



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

CERTIFICATE OF APPROPRIATENESS

ISSUED: June 9, 2023

EXPIRATION: June 9, 2024

419 East Elizabeth Street LLC/2Sandys East Elizabeth LLC/CSNBM LLC
c/o Sandy Willison, Sagert-Willison, Inc.
452 S. Link Lane
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your historic Fort Collins property at 419 E. Elizabeth St. have been approved by the City's Historic Preservation Division because the proposed work meets the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

- 1) Replacement of concrete steps in front of house to address settling and bring into conformance with building code, including a new metal handrail.

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 all ensuing work must conform to the approved plans. Any non-conforming alterations are subject to stop-work orders, denial of Certificate of Occupancy, and restoration requirements and penalties.

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.

Property owners can appeal staff design review decisions by filing a written notice of appeal to the Director of Community Development & Neighborhood Services within fourteen (14) days of this decision. 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 or at 970-658-0263.

Sincerely,

Yani Jones
Historic Preservation Planner



BUILDING PERMIT APPLICATION

APPLICATION NUMBER:	FOR OFFICE USE	APPLICATION DATE:
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Job Site Address 419 East Elizabeth Unit# A

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

Last Name 2Sandys East Elizabeth LLC First Name _____ Middle _____
 Street Address 37004 Soarin Eagle Circle City Severance State CO Zip 80550
 Phone # 9702189824 Email starwd1@msn.com

Name of Business (COMMERCIAL USE ONLY) _____

CONTRACTOR INFO: Company Name Sagert-Willison, Inc

License Holder Name Sandy Willison LIC # C1-27 CERT # 597-C1

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 980 Commercial Sq Ft _____ # of Stories 1 Bldg Ht _____ # of Dwelling Units 3
 1st Floor Sq Ft 980 2nd Floor Sq Ft _____ 3rd Floor Sq Ft _____ Unfinished Basement Sq Ft _____
 Finished Basement Sq Ft 980 # 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.) residential dwelling unit

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: replace concrete steps at front of unit, EXISTING HAVE SETTLED.

Value of Construction (materials and labor): \$ 5000.00

Description of Work: replace exterior concrete steps (21 SF) on a 980 SF Residential Unit. Existing concrete steps have settled and have created a non-conforming code issue. RMA

JOBSITE SUPERVISOR CONTACT INFO: Name Seth Adkins Phone 9705672057

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  Type or Print Name Sandy Willison

Phone # 9702189824 Email starwd1@msn.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) 2 SANDY'S East Elizabeth LLC as owner of record (property address) 419 E. Elizabeth Suite A known as (name of business) 419 Triplex 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: Replaced concrete steps

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

[Signature]
(Property owner signature)

Sandy T. Willison, member
(Property owner name; please print)

The foregoing affidavit was acknowledged before me on the 26th day of May, 2023 (month, year) by Sandy T. Willison for the purpose therein set forth.

