



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: October 18, 2022

EXPIRATION: October 18, 2023

Justin Crowley and Dimitrios Katopodis
c/o Dustin Reimer (Thunderpup Construction)
1520 E. Mulberry St., Ste. 200
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the Reed-Dauth Block at 223 Linden 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) New accessible recessed entrance in existing window opening – ramp for wheelchair access, wood double-doors parallel to façade in design matching historic drawing (see attached), full-height windows on non-door sides of inset (see plans); weatherproofed platform and half-dome cloth awning like existing protecting main building entrance to meet building codes; existing arched transom to remain, with entry ceiling in line with the bottom of this transom.
 - a. Existing columns not to be disturbed.
- 2) Patio reconfiguration to create more clearly dedicated space
 - a. Patio railing to match existing railing

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

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	<i>A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;</i> Use is not changing as part of this project.	Y
SOI #2	<i>The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</i> Although a window is being removed, it was not original to the building – the new entry, although recessed, will include a door more closely resembling the historic appearance. The patio railing to be reconfigured is not historic, and it will remain in the existing design, which meets the Old Town Design Standards for patio railings.	Y
SOI #3	<i>Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</i> The door being added was based on a historical drawing of the building.	Y
SOI #4	<i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i>	N/A
SOI #5	<i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i> Materials characteristic to the property are not being impacted by this project. The iron column elements will be protected.	Y

SOI #6	<p><i>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i></p> <p>A new door is being installed; although it will be inset to accommodate an accessibility platform and ramp, the design of the door is substantiated by a historic drawing of the Reed-Dauth Block (see attached), and so a missing feature is being appropriately replaced.</p>	Y
SOI #7	<i>Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</i>	N/A
SOI #8	<i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i>	N/A
SOI #9	<i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i>	N/A
SOI #10	<i>New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	N/A



Design Review Application Historic Preservation Division

Fill this form out for all applications regarding designated historic buildings within the city limits of the City of Fort Collins. Review is required for these properties under Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

Applicant Information

Applicant's Name	Daytime Phone	Evening Phone
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Mailing Address (for receiving application-related correspondence)	State	Zip Code
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Email

Property Information (put N/A if owner is applicant)

Owner's Name	Daytime Phone	Evening Phone
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Mailing Address (for receiving application-related correspondence)	State	Zip Code
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Email

Project Description

Provide an overview of your project. Summarize work elements, schedule of completion, and other information as necessary to explain your project.

The following attachments are REQUIRED:

- ☐ Complete Application for Design Review
- ☐ Detailed Scope of Work (and project plans, if available)
- ☐ Color photos of existing conditions

Reminders:

Complete application would need all of checklist items as well as both pages of this document.

Detailed scope of work should include measurements of existing and proposed.

Please note: if the proposal includes partial or full demolition of an existing building or structure, a separate demolition application will need to be approved.

Additional documentation may be required to adequately depict the project, such as plans, elevations, window study, or mortar analysis. If there is insufficient documentation on the property, the applicant may be required to submit an intensive-level survey form (at the applicant's expense).

Detail of Proposed Rehabilitation Work (*Required)

If your project includes multiple features (e.g. roof repair and foundation repair), you must describe each feature separately and provide photographs and other information on each feature.

Feature A Name:	
Describe property feature and its condition:	Describe proposed work on feature:

Feature B Name:	
Describe property feature and its condition:	Describe proposed work on feature:

Use Additional Worksheets as needed.

Required Additional information

The following items must be submitted with this completed application. Digital submittals preferred for photographs, and for other items where possible.

- ☐ At least one current photo for each side of the house. Photo files or prints shall be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc. If submitted as prints, photos shall be labeled
- ☐ Photos for each feature as described in the section "Detail of Proposed Rehabilitation Work". Photo files or prints shall be named or labeled with applicant name and feature letter. For example, smitha1.jpg, smitha2.jpg, smithb.jpg, smithc.jpg, etc.

Depending on the nature of the project, one or more of the following items shall be submitted. Your contractor should provide these items to you for attachment to this loan application.

