



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 – Minor Alteration

ISSUED: June 29, 2023

EXPIRATION: June 29, 2024

CSURF

c/o Josh Wilcox, alm2s

123 N College Ave, Suite 204

Fort Collins, CO 80525

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Emma Brown/Susan Winter House at 720 W. Prospect Rd. (now addressed as 730 W. Prospect Rd.) 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:

- Replacement of two concrete stoops/stairs to meet building code egress requirements, using concrete material and with steel handrails (see attached plans and correspondence)
 - *Please keep the design of the steel handrails simple.*

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 or at (970) 224-6045.

Sincerely,

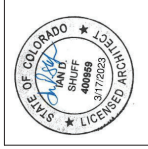
Yani Jones

Historic Preservation Planner



712 WHIMBLES WAY SUITE 200
 FORT COLLINS, CO 80504
 (970) 223-1820
 www.alms.com

HAVEN APARTMENTS - BUILDING 1
MAXIMO DEVELOPMENT GROUP
 FORT COLLINS, CO

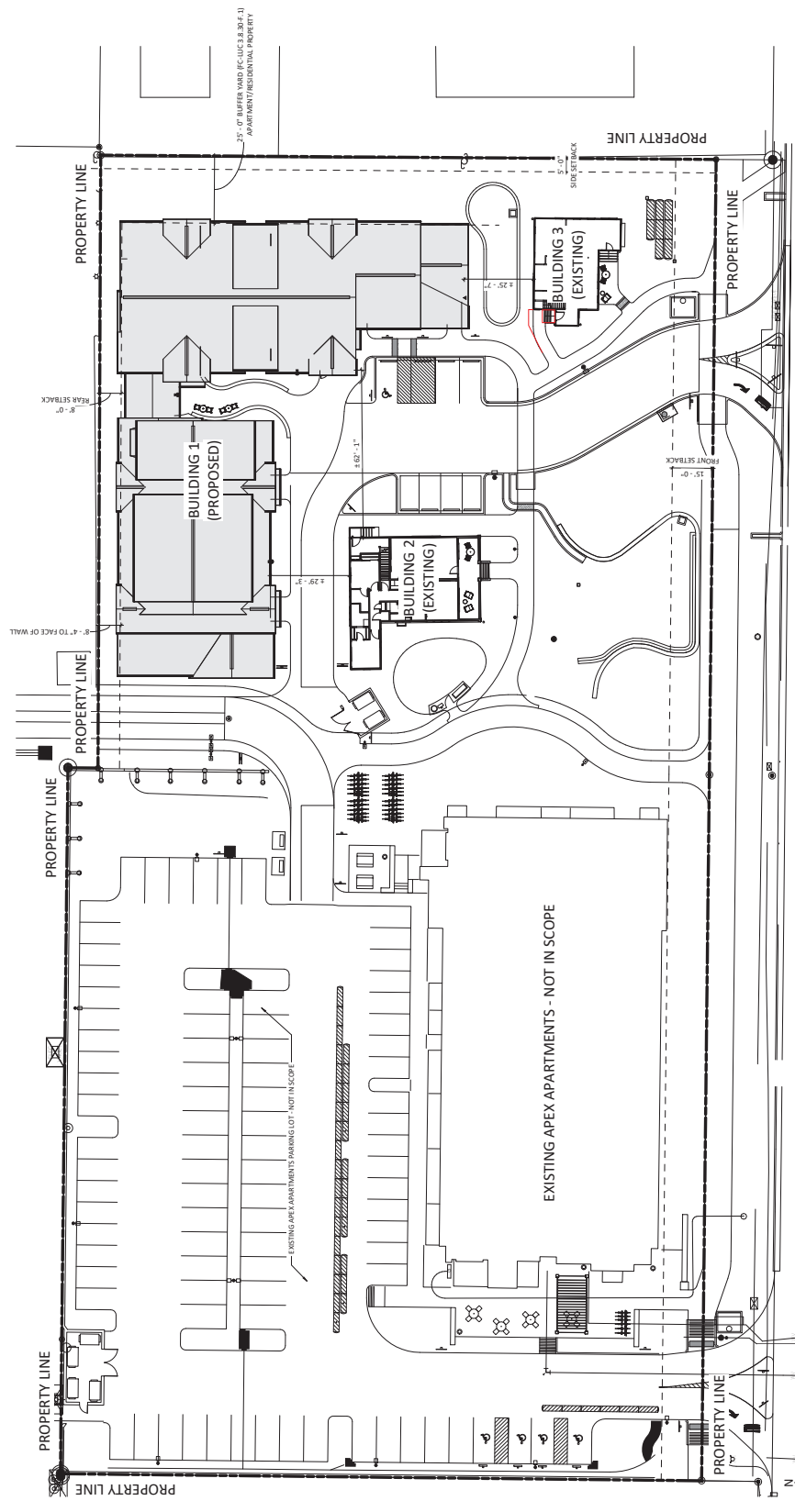


NO.	ISSUE	DATE
PROJECT	DATE	NOV/2023
DRAWN	DATE	03/17/2023
IN/REV'S	DATE	10/16

SITE PLAN

A1.0

© 01/21/2022



SITE PLAN
 SCALE: 1"=20'-0"

