



Historic Preservation Services
Community Development & Neighborhood Services
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580
970.224.6078
preservation@fcgov.com
fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS – Minor Alteration

ISSUED: May 2, 2024

EXPIRATION: May 2, 2025

CCC Armstrong LLC
c/o David Agnello, Faurot Construction
1725 Vista View Dr., Suite E
Longmont, CO 80504

Dear Property Owner:

This letter provides you with certification that proposed work to your designated historic property, the Armstrong Hotel at 259 S. College Ave., 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 and Section 3.4.7 of the Land Use Code.

The alterations reviewed include:

- Construction of rooftop catwalk/work platform for access to rooftop grease ducts

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



BUILDING PERMIT APPLICATION:

Tenant Finish (commercial)

All information on the application must be filled out (as applicable).

JOB SITE ADDRESS: 259 S College Ave, Fort Collins, CO, 80524 UNIT#: _____

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

Last Name ERICKSON First Name TROY Middle _____
Street Address 259 S College Ave City Fort Collins State CO Zip 80524
Phone # (970) 658-9698 Email troy@the.armstronghotel.com

CONTRACTOR INFO:

Company Name Favrot Construction
License Holder Name Dave Agnello LIC # C2-251 CERT # 3560-C1

CONSTRUCTON INFO:

1. Name of Business (fill in info below related to tenant): Armstrong Hotel

Existing Tenant New Tenant First tenant/occupant in a new building/space

Name of prior tenant/business (or prior use): _____

Proposed Use: Hotel

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

Describe: Installation of cat walk to clean grease ducts - all exterior work.

3. Scope of Work Square Footage (leave blank where work is not occurring):

1st Floor Sq Ft _____ + 2nd Floor Sq Ft _____ + 3rd Floor Sq Ft _____ + 4th Floor Sq Ft _____
+ 5th Floor Sq Ft _____ + 6th Floor Sq Ft _____ + 7th Floor Sq Ft _____ Other _____
+ Unfin. Bsmt Sq Ft (remain unfin.) _____ + Fin Bsmt Sq Ft (to be fin.) _____ = Total Scope of Work Sq Ft _____

4. What is being added to the space (not previously existing/currently present)?:

of Full Baths _____ # ¾ Baths _____ # ½ Baths _____ # Fireplaces _____

5. Is the building currently fire sprinkled? Yes No

6. Asbestos 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 around the date of: _____
- An asbestos inspection has not been conducted on this property

UTILITES INFO:

Electric Service Upgrade Yes No Existing Amps _____ New Amps _____
Electric Meter Relocation Yes No

VALUE OF CONSTRUCTION (materials and labor): \$ 15,000

DESCRIPTION OF WORK:


installation of catwalk around roof grease ducts (existing), in order to clean
All work will be on the exterior no need for interior access

JOBSITE SUPERVISOR CONTACT INFO: Name Dave Agnello Phone 720-276-0049

SUBCONTRACTOR INFO:

Electrical _____ Structural Framing (wood only) _____ Mechanical _____
Plumbing _____ Fireplace _____ Roofing _____

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 Dave Agnello
Phone # 720-276-0049 Email dagnello@favrotconstruction.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) MICHAEL TROY ERICKSON as owner of record (property address) 259 S. COLLEGE AVE known as (name of business) DIBA CCC'S ARMSTRONG HOTEL hereby authorize the

work listed below to be done on said property. I understand that such work will **only be performed** 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: _____

I am giving permission for **interior and exterior work**. The scope of the work shall be limited to: NO LIMITS

[Signature]
(Property owner signature)

MICHAEL TROY ERICKSON
(Property owner name; please print)

The foregoing affidavit was acknowledged before me on the 25th day of APRIL (month, year) by MICHAEL TROY ERICKSON for the purpose therein set forth.

Witness my hand and official seal.

My Commission expires: FEB 6 2028

[Signature]

Notary Public

Permit # _____
Office use only

ERIK M ROHMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204005145
MY COMMISSION EXPIRES FEB 6, 2028



April 1, 2024

Re: Structural Catwalk Evaluation
Armstrong Hotel
259 S. College Ave
Fort Collins, CO

Faurot Construction:

We reviewed Shop Drawings for the proposed Catwalk and had meetings with Faurot Construction via phone and video from the site. Faurot Construction provided information about the existing construction and asked that we review the new proposed Catwalk construction for structural compliance with the IBC2021 Code.

We reviewed the proposed construction and made recommendations on the attached PDF of the proposed shop drawings. These recommendations were determined based on the IBC2021, our knowledge of the building construction and the following loading: 15 psf DL, 40 psf LL, 17.5 psf snow load (1/2 ground SL). It is our understanding that the Catwalk is meant to allow service to the duct work that is in place and is not meant to support a continuous live load. The Catwalk can support equipment, but only temporarily, (3000 lb. point load as required by the IBC code).

In addition, Faurot Construction is to determine the existing parapet construction, prior to the installation of fasteners. Currently, it is assumed that the construction is wood framing. The structural design and attachment of the HSS beams is meant to allow building movement. It is our understanding that the Catwalk joins 2 portions of the same building, however movement of the building is possible and slotted holes in the supporting angles will allow for future lateral movement.