- ☐ Drawing with dimensions.
- ☐ Product specification sheet(s).
- ☐ Description of materials included in the proposed work.
- ☐ Color sample(s) or chip(s) of all proposed paint colors.

- ☐ **Partial or full demolition** is a part of this project.

Partial demolition could include scopes such as taking off existing rear porches to create space for a new addition or removing an existing wall or demolishing a roof. If you are taking away pieces of the existing residence, you are likely undergoing some partial demolition.

Dustin Reimer

Digitally signed by Dustin Reimer
DN: C=US, E=dustin@thunderpup.com,
O="Thunderpup Construction, Inc", CN=Dustin Reimer
Date: 2022.10.05 10:20:52-06'00'

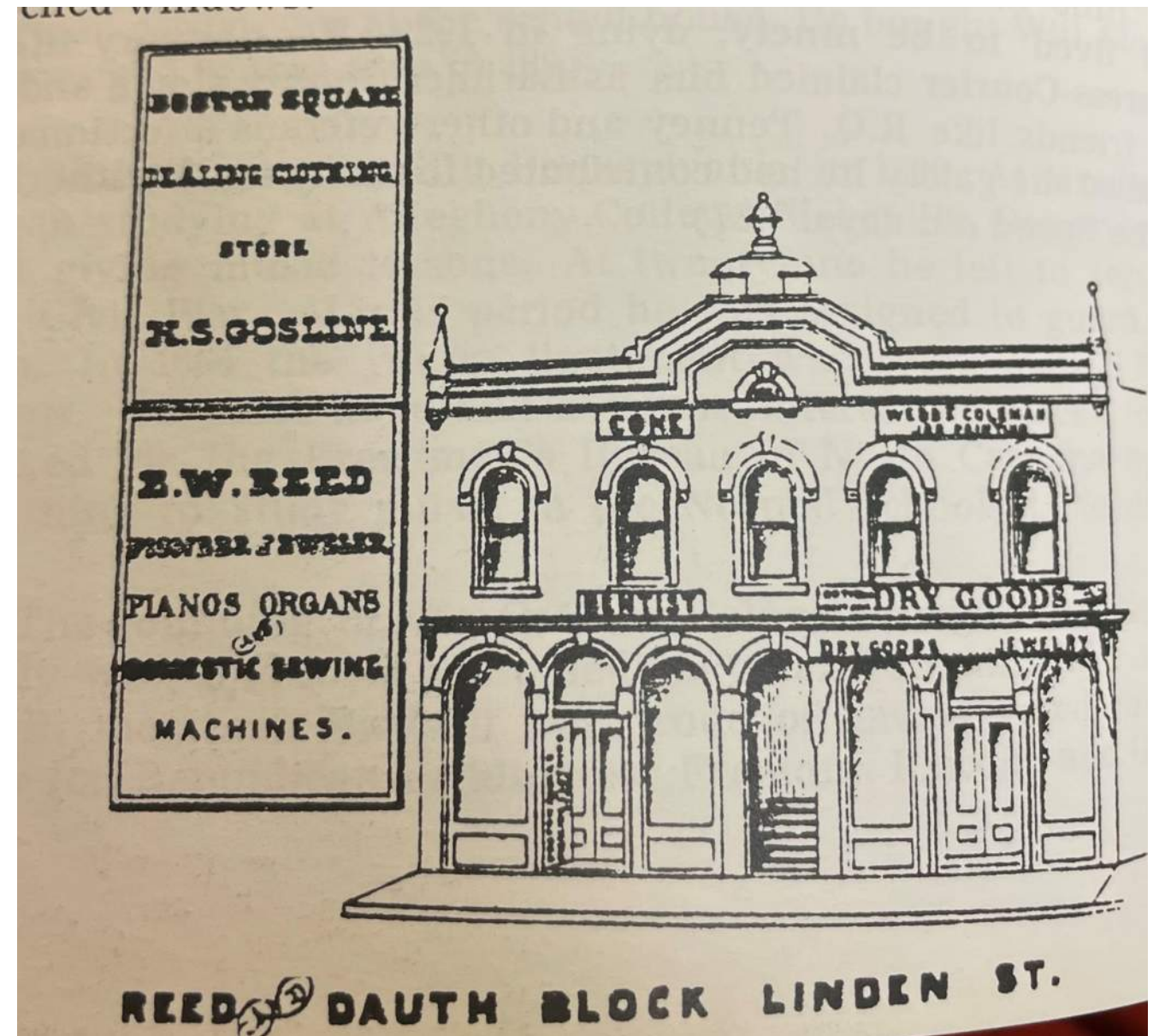
Signature of Owner

Date

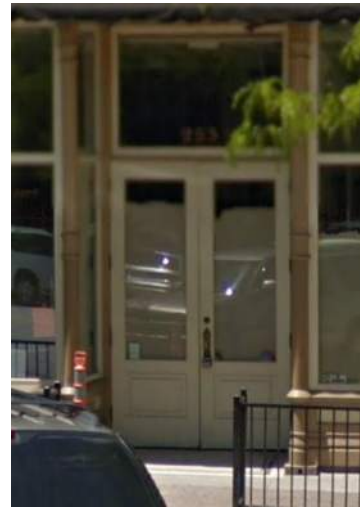




EXISTING BUILDING EXTERIOR - 2022



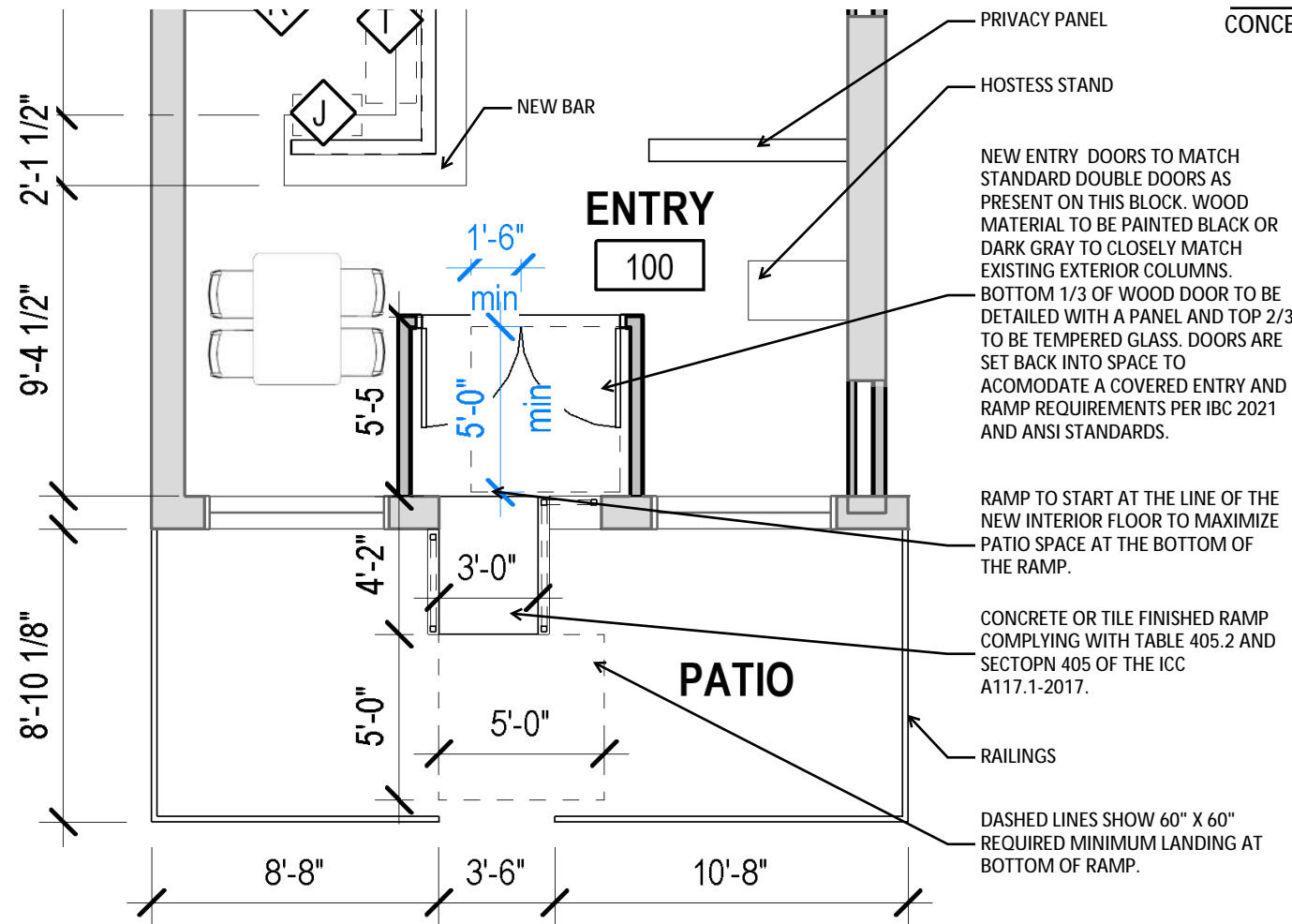
1881 city map and business directory from shortly after the Reed-Dauth Block was constructed that we didn't have in our office records. It shows the central entry as exclusively for accessing the upper floor, with the two storefronts having double-door entries centered on either side of that central doorway – not an uncommon scenario for this era of building



