



## 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](mailto:preservation@fcgov.com)

[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

### **CERTIFICATE OF APPROPRIATENESS – Minor Alteration**

**ISSUED: June 2, 2023**

**EXPIRATION: June 2, 2024**

City of Fort Collins  
c/o Blake Visser  
PO Box 580  
Fort Collins, CO 80522

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Colorado and Southern Depot and Docks at 250 N. Mason St., has been approved by the City's Historic Preservation Division (HPD) because the proposed work appears to be routine in nature with minimal effects to the historic resource, and meets the requirements of Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

The alterations reviewed include:

- Demo of existing concrete and surrounding area as shown on attached plans, including part of a ramp and railing, for ADA compliant replacement – Demo does not include historic docks; railing is to be salvaged, repaired, and modified as needed for new grades/steps and will be repainted to match the existing color.

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 the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I can be reached at [yjones@fcgov.com](mailto:yjones@fcgov.com) or at (970) 224-6045.

Sincerely,

Yani Jones  
Historic Preservation Planner



COMMUNITY DEVELOPMENT & NEIGHBORHOOD SERVICES
281 N. College Ave. • Fort Collins, CO 80524 • Phone: 970.416.2740 • www.fcgov.com/building

BUILDING PERMIT APPLICATION

FOR OFFICE USE
APPLICATION NUMBER: APPLICATION DATE:

Job Site Address 250 N Mason ST, Fort Collins, CO 80524 Unit#

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

Last Name Visser First Name Blake Middle
Street Address 300 Laporte Ave City Fort Collins State CO Zip 80522
Phone # 970-388-5646 Email bvisser@fcgov.com
Name of Business (COMMERCIAL USE ONLY) City of Fort Collins - Operation Services

CONTRACTOR INFO: Company Name TBD
License Holder Name TBD LIC # TBD CERT # TBD

LEGAL INFO:

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

CONSTRUCTION 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
3/4 Baths 1/2 Baths # Fireplaces

ENERGY INFORMATION: (CHECK ONE)

ComCheck UA (ResCheck) SPA (Simulated Performance Alternative) Prescriptive ERI(Energy Rating Index)

Air Conditioning? YES NO

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

UTILITIES INFO: Gas Electric Electric Temp. Pedestal Yes No
Electric Main Breaker Size (Residential Only): 150 amp or less 200 Amp Other

ZONING INFO: (COMMERCIAL USE ONLY)

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

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 [X] 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):** \$89,000

**Description of Work:** Concrete and railing demo and replacement rail fabrication, painting and installation

**JOBSITE SUPERVISOR CONTACT INFO:** Name TBD Phone TBD

**SUBCONTRACTOR INFO:** Electrical \_\_\_\_\_ Mechanical \_\_\_\_\_

Plumbing \_\_\_\_\_ Framing \_\_\_\_\_ Roofing \_\_\_\_\_

Fireplace \_\_\_\_\_ Solar \_\_\_\_\_ Other TBD

**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  '10/2023 Type or Print Name Blake Visser

Phone # 970-388-5646 Email bvisser@fcgov.com

**THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE**



Planning, Development & Transportation  
281 N. College Ave  
Fort Collins, CO 80524  
Phone 970-416-2740 Fax 224-6134

### BUILDING OWNER AUTHORIZATION TO OBTAIN A COMMERCIAL BUILDING PERMIT

I, (Print) Blake Visser as owner of record (property address) 250 N. Mason St., Fort Collins CO, 80524 known as (name of business) City of Fort Collins - Operation Services hereby authorize the work listed below to be done on said property. I understand that such work will **only be performed by contractors licensed by the City of Fort Collins.**

I am giving permission for **interior work only**. The scope of the work shall be limited to: \_\_\_\_\_

I am giving permission for **exterior work only**. The scope of the work shall be limited to: Concrete and railing demo and replacement rail fabrication, painting and installation

I am giving permission for **interior and exterior work**. The scope of the work shall be limited to : \_\_\_\_\_

*(Property owner signature)*

Blake Visser - Sr. Facilities Project Manager  
*(Property owner name; please print)*

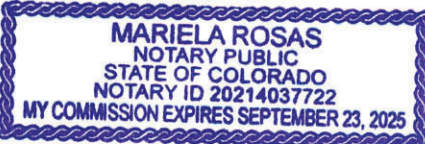
The foregoing affidavit was acknowledged before me on the 03 day of April, 2023 (month, year) by Mariela Rosas for the purpose therein set forth.

