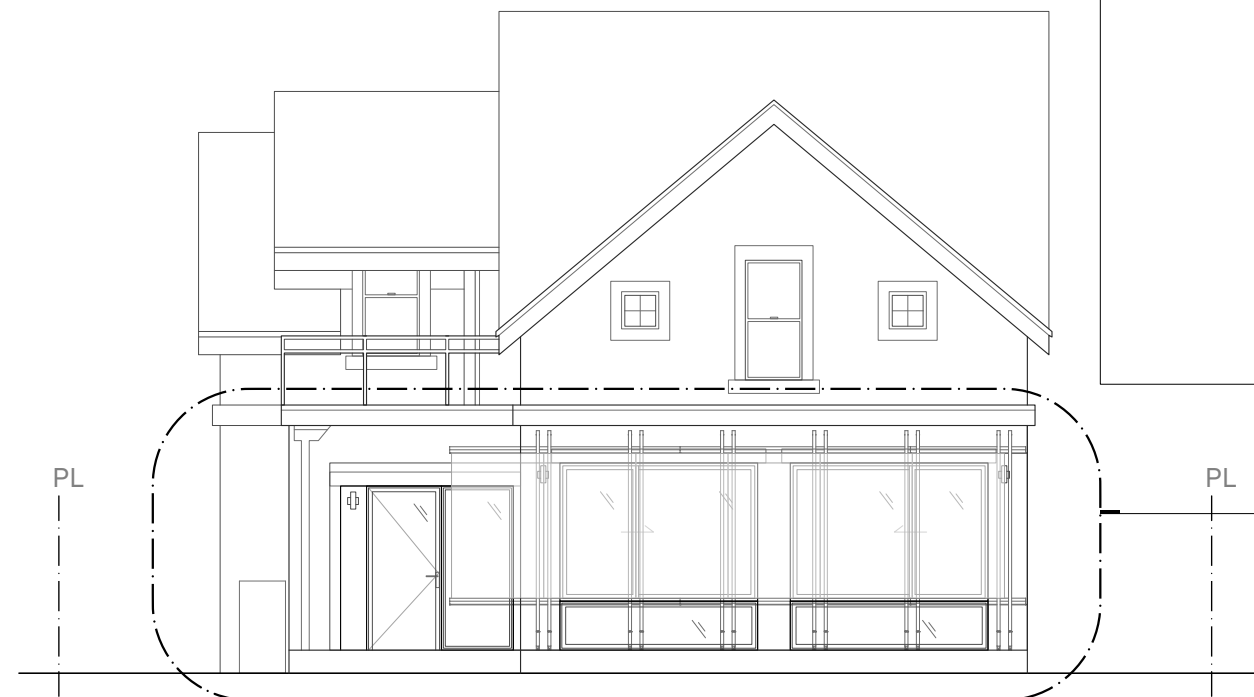
PROPOSED CONDITON:

CONVERTED 785 SQFT GROUND LEVEL ACCESSORY LIVING AREA FOR PRINCIPAL RESIDENCE. PROPOSED ACCESSORY LIVING AREA TO INCLUDE ONE COOKING APPLIANCE (COOKTOP) PER ZONING CODE.

311 E MAGNOLIA ST, FORT COLLINS, CO 80524-2905



EXISTING CONDITION, NTS



PROPOSED CONDITION, NTS

EXISTING SECOND LEVEL LIVING
AREA TO BE MAINTAINED

PROPOSED GROUND LEVEL LIVING AREA
CONVERTED FROM 3-CAR GARAGE

DWG NO.	DWG NAME	SCALE	DATE	SUBMISSION
G-000.0	COVER SHEET, GENERAL	NTS	07/09/24	◦
SKA-001.1	EXIST. PLAN	1"=5'-0"	07/09/24	◦
SKA-001.2	PROPOSED PLAN	1"=5'-0"	07/09/24	◦
SKA-001.3	LIGHT./ELEC. PLAN	1"=5'-0"	07/09/24	◦
SKA-001.4	DEMO PLAN	1"=5'-0"	07/09/24	◦
SKA-002.1	PROP. SOUTH ELEV.	1"=5'-0"	07/09/24	◦
SKA-002.2	PROP. NORTH ELEV.	1"=5'-0"	07/09/24	◦
SKA-002.3	PROP. EAST ELEV.	1"=5'-0"	07/09/24	◦
SKA-002.4	PROP. WEST ELEV.	1"=5'-0"	07/09/24	◦
SKA-003.1	PROP. KITCH SECTION, W	1"=5'-0"	07/09/24	◦
SKA-003.2	PROP. KITCH SECTION, E	1"=5'-0"	07/09/24	◦
SKA-004.1	PROP. WALL SECT., TYP.	1"=1'-0"	07/09/24	◦
SKA-004.2	PROP. WALL SECT., ROOF	1"=1'-0"	07/09/24	◦