EXAMPLE OF DOORS AT 253 LINDEN PRIOR TO PAINTING



CONCEPTUAL PERSPECTIVES



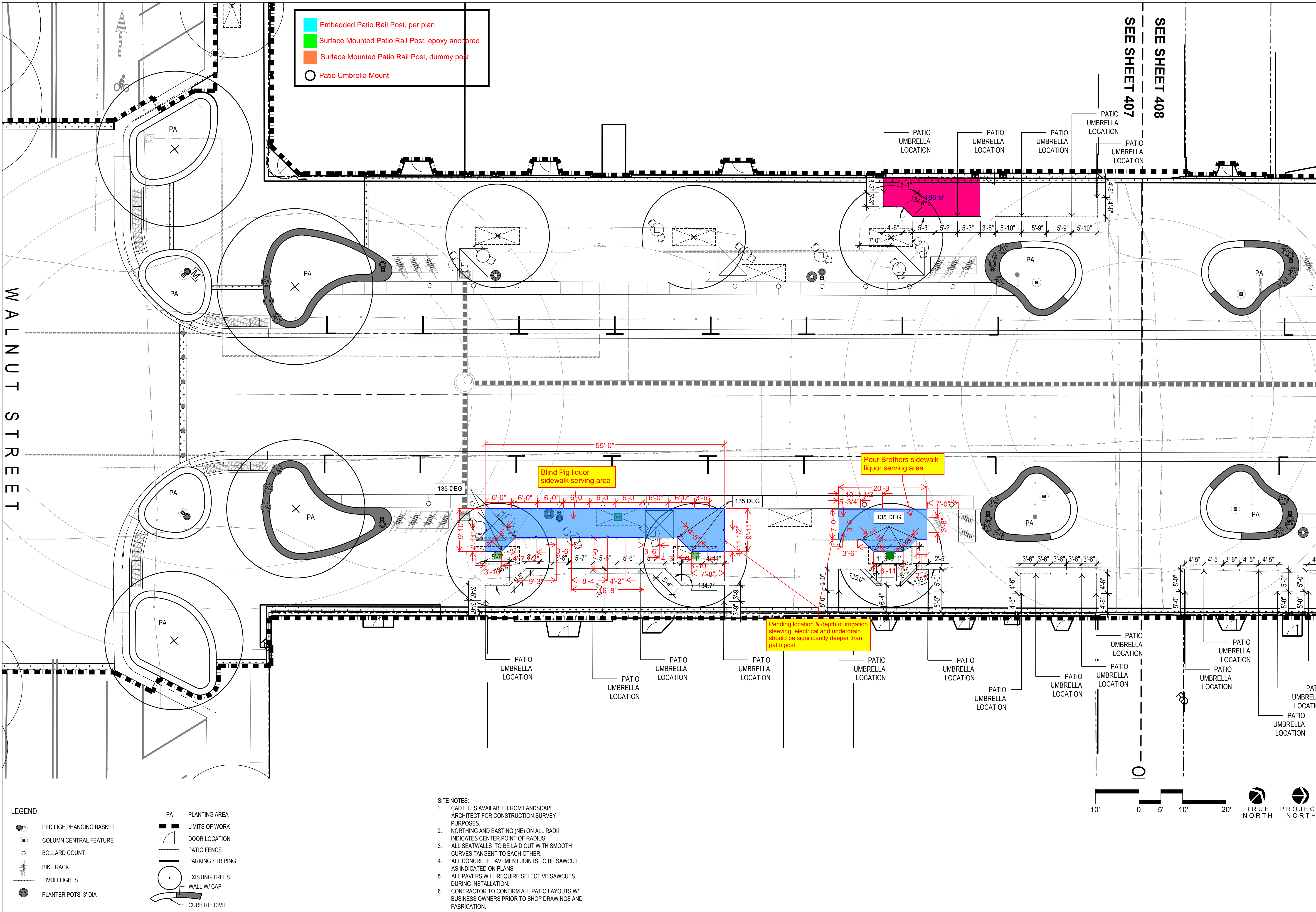
PROPOSED PARTIAL NEW FLOOR PLAN AT ENTRY - NOT TO SCALE