1 2 3 4 5

Key Note	System Notes
CL-2	CEILING: 1-HOUR RATED ROOF/CEILING ASSEMBLY, 5/8" TYPE 'X' GYPSUM BOARD ON 1 1/2" RESISTENT CHANNELS AT 12" OC ATTACHED PERPENDICULAR TO ROOF FRAMING ABOVE. PROVIDE R-49 FIBERGLASS BATT INSULATION OVER CHANNELS. PROVIDE 1/2" GYPSUM BOARD OVER CHANNELS. PROVIDE 1/2" FIBERGLASS BATT INSULATION OVER CHANNELS. PROVIDE 1/2" GYPSUM BOARD OVER CHANNELS. PROVIDE 1/2" FIBERGLASS BATT INSULATION OVER CHANNELS.
EW1	EXISTING EXTERIOR WALL: STUCCO SYSTEM OVER GALVANIZED METAL LATH OVER WEATHER AND AIR BARriers OVER INSULATION. PROVIDE NEW EXTERIOR WALL SYSTEM OVER EXISTING WALL SYSTEM.
EW2	EXISTING EXTERIOR WALL: PROVIDE NEW EXTERIOR WALL SYSTEM OVER EXISTING WALL SYSTEM. PROVIDE NEW EXTERIOR WALL SYSTEM OVER EXISTING WALL SYSTEM.
F1	INTERIOR FINISH: PROVIDE NEW 5/8" GYPSUM BOARD OVER EXISTING 5/8" GYPSUM BOARD. PROVIDE NEW 5/8" GYPSUM BOARD OVER EXISTING 5/8" GYPSUM BOARD.
FW1	FLOOR FINISH: PROVIDE NEW POLISHED CONCRETE OVER EXISTING POLISHED CONCRETE. PROVIDE NEW POLISHED CONCRETE OVER EXISTING POLISHED CONCRETE.
R0	ROOF FINISH: PROVIDE NEW 1/2" GYPSUM BOARD OVER EXISTING 1/2" GYPSUM BOARD. PROVIDE NEW 1/2" GYPSUM BOARD OVER EXISTING 1/2" GYPSUM BOARD.
PH-1	INTERIOR PARTITION: 2X4 WOOD STUD FRAMING AT 16" OC. PROVIDE 5/8" GYPSUM BOARD OVER BOTH SIDES OF FRAMING. PROVIDE 5/8" GYPSUM BOARD OVER BOTH SIDES OF FRAMING.
R0	ROOF FINISH: PROVIDE NEW 1/2" GYPSUM BOARD OVER EXISTING 1/2" GYPSUM BOARD. PROVIDE NEW 1/2" GYPSUM BOARD OVER EXISTING 1/2" GYPSUM BOARD.

Room	Finish	Notes
101	ENTRY	RUBBER LVT
102	MAIN	RUBBER LVT
103	BEDROOM	RUBBER LVT
104	BATH	RUBBER LVT
105	CL. 101	RUBBER LVT
106	CL. 102	RUBBER LVT
107	CL. 103	RUBBER LVT
201	BEDROOM	RUBBER LVT
202	BATH	RUBBER LVT
203	BEDROOM	RUBBER LVT
204	CL. 201	RUBBER LVT

GENERAL NOTES:

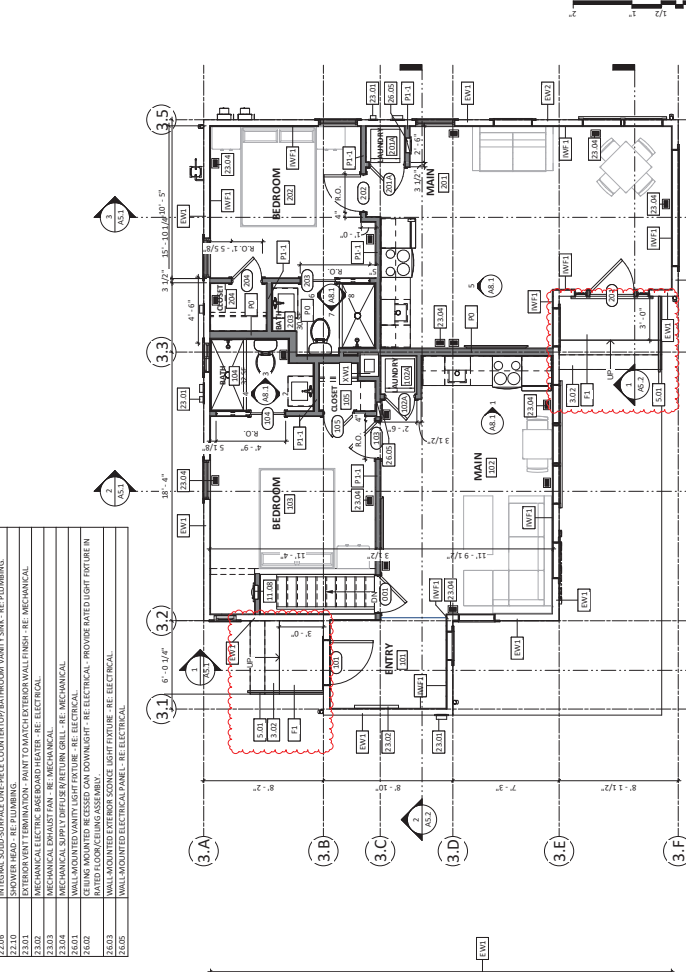
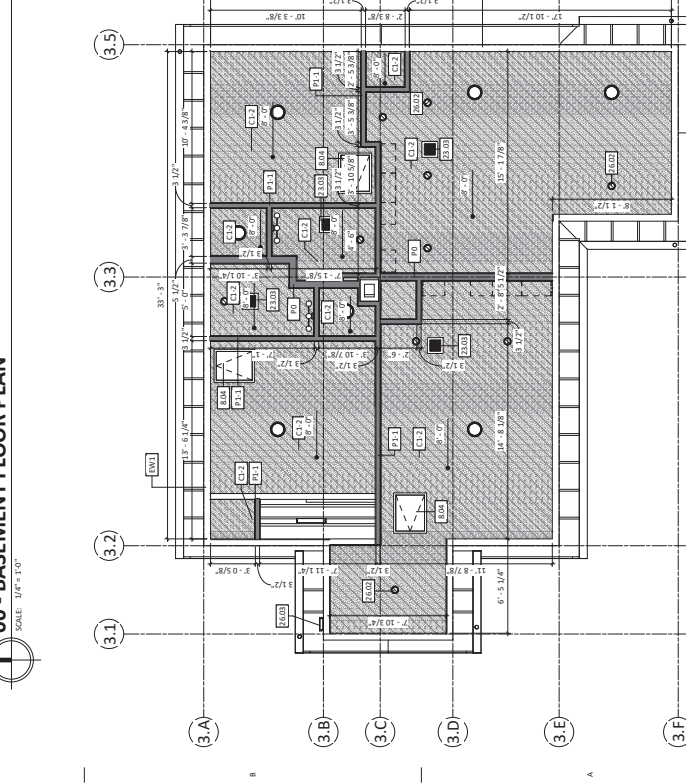
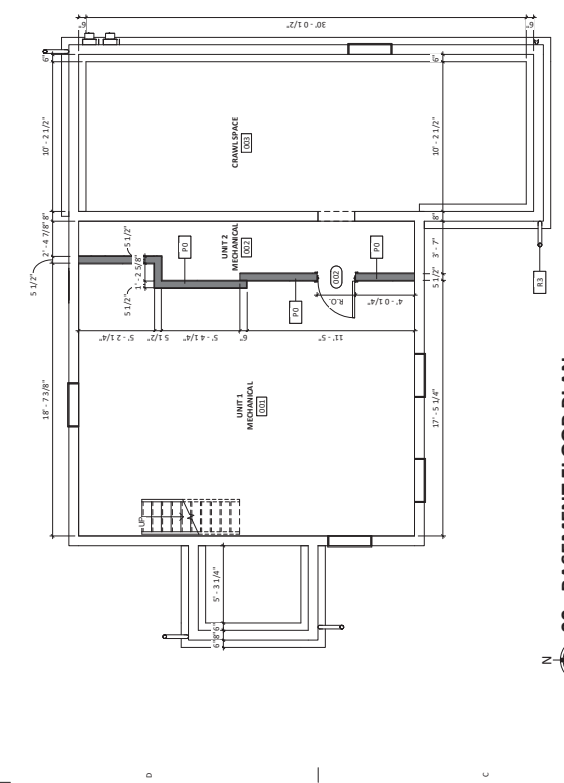
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE IBC, INC. IBC-2018. CURRENT EDITIONS APPROVED BY THE CITY OF FORT COLLINS INCLUDING LOCAL AMENDMENTS. THE LATEST CONDITIONS SHOWN ON THESE DRAWINGS ARE TO PREVAILE OVER ANY PREVIOUS EDITIONS OR SPECIFICATIONS. PROVIDE TO THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY ARCHITECT AND OWNER REPRESENTATIVE OF ANY DISCREPANCIES. ALL EXISTING CONDITIONS SHALL BE SHOWN AND PRESERVED UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE IBC, INC. IBC-2018. CURRENT EDITIONS APPROVED BY THE CITY OF FORT COLLINS INCLUDING LOCAL AMENDMENTS. PROVIDE TO THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY ARCHITECT AND OWNER REPRESENTATIVE OF ANY DISCREPANCIES.