CARRIAGE HOUSE @
311 E MAGNOLIA STREET
FORT COLLINS, CO

HALLIE BLACK
HALLIE.BLACK@ME.COM
617-449-8518

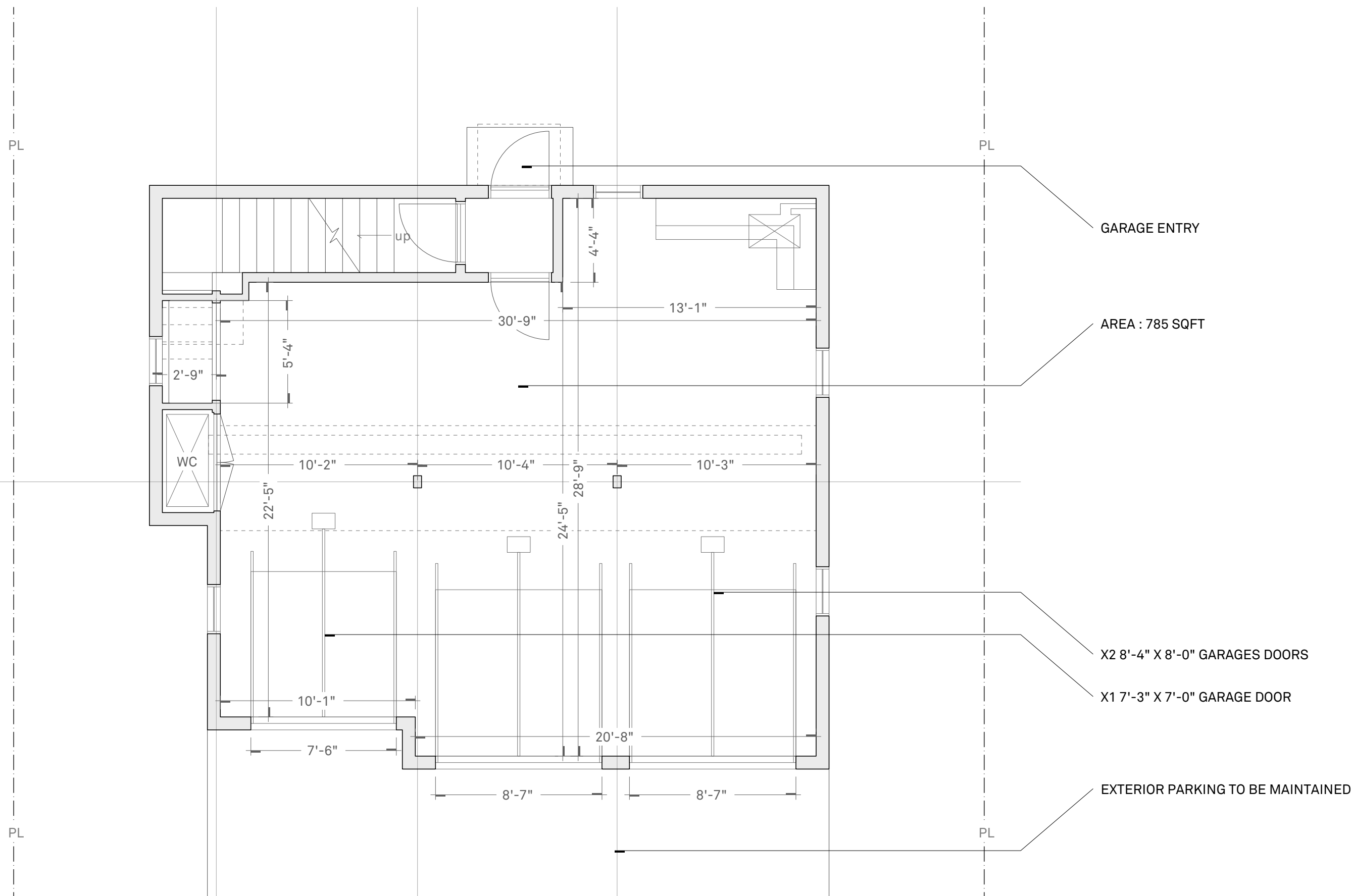


ISSUE: FIELD SKETCHES
REF. DWG: N/A

DATE: 07/09/2024
SCALE: 1" = 5'-0"

COVER SHEET

G-000.0



GARAGE ENTRY

AREA : 785 SQFT

X2 8'-4" X 8'-0" GARAGES DOORS

X1 7'-3" X 7'-0" GARAGE DOOR

EXTERIOR PARKING TO BE MAINTAINED

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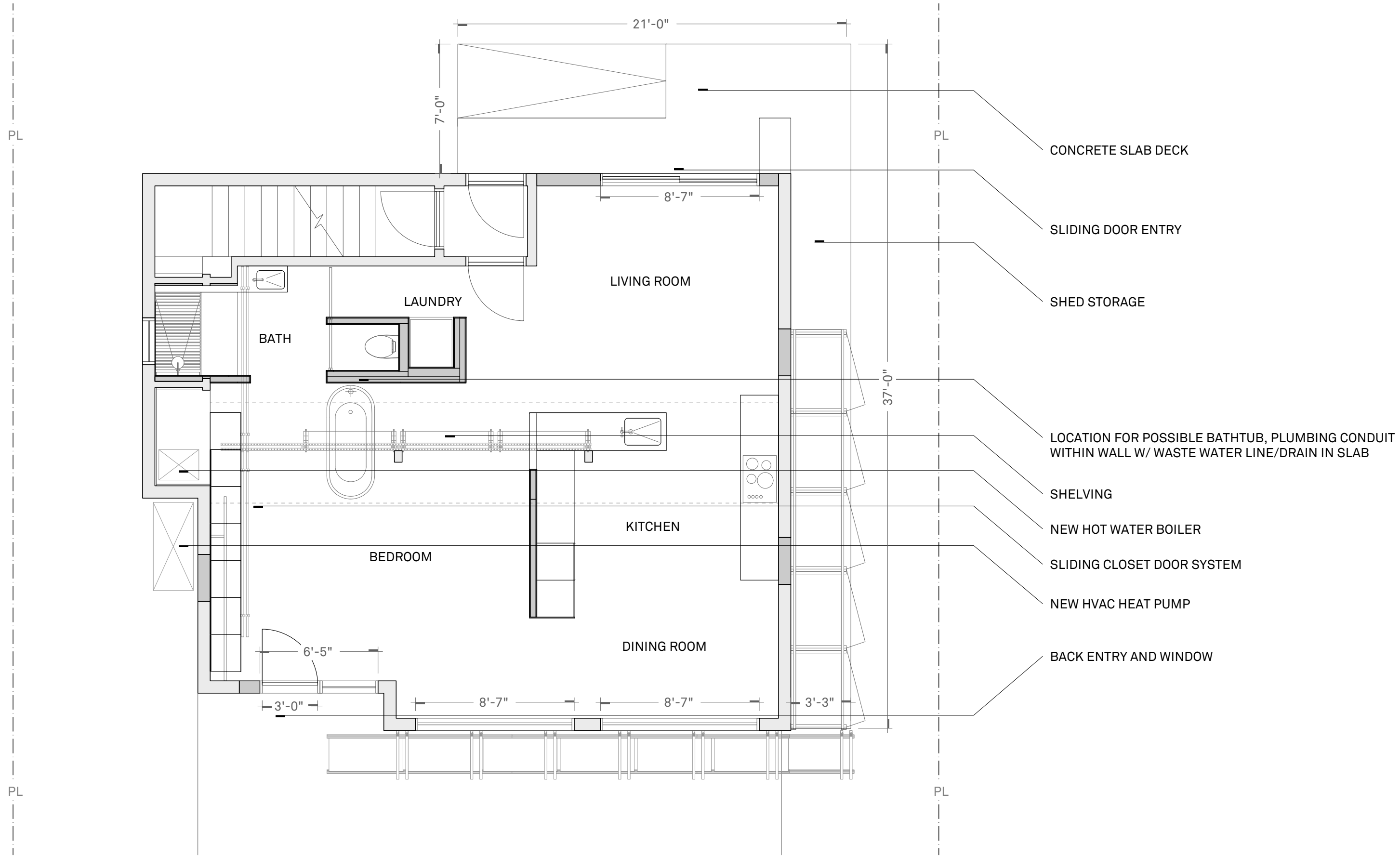


EXISTING PLAN

ISSUE: FIELD SKETCHES
REF. DWG: N/A

DATE: 07/09/2024
SCALE: 1" = 5'-0"