CONCEPTUAL PERSPECTIVE



Drawing Name: \\user\mrsRussell + Mills Dropbox\mrsRussell\Projects\2019\2019 Linden Street\Cad\SheetLS-407-408.dwg Friday, October 16, 2020 2:06 PM By: Russell Mills Burner



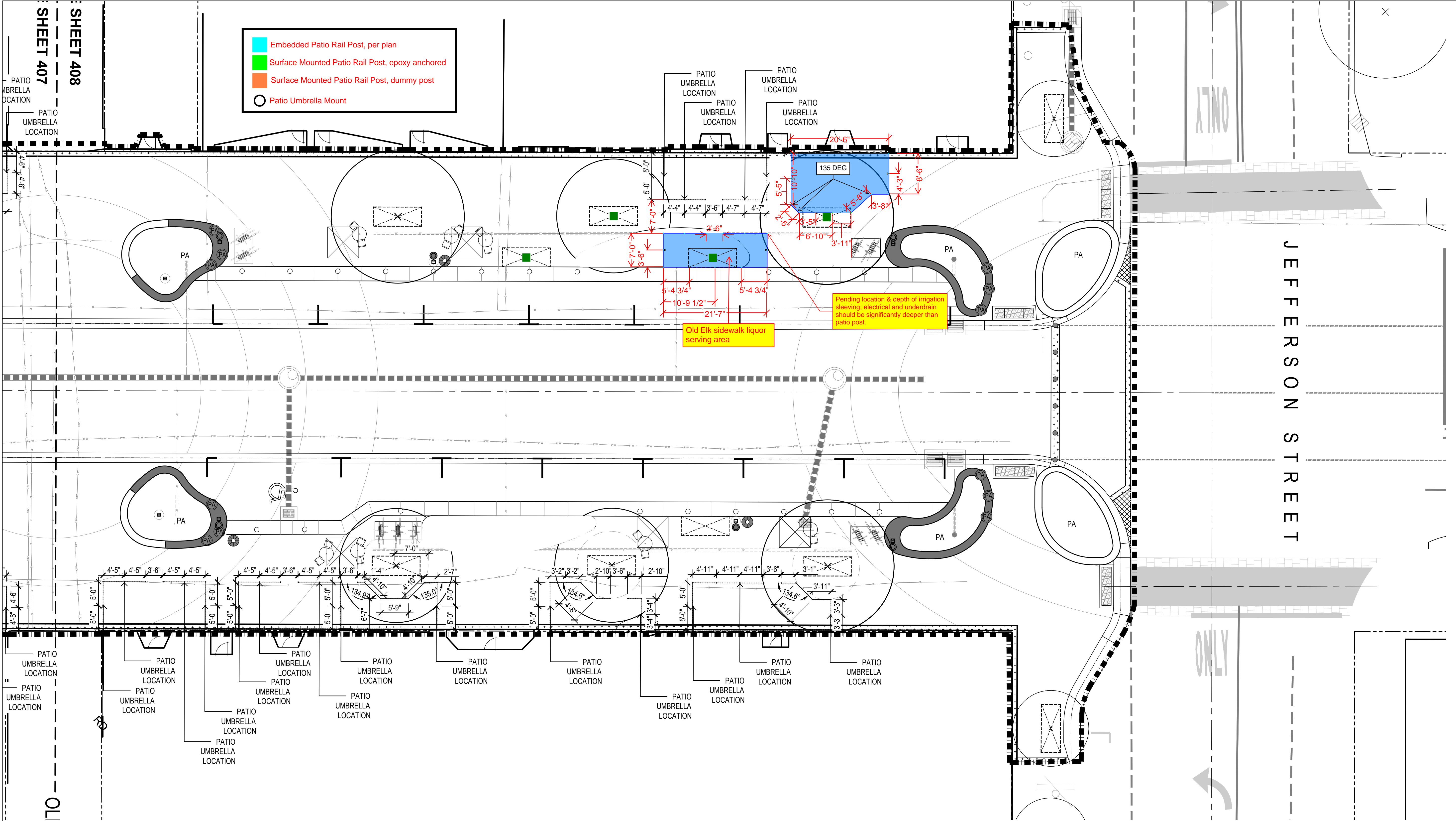
PROJECT NO. X		SHEET NO. LS407	
SHEET INDEX 51		DATE: OCT. 19, 2020	
DESIGNED BY: CR		SCALE: NTS	
DRAWN BY: JB		SHEET SUBSET: NONE	
APPROVED BY: CR			