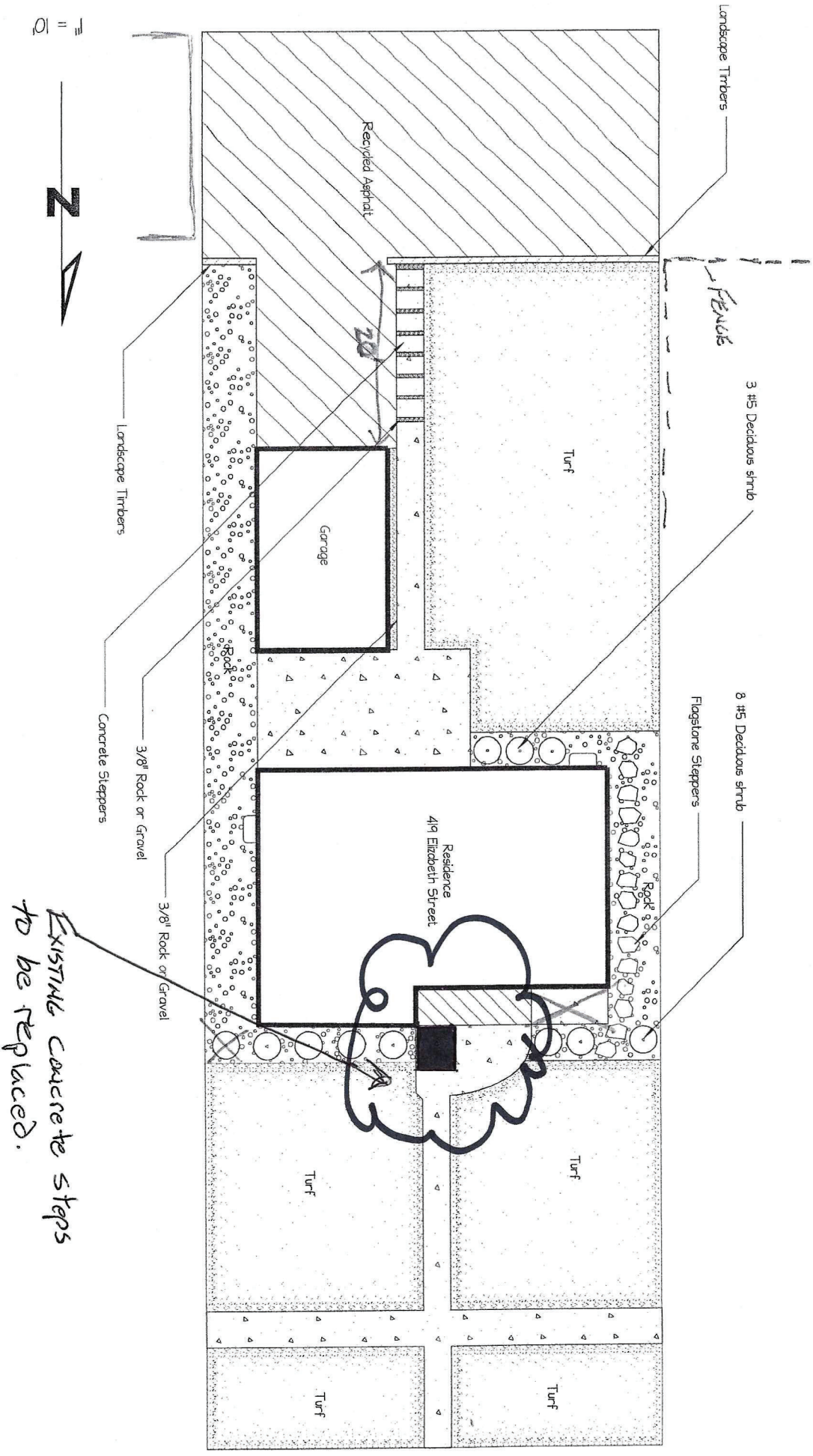
Witness my hand and official seal.