SKA-001.1



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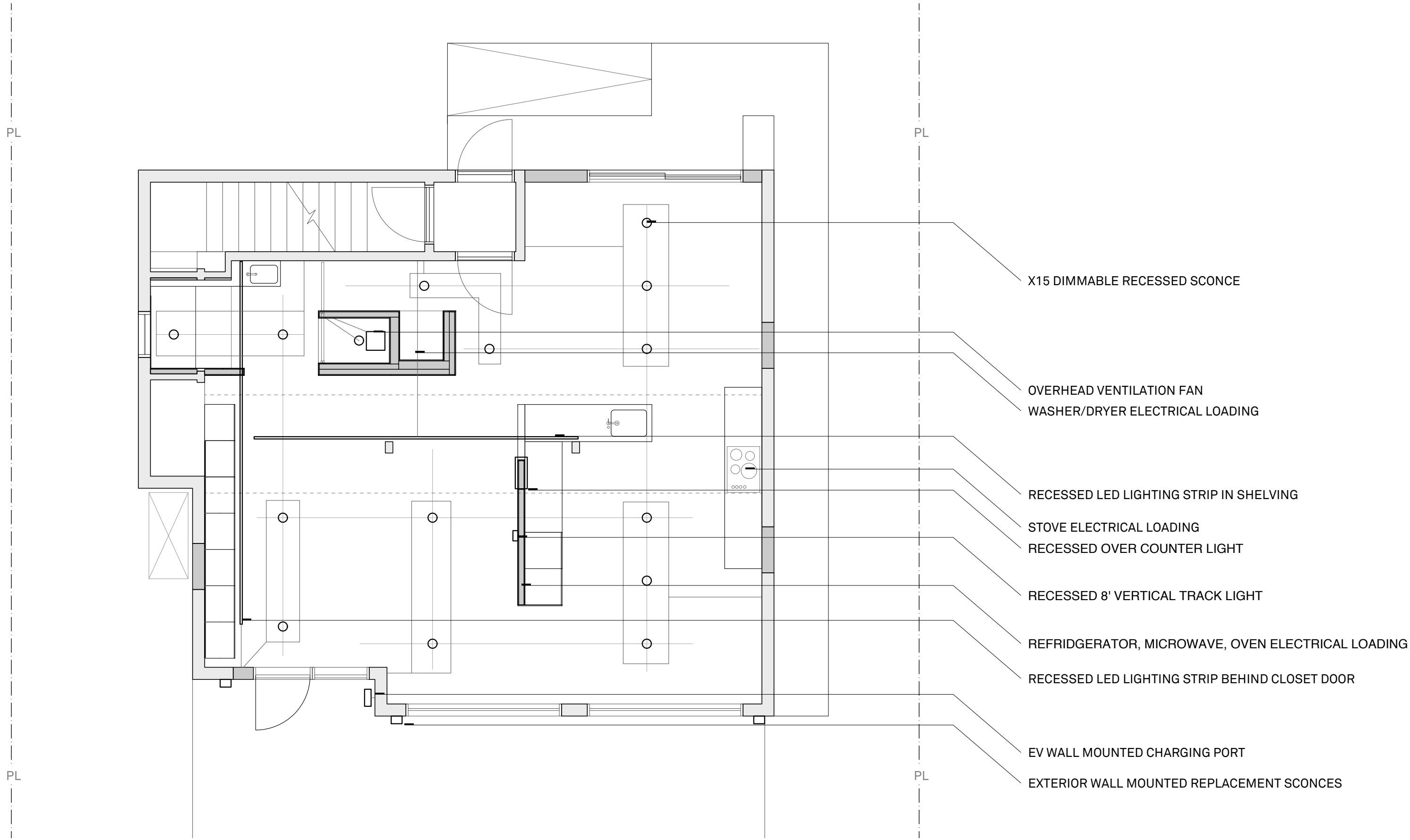


PROPOSED PLAN

ISSUE: FIELD SKETCHES
REF. DWG: N/A

DATE: 07/09/2024
SCALE: 1" = 5'-0"

SKA-001.2



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 FORT COLLINS, CO

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 HALLIE.BLACK@ME.COM
 617-449-8518

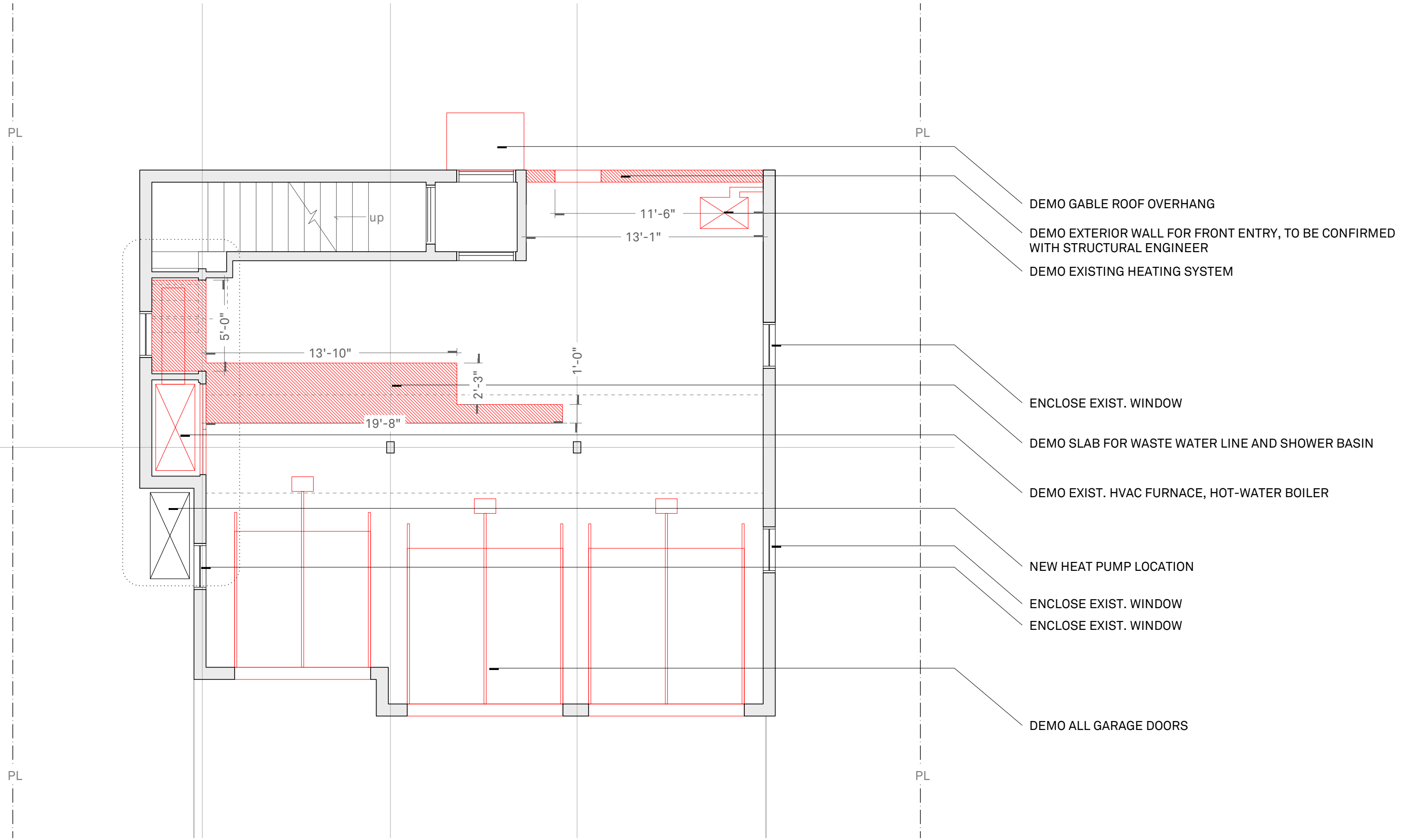


ISSUE: FIELD SKETCHES
 REF. DWG: N/A

DATE: 07/09/2024
 SCALE: 1" = 5'-0"