40-45 NOTES:

7001 CASE FINISH CONCRETE SAME BEDROOM FINISH
 7002 STEEL STAIR HANDRAIL - PAINT
 7003 PROVIDE MECHANICALLY ATTACHED VENT FAN OR BATT INSULATION AT INSIDE FACE OF EXTERIOR WALL WITH FACE GROMMET AND FLASHING. SEAL TO EXISTING WOOD FRAMING WITH EXTERIOR WALL INSULATION.
 7004 EXTERIOR WALL INSULATION.
 7005 PROVIDE MECHANICALLY ATTACHED VENT FAN OR BATT INSULATION AT INSIDE FACE OF EXTERIOR WALL.
 7006 NEW VENT ACCESS PANEL.
 9001 1/2" WALL RUBBER COVER BASE - COLOR TO BE SELECTED BY OWNER.
 10002 FRAMELESS SERRATOR - SEE INTERIOR ELEVATIONS FOR SIZE.
 11001 POLISHED CONCRETE FLOOR WITH POLISHED GROUT.
 11005 REGRADING DOOR WITH LIGHT OUT - MECHANICAL.
 12008 RECESSED FIRE EXTINGUISHER CABINET - PAINT.
 12009 1/2" FIBERGLASS BATT INSULATION OVER EXISTING 1/2" FIBERGLASS BATT INSULATION.
 12014 3/4" TYP. MDF CLOSET SHELVING WITH SUPPORT BRACKETS - PAINT.
 12015 5/8" GYPSUM BOARD OVER EXISTING 5/8" GYPSUM BOARD.
 2201 TOILET - SEE FINISHING.
 2202 SHOWER HEAD - SEE FINISHING.
 2206 INTERIOR SOLID SURFACE ONE PIECE COUNTERTOP/BATHROOM VANITY/SINK - SEE FINISHING.
 2301 EXTERIOR VENT TERMINATION - PAINT TO MATCH EXTERIOR WALL FINISH - RE: MECHANICAL.
 2302 MECHANICAL FLEXIBLE LINE WITH INSULATION - RE: ELECTRICAL.
 2303 MECHANICAL FLEXIBLE LINE WITH INSULATION - RE: MECHANICAL.
 2304 MECHANICAL SUPPLY/EXHAUST BRACKET GRILL - RE: MECHANICAL.
 2601 WALL MOUNTED VANITY LIGHT FIXTURE - RE: ELECTRICAL.
 2602 WALL MOUNTED RECESSED VANITY LIGHT FIXTURE - RE: ELECTRICAL - PROVIDE RATED LIGHT FIXTURE IN BATHROOM.
 2603 WALL MOUNTED EXTERIOR SCENE LIGHT FIXTURE - RE: ELECTRICAL.
 2605 WALL MOUNTED ELECTRICAL PANEL - RE: ELECTRICAL.

ROOM FINISH SCHEDULE

Room	Finish	Notes
101	ENTRY	RUBBER LVT
102	MAIN	RUBBER LVT
103	BEDROOM	RUBBER LVT
104	BATH	RUBBER LVT
105	CL. 101	RUBBER LVT
106	CL. 102	RUBBER LVT
107	CL. 103	RUBBER LVT
201	BEDROOM	RUBBER LVT
202	BATH	RUBBER LVT
203	BEDROOM	RUBBER LVT
204	CL. 201	RUBBER LVT



From: [Josh Wilcox](#)
To: [Historic Preservation](#)
Cc: [Jan Shuff](#); [Maren Brdek](#)
Subject: [EXTERNAL] Apex/Haven Building 3 Permit Comments
Date: Tuesday, June 27, 2023 10:42:04 AM
Attachments: [image001.png](#)
[23-0627 - Revised Exterior Stoop Plans.pdf](#)

Hello,

I spoke with Maren this morning regarding a comment we received on our permit submittal for Apex/Haven Apartments Building 3. This building is designated historic, and to meet egress requirements we need to add a stoop at the exterior of both entries to the building. Please see the attached floor plans and elevations for our proposed design, which use similar materials to the existing steps at the exterior doors as shown from the screenshot below:



Please let us know if the designs are acceptable from a historic preservation standpoint, and we will re-submit the plans for permit.

Thanks,
Josh

Josh Wilcox, Assoc. AIA
Project Manager



alm2s
123 N College Ave, Suite 204
Fort Collins, CO 80525
O: (970) 223-1820
C: (970) 661-3693
www.alm2s.com