SITE ENLARGEMENT PLAN

PATIO DIMENSIONS

CITY OF FORT COLLINS

LINDEN STREET RENOVATIONS



Embedded Patio Rail Post, per plan

Surface Mounted Patio Rail Post, epoxy anchored

Surface Mounted Patio Rail Post, dummy post

Patio Umbrella Mount

LEGEND

PED LIGHT/HANGING BASKET

COLUMN CENTRAL FEATURE

BOLLARD COUNT

BIKE RACK

TIVOLI LIGHTS

PLANTER POTS 3' DIA

PA PLANTING AREA

LIMITS OF WORK

DOOR LOCATION

PATIO FENCE

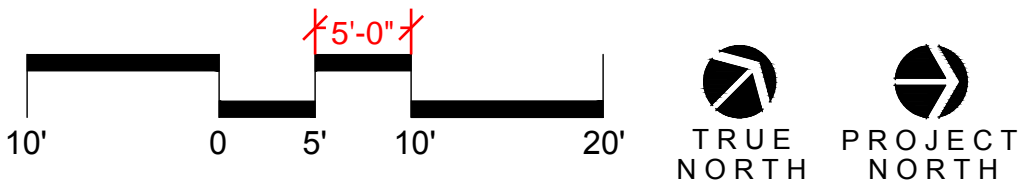
PARKING STRIPING

EXISTING TREES

WALL W/ CAP

CURB RE: CIVIL

- SITE NOTES:**
- CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
 - NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
 - ALL SEATWALLS TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
 - ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
 - ALL PAVERS WILL REQUIRE SELECTIVE SAWCUTS DURING INSTALLATION.
 - CONTRACTOR TO CONFIRM ALL PATIO LAYOUTS W/ BUSINESS OWNERS PRIOR TO SHOP DRAWINGS AND FABRICATION.



PROJECT NO.

X

SHEET NO.

LS408

52

SHEET INDEX

SITE ENLARGEMENT PLAN

PATIO DIMENSIONS

DESIGNED BY:

CR

DATE:

OCT. 19, 2020

DRAWN BY:

JB

SCALE:

NTS

APPROVED BY:

CR

SHEET SUBSET:

NONE

CITY OF FORT COLLINS

LINDEN STREET RENOVATIONS

City of

Fort Collins

+

russe

mills