LIGHTING/ELECTRICAL PLAN

SKA-001.3



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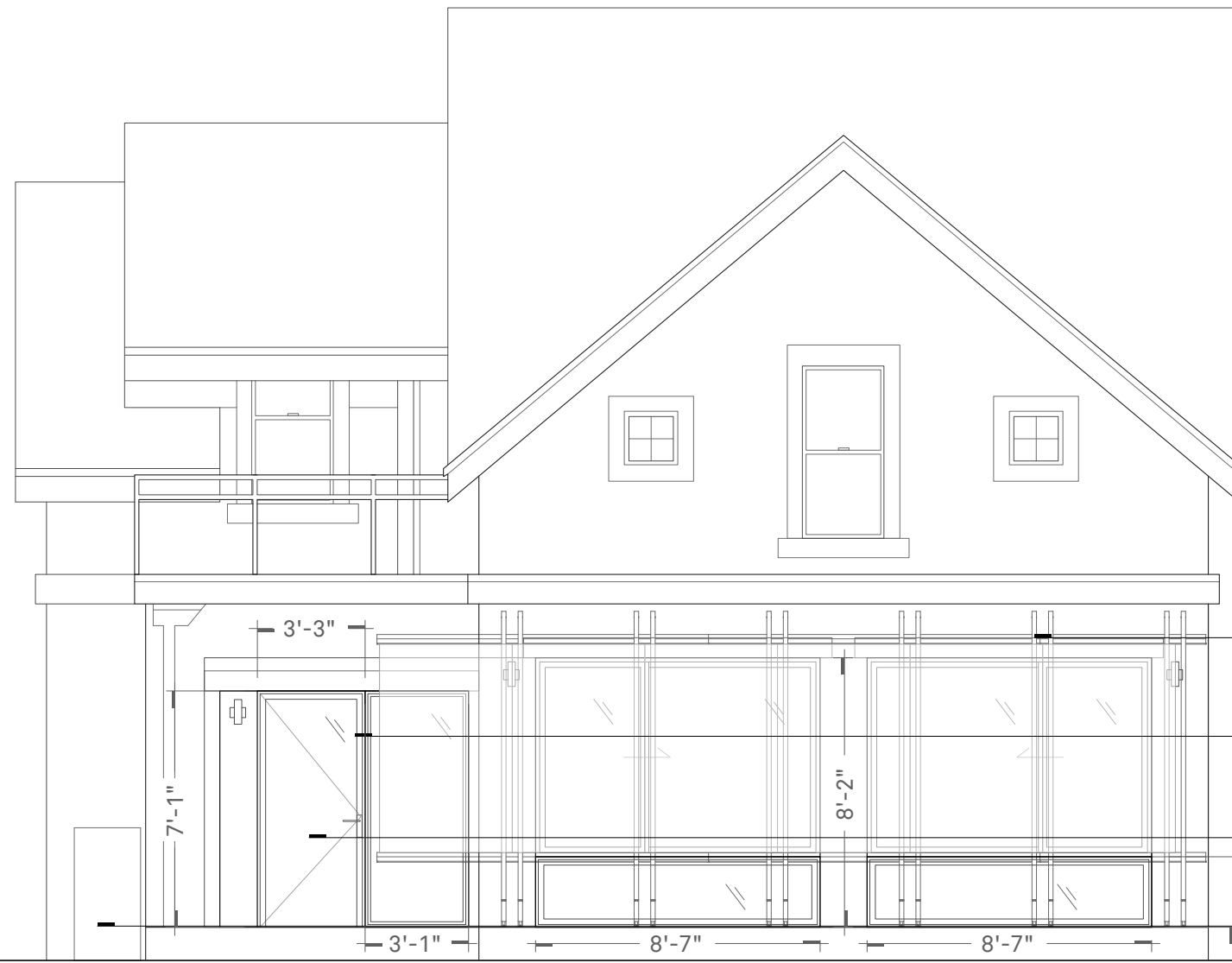


DEMO PLAN

ISSUE: FIELD SKETCHES
REF. DWG: N/A

DATE: 07/09/2024
SCALE: 1" = 5'-0"

SKA-001.4



EXTERIOR PRIVACY SCREEN: LUMACITE PANELS SUSPENDED IN UNISTRUT SYSTEM, FLOAT OVER NEW SLIDING WINDOWS

NEW ENVELOPE FINISHED W/ WHITE STUCCO OR EQUIV., REPLACE EXIST. LIGHTING SCONCES

BACK ENTRY

LOCATION OF NEW HEAT PUMP

CARRIAGE HOUSE @
311 E MAGNOLIA STREET
FORT COLLINS, CO

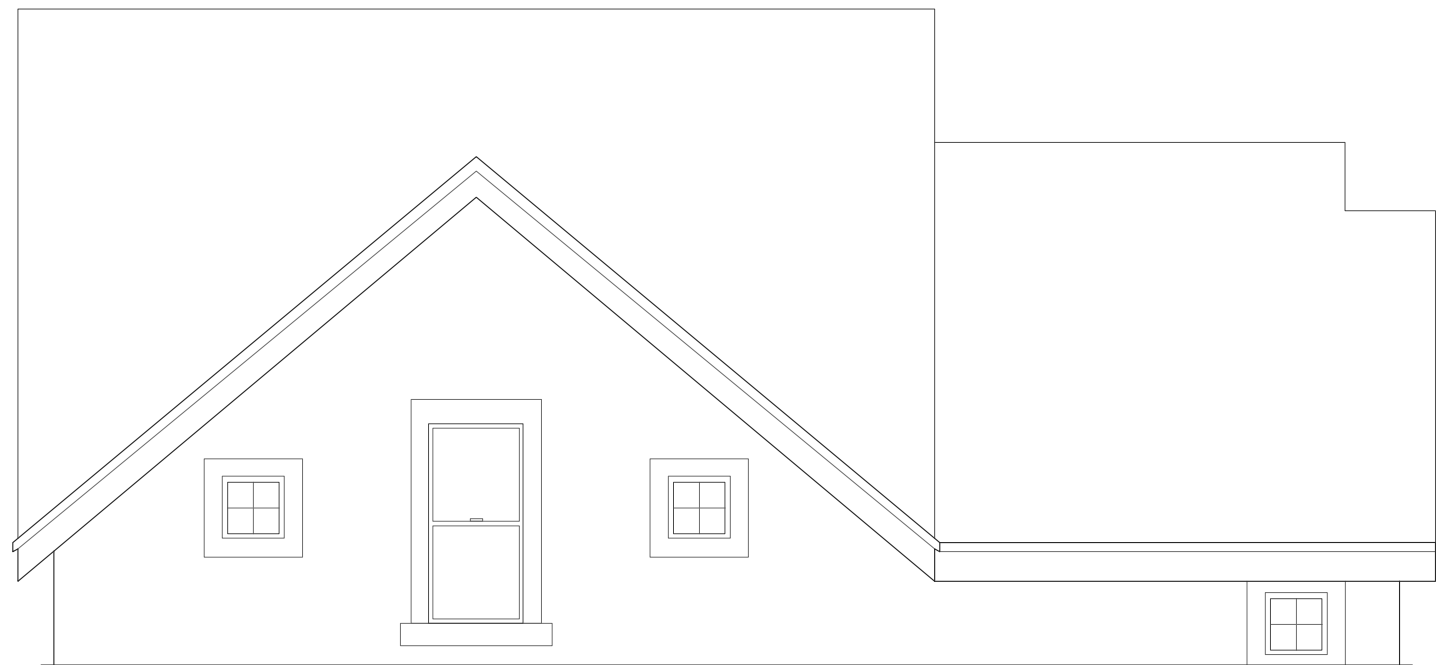
HALLIE BLACK
HALLIE.BLACK@ME.COM
617-449-8518