Witness my hand and official seal.

My Commission expires: 9/23/2025

Mariela Rosas  
*Notary Public*

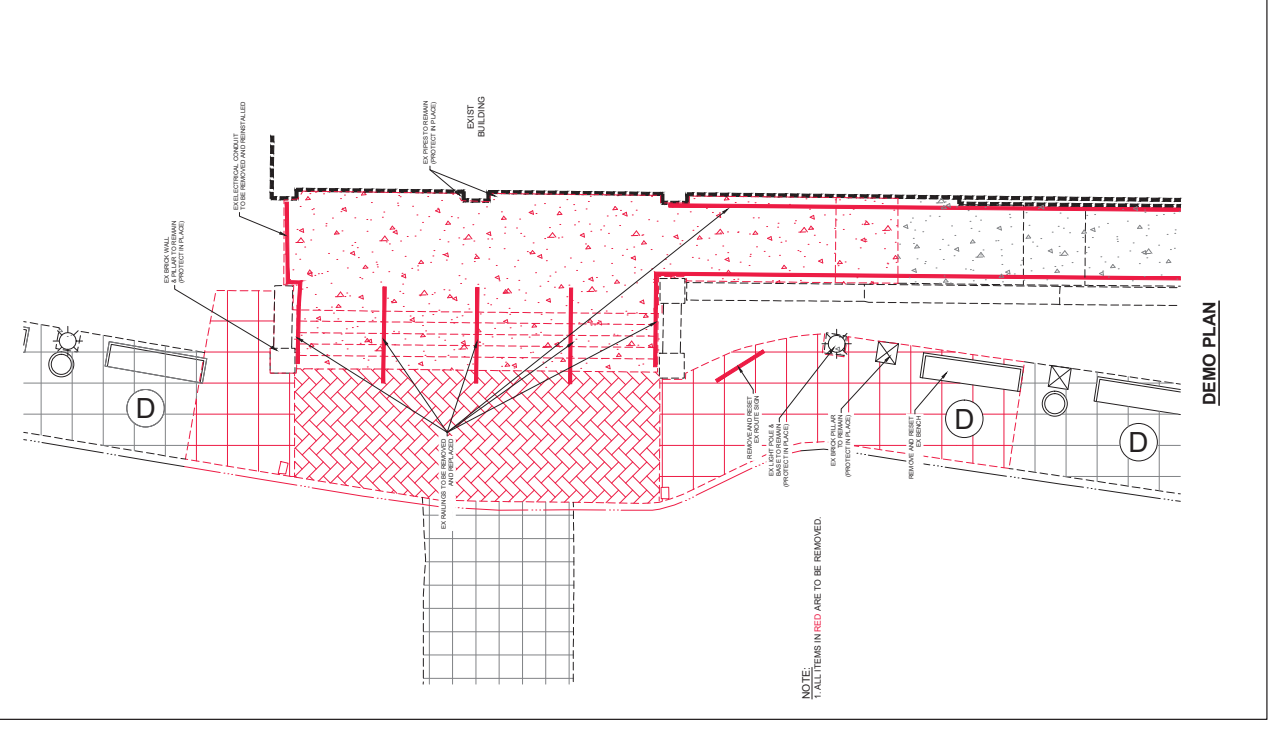
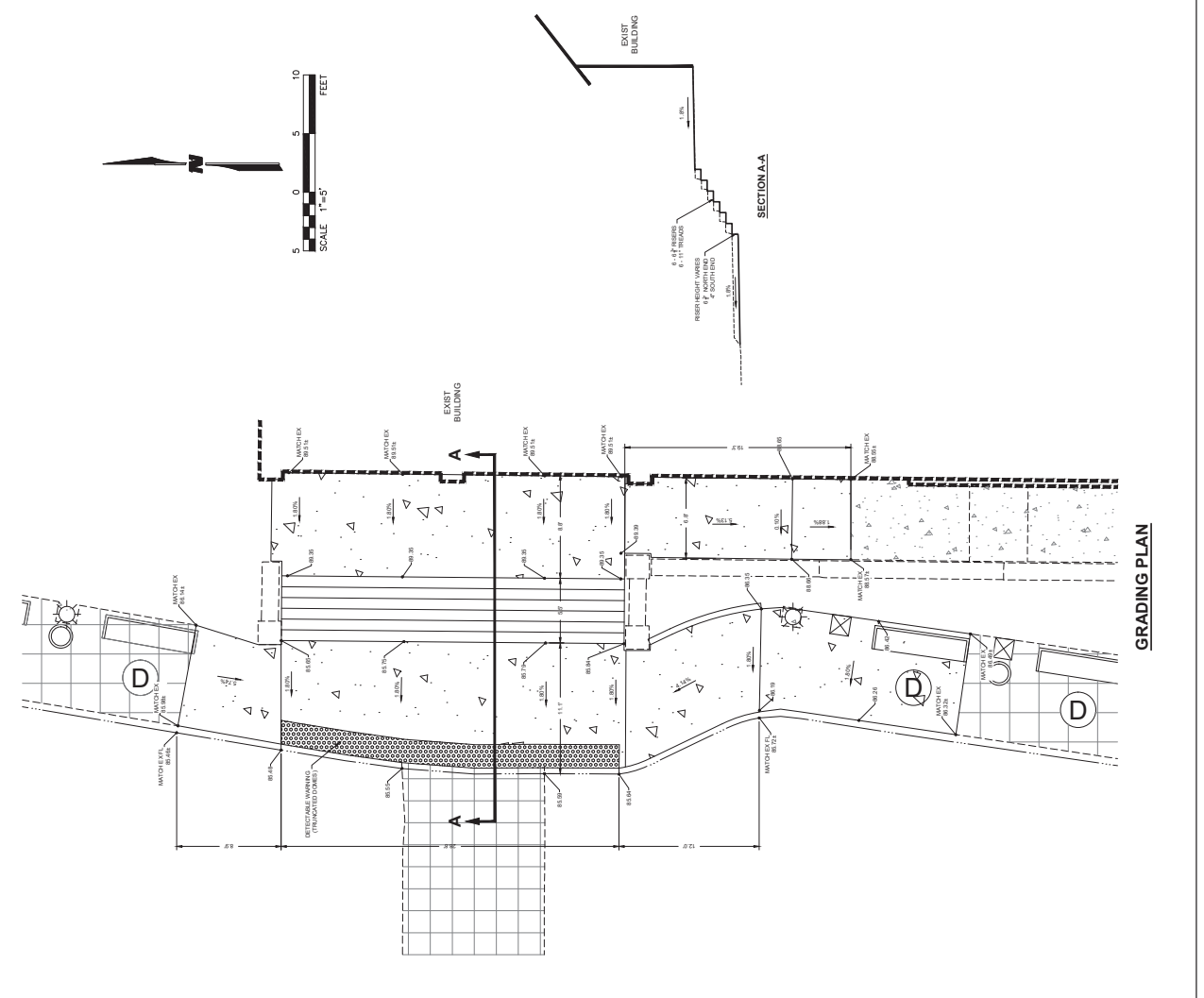
Permit # \_\_\_\_\_  
*Office use only*







