



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 1, 2023

EXPIRATION: June 1, 2024

Drop in the Bucket LLC
c/o Dustin Reimer, Thunderpup Construction, Inc.
863 Riparian Way
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Reed-Dauth Block at 223 Linden 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:

- Painting – Repainting brick arches in Sherwin-Williams 7016 Mindful Gray; repainting existing black columns and wood window trim in Sherwin-Williams 7020 Black Fox
 - *Conditions: Any necessary paint removal shall be done in the gentlest means possible to avoid damage to existing materials (e.g., no sandblasting). Paint applied to the brick arches shall be of a highly vapor permeable type to allow moisture to pass through the bricks. Please be advised to either test the existing paint to determine if it is oil-based or apply an oil-based primer before painting to prevent bubbling/peeling.*

Please note that work beyond that indicated in your permit application/correspondence requires additional approval. Items requiring further approval include, but are not limited to, the following activities:

- Any additional painting, such as the main body of the building or other trim/brackets not within the present scope

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



repaint all 3 brick arches in SW 7016 mindful gray paint

repaint all wood window trim in SW 7020 black fox paint

repaint existing black columns with SW 7020 black fox paint

OF COLORADO
Gaku Ramen III, LLC
dba
Gaku Ramen
HAS REQUESTED THE LICENSING OFFICIALS OF Fort Collins TO Grant a hotel restaurant liquor LICENSE AT: 225 Linden Street Unit A
HEARING ON APPLICATION TO BE HELD AT: Municipal Court via Zoom
Zoom link provided: <https://zoom.us/j/9000000000>
TIME AND DATE: 1:00 P.M. February 15, 2022
DATE OF APPLICATION: December 5, 2022
BY ORDER OF: Liquor Licenses Authority
Liquor Licenses office 710 221 6215
ajel@colorado.gov



From: [Dustin Reimer](#)
To: [Yani Jones](#)
Subject: [EXTERNAL] RE: Gaku Ramen - 223 Linden Street - exterior paint
Date: Wednesday, May 31, 2023 3:57:50 PM
Attachments: [front entry with paint changes.pdf](#)

Hi Yani,

My responses below in [blue](#). I have attached a document with 2 pages. First page is a photo with suggested paint changes, page 2 is the 3D rendering to show the desire versus the real-life photo with the callouts from the first page.

Please let me know if this is enough to pt together a COA?

Thank you!

Dustin Reimer
Construction Manager

Thunderpup Construction, Inc.

Office: (970) 224-9200 x 105

Direct: (260) 229-8917

Fax: (970) 224-2062

www.thunderpup.com

Please note our new addresses:

1520 E. Mulberry St., Suite 200
Fort Collins, CO 80524

Please send all project invoices to:

invoicing@thunderpup.com

From: Yani Jones <yjones@fcgov.com>
Sent: Wednesday, May 31, 2023 9:31 AM
To: Dustin Reimer <dustin@thunderpup.com>
Subject: RE: Gaku Ramen - 223 Linden Street - exterior paint

Hi Dustin,

Thanks for reaching out about this – Painting is something that requires a Certificate of Appropriateness, so I can help with that once the plan is set!

The guidance we generally provide related to color selection is that colors should accentuate rather than obscure architectural features – Painting everything black would not work, for instance, because it would make the different architectural features hard to make out. If the owner would like to do grays and blacks, painting the existing blue wood features black and the tan wood features a contrasting lighter gray would work!

I'd advise you to either test to make sure the paint is not oil-based or to use an oil-based primer followed by either an oil-based or latex-based paint because latex/water-based paints will bubble and peel if applied directly to oil-based paint, and also any needed paint removal should be done in

the gentlest means possible to avoid material damage (e.g., no sandblasting, please!). [We will make sure to have our painter check this if approved to proceed, and WILL NOT do any sandblasting.](#)

We also do not allow the painting of unpainted masonry – But the main body of this building is also already painted, as are the brick arches (but not the stone accents), correct? [Yes, I believe this is correct also.](#) Is repainting the brick within the scope of the project? [It's certainly possible, but not guaranteed at this point.](#) If so, you'll want to make sure the paint type has a high vapor permeability – Paint can trap moisture in bricks, and when that moisture undergoes freeze-thaw cycles, the brick faces can actually crumble or fall off.

When you/the owner would like to move forward with this project, to make up the COA, I just need a list of paint color names and paint types (or links to them) and photos of each side of the building to have any elements painted with those photos marked up to show where the different paints will be used.

[Sherwin Williams 7020 Black Fox](#)
[Sherwin Williams 7016 Mindful Gray](#)

Take care,

Yani

.....
YANI JONES
Pronouns: She/Her ([What's this?](#))
Historic Preservation Planner
City of Fort Collins Historic Preservation Services
(970) 658-0263
<https://www.fcgov.com/historicpreservation/>

From: Dustin Reimer <dustin@thunderpup.com>
Sent: Wednesday, May 31, 2023 9:04 AM
To: Yani Jones <yjones@fcgov.com>
Subject: [EXTERNAL] Gaku Ramen - 223 Linden Street - exterior paint

Hello Yani,

I wanted to ask you for approval to paint some features of the exterior to match the theme of what is going on inside the restaurant. Currently, there is blue and tan paint on the exterior, and none of it really matches, some of it looks in bad shape. Currently it sounds like the owner would like to maybe do some greys/blacks to match what's going on in the vestibule we created, likely painting the archways a grey color and the window trim black like in the attached document.

I'm not sure how much free reign we have to paint the exterior, so I wanted to reach out about this before we proceeded.

Thank you!

Dustin Reimer

Construction Manager

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