PROPOSED SOUTH ELEVATION

ISSUE: FIELD SKETCHES
REF. DWG: N/A

DATE: 07/09/2024
SCALE: 1" = 5'-0"

SKA-002.1



OPPERABLE LUMACITE PANELED DOORS FOR EXTERIOR UNISTRUT STORAGE RACKS/SHED

NEW ENVELOPE FINISHED W/ WHITE STUCCO OR EQUIV.

MAINTAIN ENTRY

SLIDING GLASS DOOR ENTRY

PL

PL

CARRIAGE HOUSE @
311 E MAGNOLIA STREET
FORT COLLINS, CO

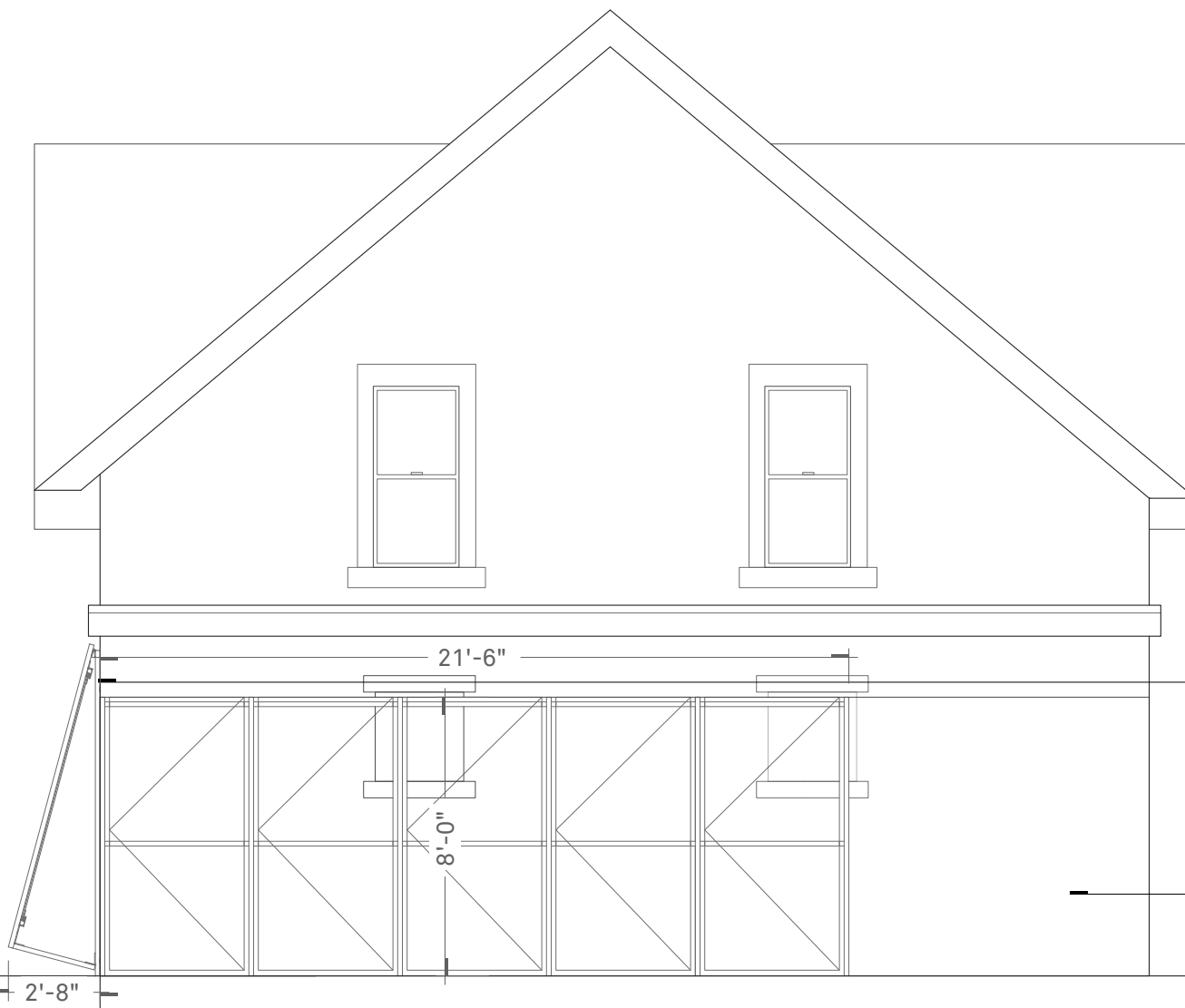
HALLIE BLACK
HALLIE.BLACK@ME.COM
617-449-8518

PROPOSED NORTH ELEVATION

ISSUE: FIELD SKETCHES
REF. DWG: N/A

DATE: 07/09/2024
SCALE: 1" = 5'-0"