REV	DATE	DESCRIPTION	BY



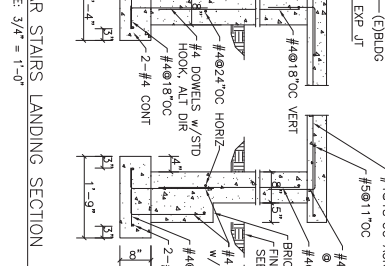
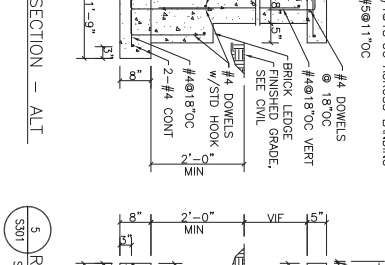
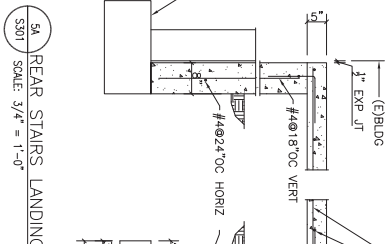
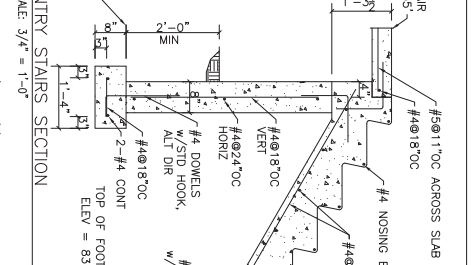
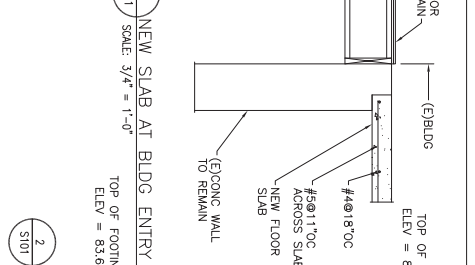
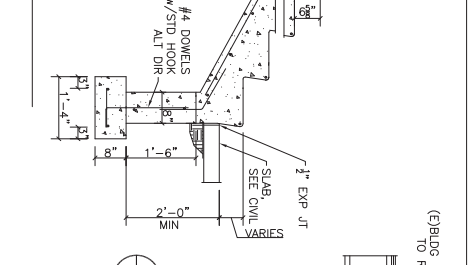
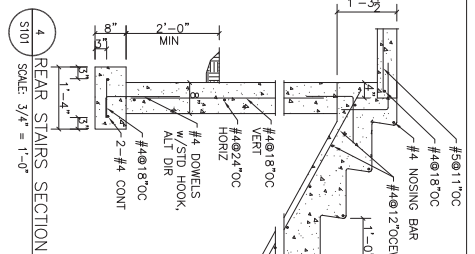
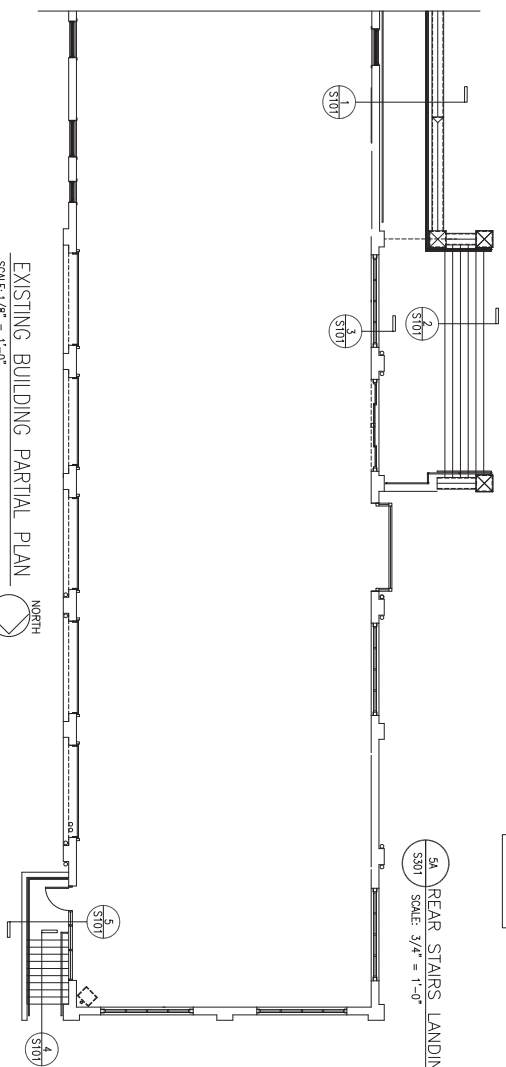
NOTE:  
 1. ALL ITEMS IN RED ARE TO BE REMOVED.