My Commission expires: 11-14-2024

Tara Adkins
Notary Public

Permit # _____
Office use only

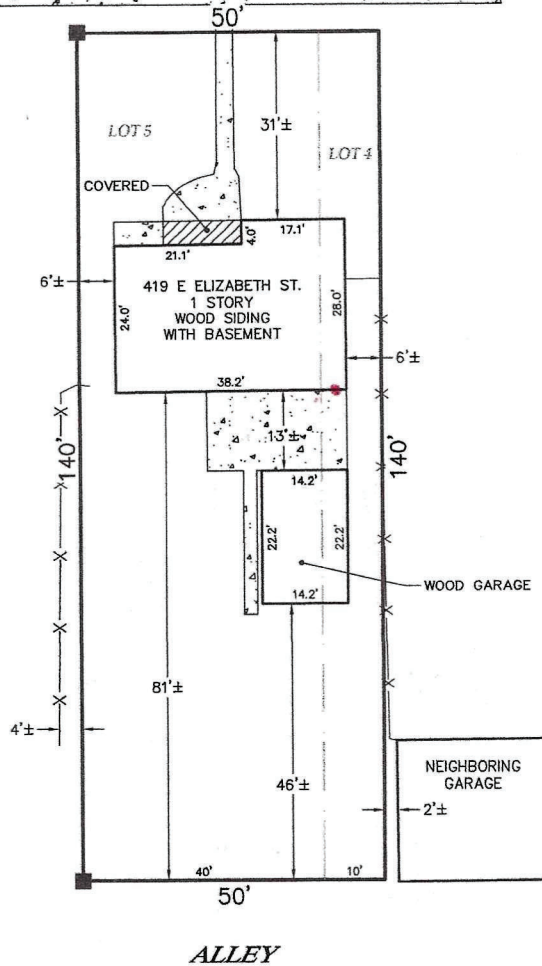
TARA ADKINS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084039565
MY COMMISSION EXPIRES NOVEMBER 14, 2024



EXISTING concrete steps to be replaced.

IMPROVEMENT LOCATION CERTIFICATE

EAST ELIZABETH STREET



■ FOUND #4 REBAR

ADDRESS: 419 E ELIZABETH STREET, FORT COLLINS, CO 80524

PROPERTY DESCRIPTION (SOURCE: LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. FCH25200404) LOT 5 AND THE WEST 10 FEET OF LOT 4, BLOCK 3, CRAFTS RESUBDIVISION OF LAKE PARK ADDITION (REC. NO. 30535), CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

Only those easements that are on the recorded plot of this subdivision are shown hereon.

I hereby certify that this Improvement Location Certificate was prepared for Doberstein Lamburg Commercial, Inc., that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. This certificate is valid only for use by Doberstein Lamburg Commercial, Inc. and describes the parcel's appearance on 09-28-2022.

I further certify that the improvements on the above described parcel on this date, 09-28-2022, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



ROY MOESSER - On Behalf Of King
 COLORADO LICENSED PROFESSIONAL
 LAND SURVEYOR #30110

KING SURVEYORS
 650 E. Garden Drive | Windsor, Colorado 80550
 phone: (970) 686-5011 | fax: (970) 686-5821
 www.kingsurveyors.com

PROJECT NO: 20220525
 DATE: 09-30-2022
 CLIENT: DOBERSTEIN LAMBURG
 DWG: ILC
 DRAWN: EWL CHECKED: RM



STUDIO TOPAZ
 EXTERIOR ARCHITECTURE
 INTERIOR DESIGN

419 E Elizabeth St, Unit A Fort Collins, CO 80524

UNIT A

PROJECT DIRECTORY

OWNER: 2Sandys East Elizabeth, LLC
 DESIGNER: Studio Topaz LLC
 452 S. Park Lane
 Windsor, CO 80550
 970-694-1943
 GENERAL CONTRACTOR: Sawwood Construction
 452 S. Park Lane
 Windsor, CO 80550
 970-694-1943

CODE DATA

MURKIN CITY OF FORT COLLINS
 SCORE NEW EXTERIOR CONCRETE TIEB AND METAL RAILING

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS, ADDITIONALLY ALL WORK SHALL CONFORM TO LOCAL ZONING AND ALL OTHER APPLICABLE ADOPTED CODES.

- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL RESIDENTIAL CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL ELECTRICAL & GAS CODE
- 2021 INTERNATIONAL PLUMBING CODE

DRAWING SYMBOL LEGEND

ELEVATION MARK:

VIEW TITLE:

FLOOR PLAN:

INTERIOR ELEVATION:

NORTH ARROW:

- GENERAL CONSTRUCTION NOTES**
1. ALL EXISTING BUILDING CONDITIONS TO BE FIELD VERIFIED. GENERAL CONTRACTOR RESPONSIBLE TO INFORM ALL SUBCONTRACTORS OF THE PLANS AND THE ACTUAL EXISTING CONDITIONS AT PROPERTY.
 2. WHERE EXISTING CONDITIONS CONFLICT WITH DIMENSIONS GIVEN ON DRAWINGS, EXISTING CONDITIONS SHALL GOVERN.
 3. SITE TO BE MAINTAINED IN CLEAN, SAFE, AND ORDERLY CONDITION, EXTERIOR AND INTERIOR, CONDITIONS TO BE CLEANED PROPERLY UPON COMPLETION.
 4. CONTRACTOR TO BRACE AND PROTECT ALL WORK IN PROGRESS UNTIL CONSTRUCTION IS COMPLETED.
 5. CONTRACT DRAWINGS ARE NOT INTENDED TO REPRESENT EXACT CONDITIONS OR DIMENSIONS. FIELD DIMENSIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR FOR ALL PHASES, INCLUDING BIDDING, FABRICATION, COORDINATION AND CONSTRUCTION.
 6. CONTRACTOR RESPONSIBLE TO ENSURE THAT ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING - BUT NOT LIMITED TO - THE 2021 INTERNATIONAL RESIDENTIAL CODE.
 7. ALL PENETRATIONS AND HOLES CUT THROUGH FRAMING MEMBERS SHALL ACCURATELY FOLLOW THE REQUIREMENTS OF THE MANUFACTURER AND ACCEPTED BUILDING STANDARDS.
 8. ALL STRUCTURAL MEMBERS ARE TO BE FASTENED AND SECURED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, INCLUDING THE USE OF APPROPRIATE NAILS, CONNECTORS, HANGERS, RM JOISTS, WEB STIFFENERS, BRACING, ETC.
 9. CONTRACTOR IS TO PROVIDE ALL ADDITIONAL WOOD BRACING AND BLOCKING AS REQUIRED TO STABILIZE ALL BUILT ELEMENTS, EVEN WHEN NOT INDICATED ON DRAWINGS. ALL SUCH BRACING AND BLOCKING SHALL BE CONSIDERED BEING FINISHED.
 10. INSTALL ALL FIXTURES AND EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS AND GUIDELINES.

VICINITY MAP

FOR PERMIT

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/20/2023
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