SKA-002.2



EXTERIOR PRIVACY SCREEN: LUMACITE PANELS SUSPENDED IN UNISTRUT SYSTEM, FLOAT OVER NEW SLIDING WINDOWS

OPPERABLE LUMACITE PANELED DOORS FOR EXTERIOR UNISTRUT STORAGE RACKS/SHED

CARRIAGE HOUSE @
311 E MAGNOLIA STREET
FORT COLLINS, CO

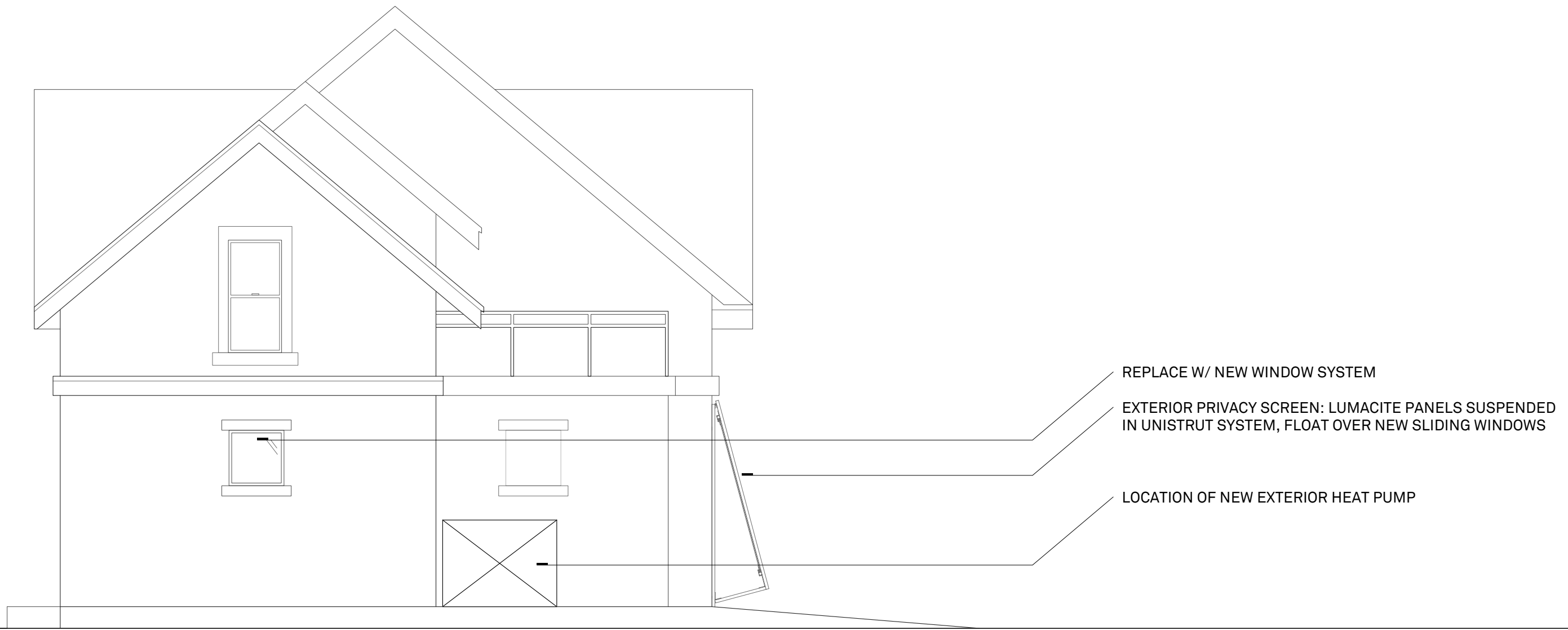
HALLIE BLACK
HALLIE.BLACK@ME.COM
617-449-8518

PROPOSED EAST ELEVATION

ISSUE: FIELD SKETCHES
REF. DWG: N/A

DATE: 07/09/2024
SCALE: 1" = 5'-0"

SKA-002.3



CARRIAGE HOUSE @
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FORT COLLINS, CO

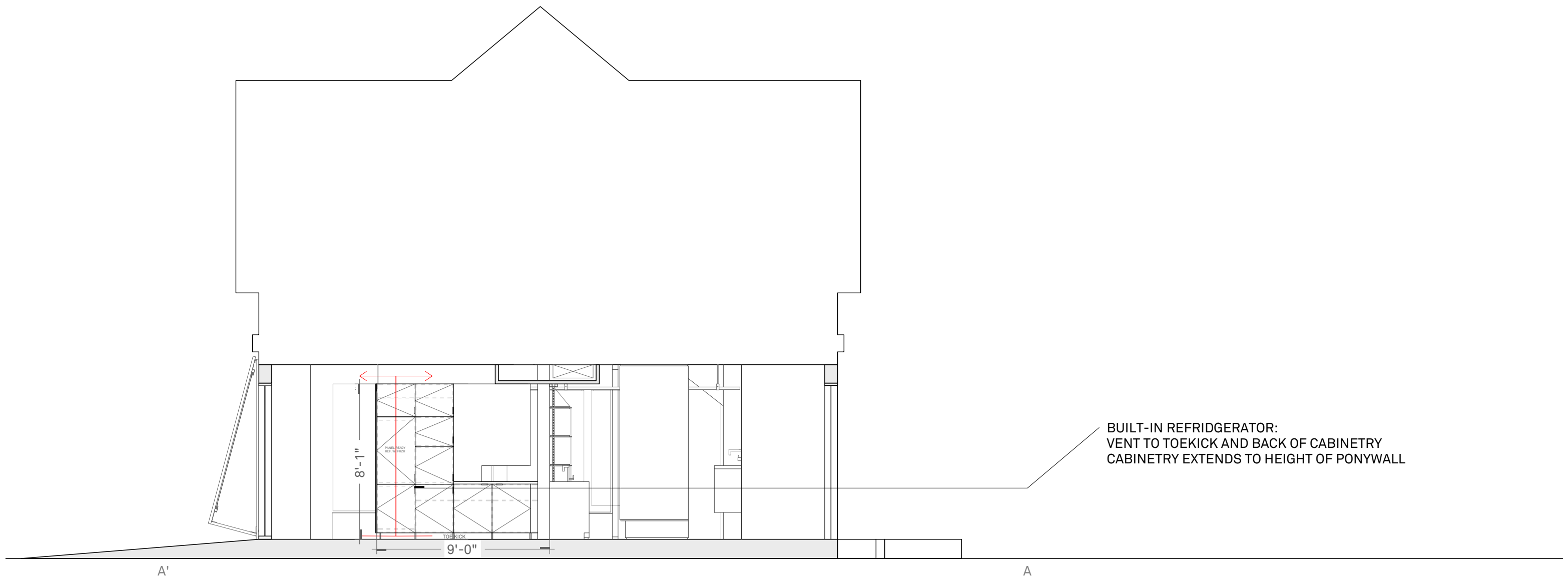
HALLIE BLACK
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617-449-8518

PROPOSED WEST ELEVATION

ISSUE: FIELD SKETCHES
REF. DWG: N/A

DATE: 07/09/2024
SCALE: 1" = 5'-0"

SKA-002.4



CARRIAGE HOUSE @
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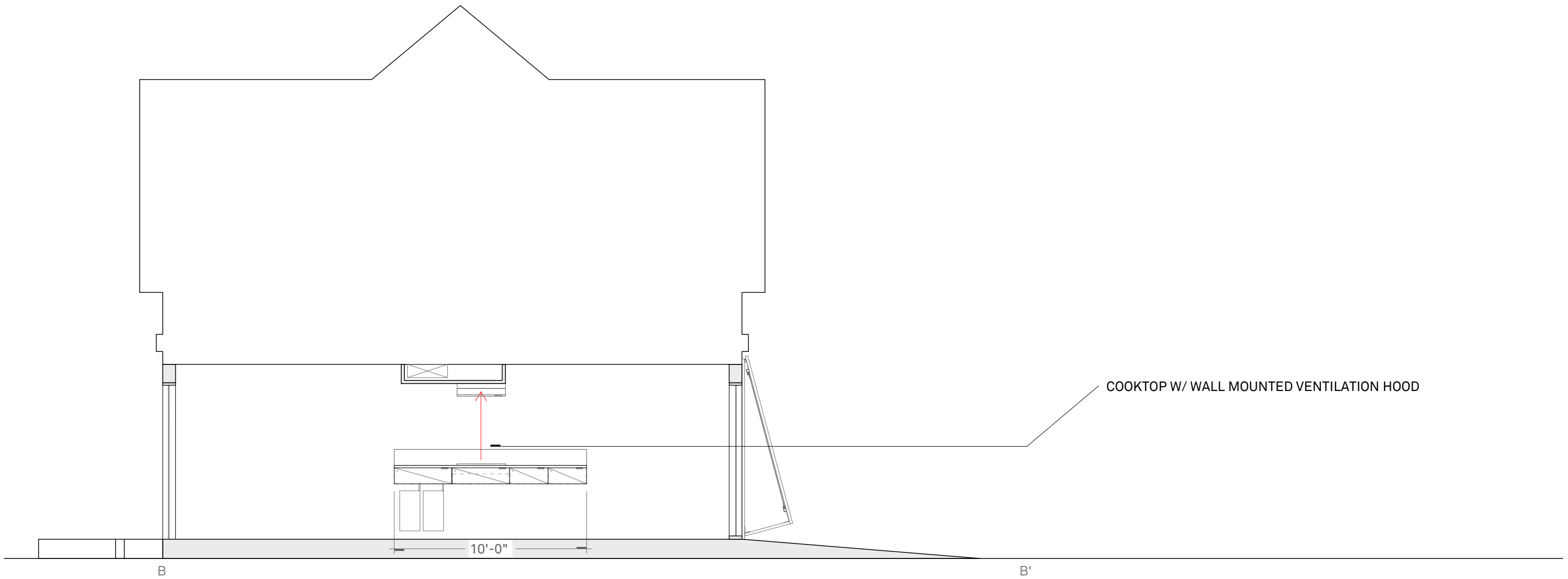
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617-449-8518