**GRADING PLAN**

**DEMO PLAN**



EXISTING BUILDING PARTIAL PLAN  
SCALE: 1/8" = 1'-0"



REV.	DATE	DESCRIPTION	BY

PROJECT NAME  
**DTC ADA IMPROVEMENTS**



PROPERTY OWNER  
**CITY OF FORT COLLINS**  
281 N. COLLEGE AVE  
FORT COLLINS, CO 80524

**WILSON & COMPANY**  
4401 MASTHEAD ST., NE, SUITE 150  
ALBUQUERQUE, NM 87109  
PHONE: 505-345-4000  
FAX: 505-345-4005  
www.wilsonsco.com

SHEET NO.  
**S-101**

PARTIAL PLAN  
AND DETAILS

PROJECT NO.: 20-100-231-06  
DESIGNED BY: SA  
DRAWN BY: SA  
CHECKED BY: SA  
DATE: 4/10/23

**From:** [Blake Visser](#)  
**To:** [Eric Cluver](#); [Yani Jones](#)  
**Cc:** [Maren Bzdek](#)  
**Subject:** RE: Downtown Transit Center Permit B2302419  
**Date:** Friday, June 2, 2023 3:50:41 PM

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Yani,

Here are answers to your questions in [Blue](#).

Also, I did work with Maren several months ago, maybe even last year to make sure that we are good.

- The plans do not show the wooden dock – Just confirming that the dock will not be impacted by this project. – [No work to the wooden dock with this project.](#)
- Can you please describe the appearance of the new railing? – [We are salvaging the existing railing and repairing and modifying where needed to work with the new grades and steps. Also they will be repainted to match existing color. The intent will be to not even notice that anything changed.](#)

Please let me know if you have any other questions.

Thank you,

Blake

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**Blake Visser**

Senior Facilities Project Manager

Operation Services

**O: 970.221.6227**

**M: 970.388.5646**

[bvisser@fcgov.com](mailto:bvisser@fcgov.com)

**[Chat with me in Teams!](#)**

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**From:** Eric Cluver <ecluver@fcgov.com>  
**Sent:** Wednesday, May 31, 2023 11:08 AM  
**To:** Blake Visser <bvisser@fcgov.com>  
**Subject:** FW: Downtown Transit Center Permit B2302419

Need your input on the two questions below.

Eric L Cluver, RA, LEED AP

Lead Sr Facilities Project Manager

Operation Services

<< OLE Object: Picture (Device Independent Bitmap) >>

O: 970-416-2679

C: 309-838.2208

E: [ecluver@fcgov.com](mailto:ecluver@fcgov.com)

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**From:** Eric Cluver  
**Sent:** Wednesday, May 31, 2023 11:07 AM  
**To:** Yani Jones <yjones@fcgov.com>  
**Subject:** RE: Downtown Transit Center Permit B2302419

Yani,

I am forwarding this to Blake as I do not have this granular of information from him. We will get back with you.

Best,

Eric L Cluver, RA, LEED AP

Lead Sr Facilities Project Manager

Operation Services

<< OLE Object: Picture (Device Independent Bitmap) >>

O: 970-416-2679

C: 309-838.2208

E: [ecluver@fcgov.com](mailto:ecluver@fcgov.com)

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**From:** Yani Jones <[yjones@fcgov.com](mailto:yjones@fcgov.com)>  
**Sent:** Wednesday, May 31, 2023 10:15 AM  
**To:** Eric Cluver <[ecluver@fcgov.com](mailto:ecluver@fcgov.com)>  
**Subject:** Downtown Transit Center Permit B2302419

Hi Eric!

Blake Visser is listed as the contact for the Downtown Transit Center's permit B2302419, which is for the demo of that concrete stair area, ramp, and railing for an ADA-compliant replacement. I'm making up the Certificate of Appropriateness for historic preservation review, and I just had a couple of questions, if you happen to know – If not, you can forward my email to Blake!

- The plans do not show the wooden dock – Just confirming that the dock will not be impacted by this project.
- Can you please describe the appearance of the new railing?

Thanks for the help!

Yani

.....  
**YANI JONES**

Pronouns: She/Her ([What's this?](#))

Historic Preservation Planner

City of Fort Collins Historic Preservation Services

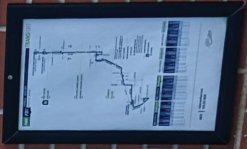
(970) 658-0263





7/10

The Destination  
Flea Market



Y S



SECURITY  
CAMERAS  
IN  
USE

FLEX  
911/92

NO SEATING  
IN THIS AREA

NO SEATING









BIKE  
DISMOUNT  
ZONE