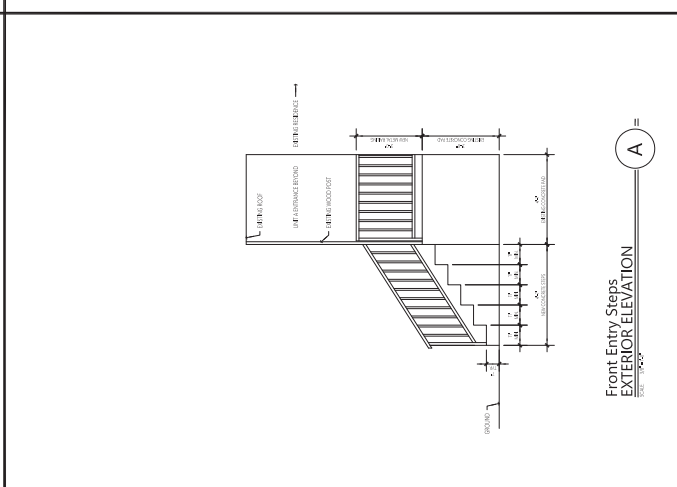
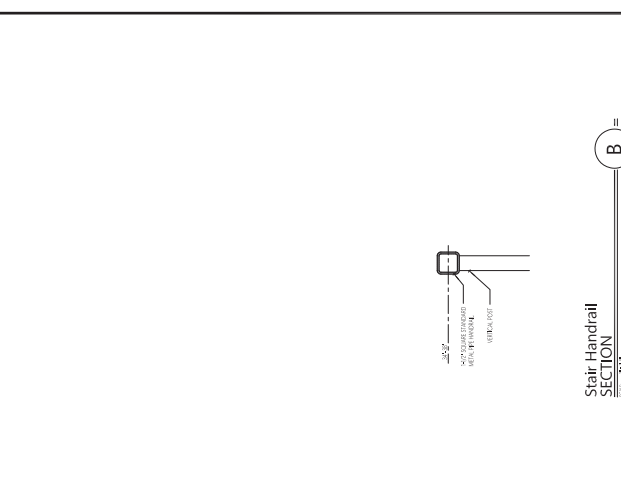
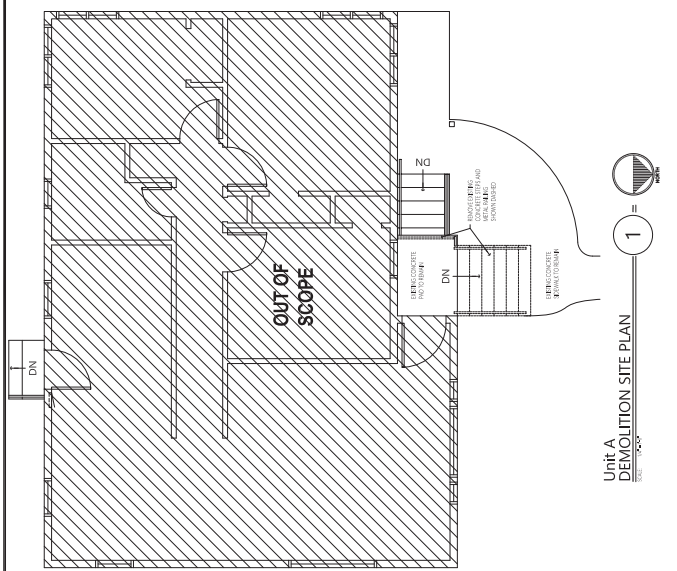
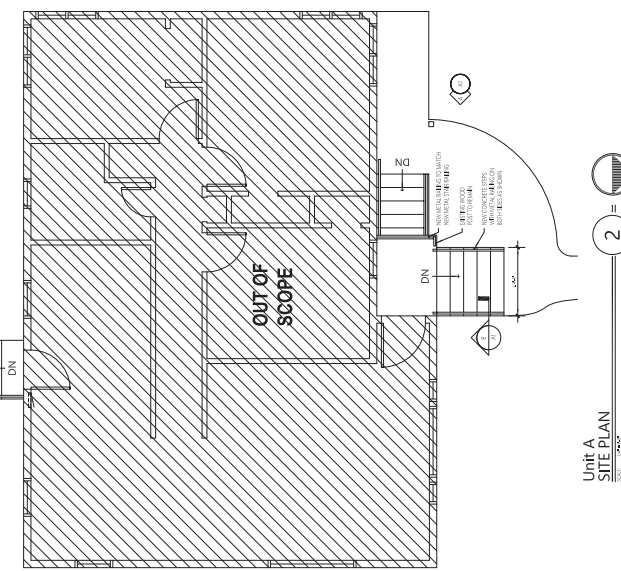
A1

COVER SHEET
 DEMOLITION SITE PLAN
 NEW SITE PLAN
 EXTERIOR ELEVATION
 HANDRAIL SECTION

PROJECT NO.:
 DRAWN BY: [Name]
 CHECKED BY: [Name]



419 E Elizabeth St
 Fort Collins, CO 80524









Real Estate Inc (P) 14

On Nov 7, 2023, at 1:29 PM, History Preservation (paw@history.org) wrote:

Hi David,

Thanks for your email with the City of Westfield's Historic Preservation Office. We have looked at the photos for your report and would like to provide you with some feedback. We are happy to hear that you are interested in the historic significance of the property and would like to provide you with some feedback. We are happy to hear that you are interested in the historic significance of the property and would like to provide you with some feedback.

Best regards,

Tom

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