Faurot Construction is responsible for the compliance of the Catwalk Construction with the IBC requirements, including:

1. Construction materials meet the requirements of the type of building.
2. Fire requirements coordinated with the building department.
3. Any other building requirements of IBC requirements for Catwalks are met.

The goal of this report is to determine if the items mentioned above could be completed as requested by Faurot Construction. The recommendations are intended to promote the building's continued safe use and are not intended to eliminate all existing and potential future cosmetic defects.



The information contained in this report is the author's professional opinion based on visual evidence readily available at the site, without the removal of finishing materials, as indicated above. Of course, this means there could be hidden defect which are not discoverable at this time, without demolition of finish materials. That is true for most buildings, and an inherent limitation for this kind of report. Should additional information become available or additional movement is perceived, we recommend that our firm be contacted for further review.

Our observation was conducted only to review structural items and did not include evaluation of mechanical (heating, cooling, plumbing) and electrical systems, subsoil conditions, nor architectural features.

The issuance of this report does not provide the building's current or future owners with a guarantee, certification or warranty of future performance. Acceptance and use of this report does not transfer financial liability for the building or the property to its author, (Jesse Sholinsky), or any other owners or employees of Glenn Frank Engineering, Inc.

Written by:

Jesse Sholinsky, P.E.

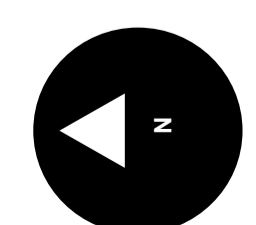
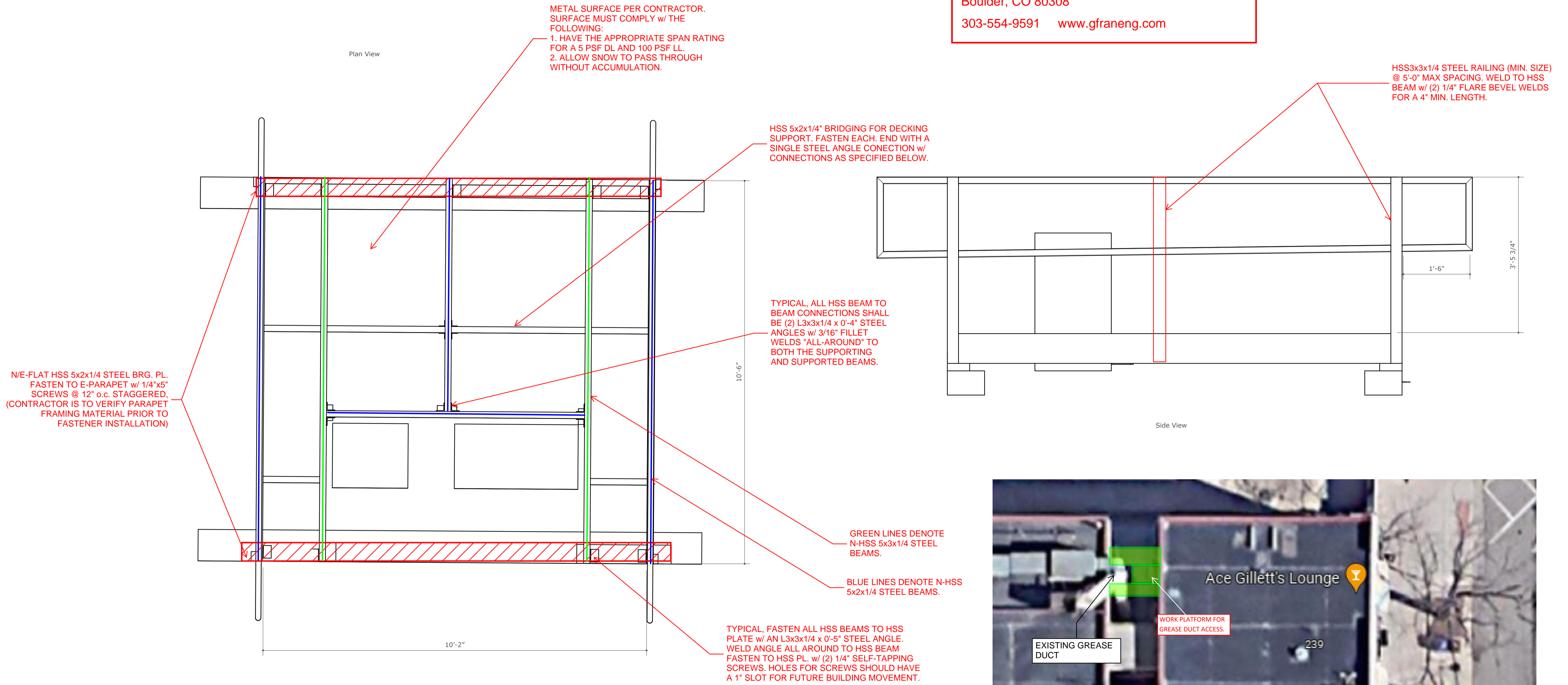


4-1-24

Prepared by:

Jesse Sholinsky, P.E.
04/02/2024 10:43:12 AM

Glenn Frank Engineering
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ROOF PLAN