PROPOSED KITCHEN SECTION, WEST WALL

ISSUE: FIELD SKETCHES
REF. DWG: N/A

DATE: 07/09/2024
SCALE: 1" = 5'-0"

SKA-003.1



CARRIAGE HOUSE @
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FORT COLLINS, CO

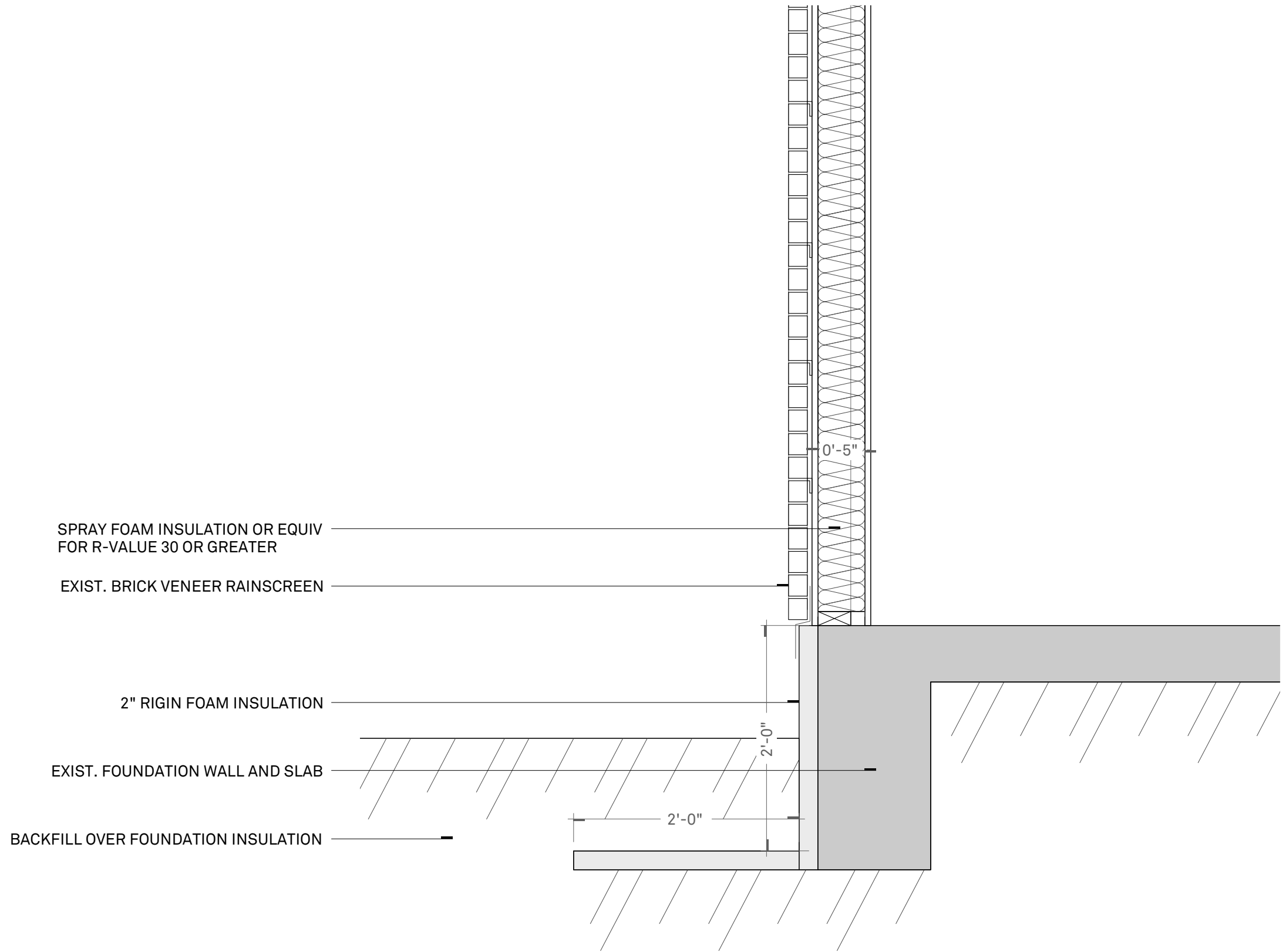
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PROPOSED KITCHEN SECTION, EAST WALL

ISSUE: FIELD SKETCHES
REF. DWG: N/A

DATE: 07/09/2024
SCALE: 1" = 5'-0"

SKA-003.2

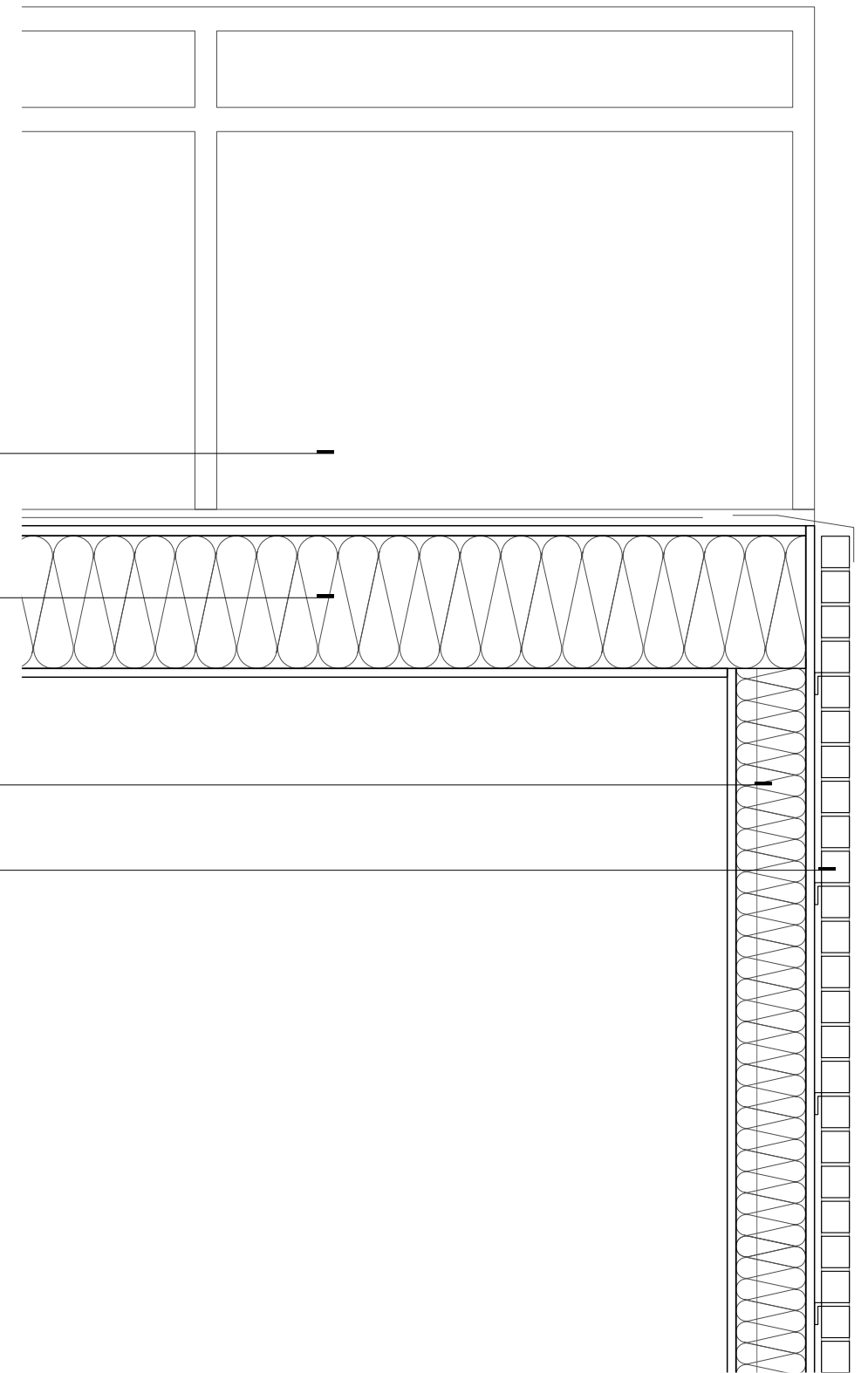


EXIST. SECOND LEVEL BALCONY

SPRAY FOAM INSULATION OR EQUIV
FOR R-VALUE 60 OR GREATER

SPRAY FOAM INSULATION OR EQUIV
FOR R-VALUE 30 OR GREATER

EXIST. BRICK VENEER RAINSCREEN



Structural General Notes

1. Design Loads:

Design Codes: 2021 IRC, ASCE 7-16, ACI332, 2018 NDS and classified as a Category [II] structure

Roof Loads:

Roof Dead Load 20 psf
 Ground Snow Load, P_g 35 psf
 Flat Snow Load, P_f 30 psf

Floor Loads:

Floor Dead Load 12 psf
 Floor Live Load 40 psf

Wind Loads:

Design Wind Speed, Vult (3 sec gust) 140 mph
 Wind Exposure B

Seismic Loads:

Seismic Design Category B

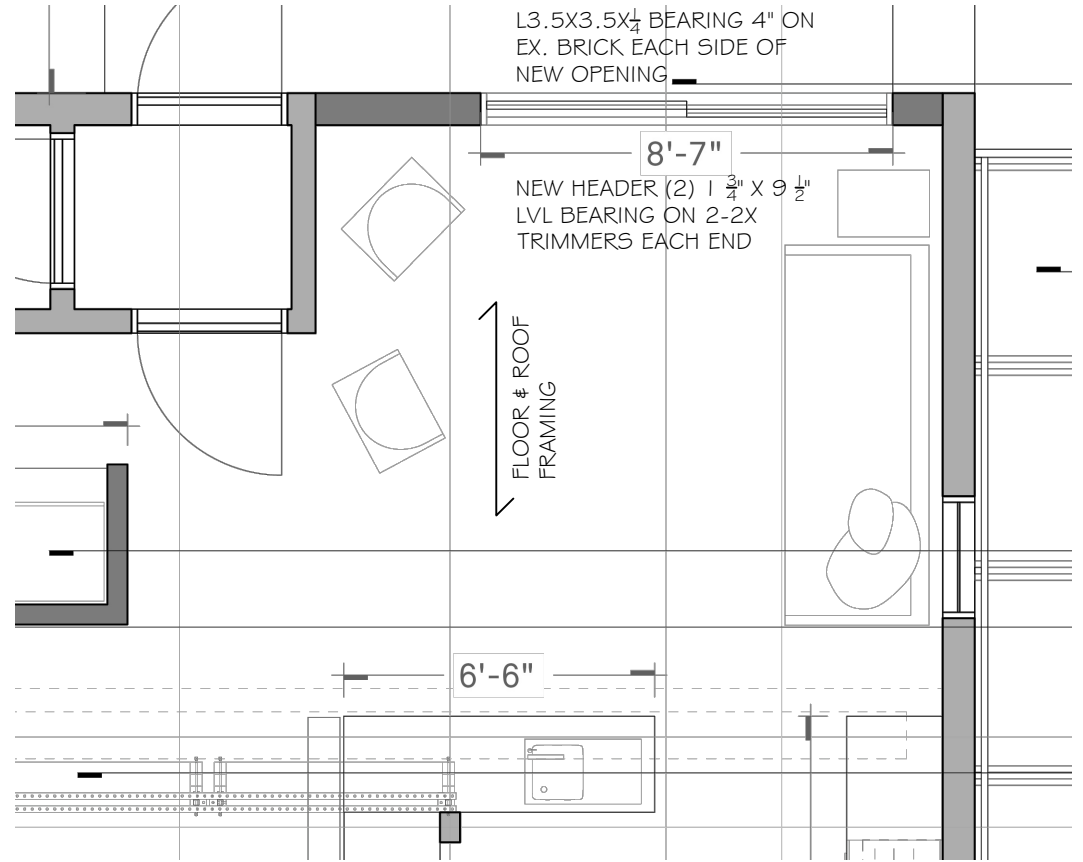
2. Materials:

structural steel: angles: astm a36, 36 ksi yield strength;

wood - framing lumber shall be stress graded Hem-Fir no. 2 or better.

- laminated veneer lumber (LVL) shall be stress graded as follows: bending - 2600psi; tension parallel to grain - 1850psi; compression parallel to grain - 2700psi; horizontal shear - 285psi; compression perpendicular to grain - 500psi; modulus of elasticity - 1900ksi.

LVL member sizes are net; lumber sizes are nominal.



PLAN N



FLOOR PLAN

1/4" = 1'-0"



PROJECT #24-032
 311 E MAGNOLIA
 FORT COLLINS, COLORADO
 APRIL 10, 2024