



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 5, 2023

EXPIRATION: June 5, 2024

Drop in the Bucket LLC
c/o Natalia Crofut, Peterson Canvas & Awning LLC
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:

- Sign – new copy in existing projecting wall sign frame

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



SIGN PERMIT APPLICATION

SUBMITTAL REQUIREMENTS:

- ELECTRONIC SUBMITTALS ONLY - EMAIL zoning@fcgov.com *Please collate application and drawings into one PDF document*
- ALL SIGN PERMIT APPLICATIONS MUST BE ACCOMPANIED BY DETAILED DRAWINGS INDICATING SITE LOCATION & DIMENSIONS

Address (unit/suite #): <u>223 Linden St, Ft Collins Co 80524</u>	Date: <u>05/31/23</u>
Business/Tenant Name: <u>Gaku Ramen</u>	Valuation (materials & labor): <u>\$350.00</u>

SIGNS TO BE INSTALLED

WALL SIGNS-TYPES: FLSW-flush wall, INDL-individual letter

TYPE	TEXT	DIMENSIONS H x W x D (in feet)	SIGN AREA	DIRECTION N, S, E, W	ILLUMINATED YES / NO

RACEWAY MAY NOT EXCEED 50% OF THE AVERAGE HEIGHT OF ATTACHED LETTERS AND/OR SHAPES

GROUND SIGNS-TYPES: MNMT-monument, POLE, DTLN-drive-thru lane

TYPE	TEXT	SIGN AREA	OVERALL HEIGHT *FROM FLOWLINE OF ADJACENT STREET* *INCLUDE STREET TO WHICH SIGN IS ADJACENT*	ILLUMINATED YES / NO


ALL GROUND SIGN APPLICATIONS MUST INCLUDE SITE PLAN WITH DISTANCE TO PROPERTY LINE

OTHER SIGNS-TYPES: AWNG, PRFN – fin signs (projecting wall), CNPY – canopy, SDRF – secondary roof

TYPE	TEXT	DIMENSIONS H x W x D (in feet)	SIGN AREA	DIRECTION N, S, E, W	ILLUMINATED YES / NO
Sign	Gaku Ramen Authentic Japanese Ramen	2.7 x 3.7	9.8 sf	S/E	N

ROOM FOR ADDITIONAL SIGNS ON NEXT PAGE

CONTRACTOR NAME: Peterson Canvas & Awning LLC CONTRACTOR LIC. #: SG- AW-440 PHONE #: 970-493-4033

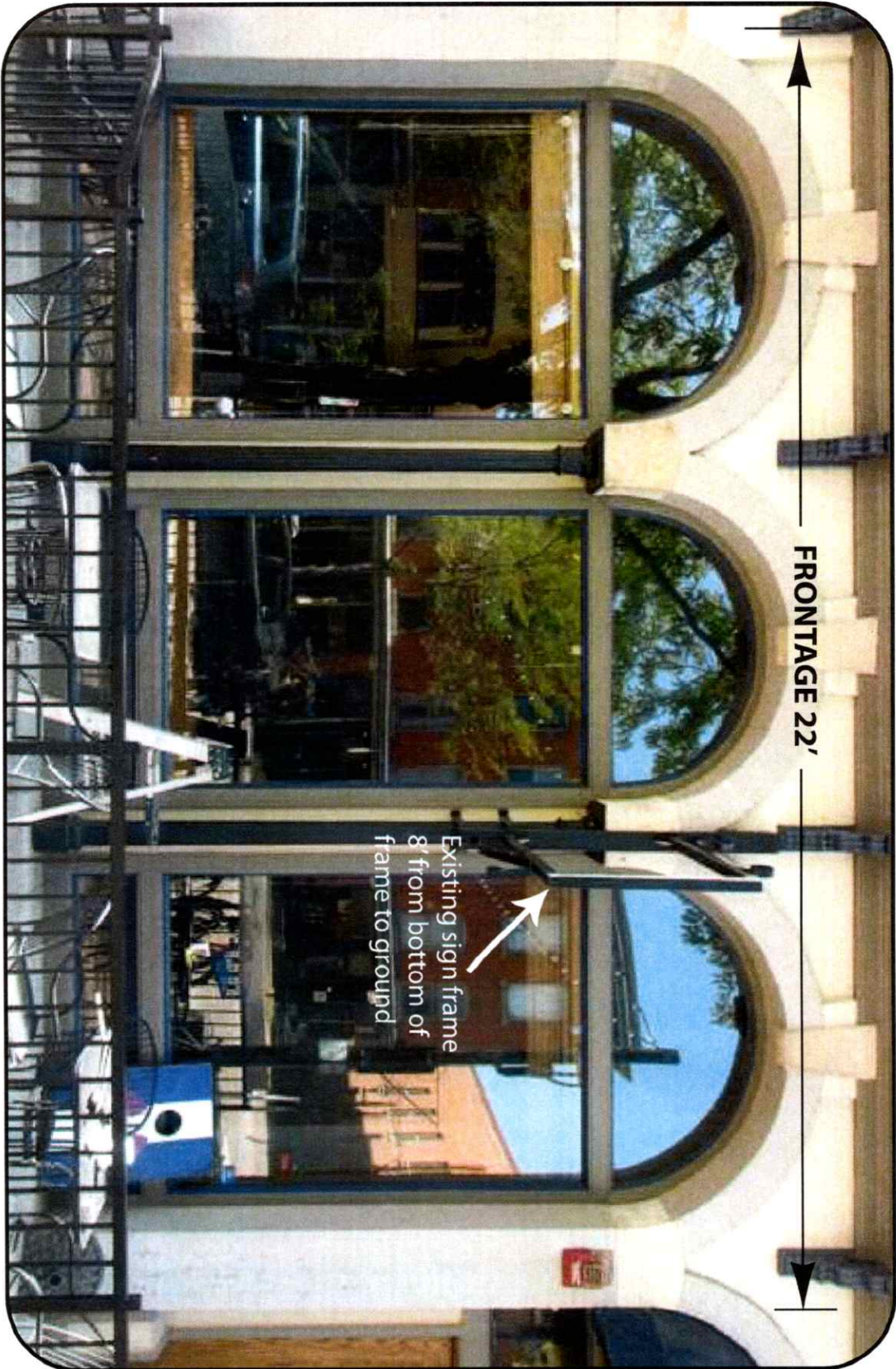
APPLICANT SIGNATURE:  EMAIL ADDRESS: info@petersoncanvas.com

*SIGN PERMITS MAY BE ISSUED TO LICENSED SIGN CONTRACTORS, PROPERTY OWNERS OR APPLICANTS WHO HAVE THE WRITTEN CONSENT OF THE OWNER
 **SIGN PERMITS MAY NOT BE ISSUED IF CONTRACTOR LICENSE IS OUT OF DATE. CONTACT contractor_licensing@fcgov.com FOR LICENSE STATUS

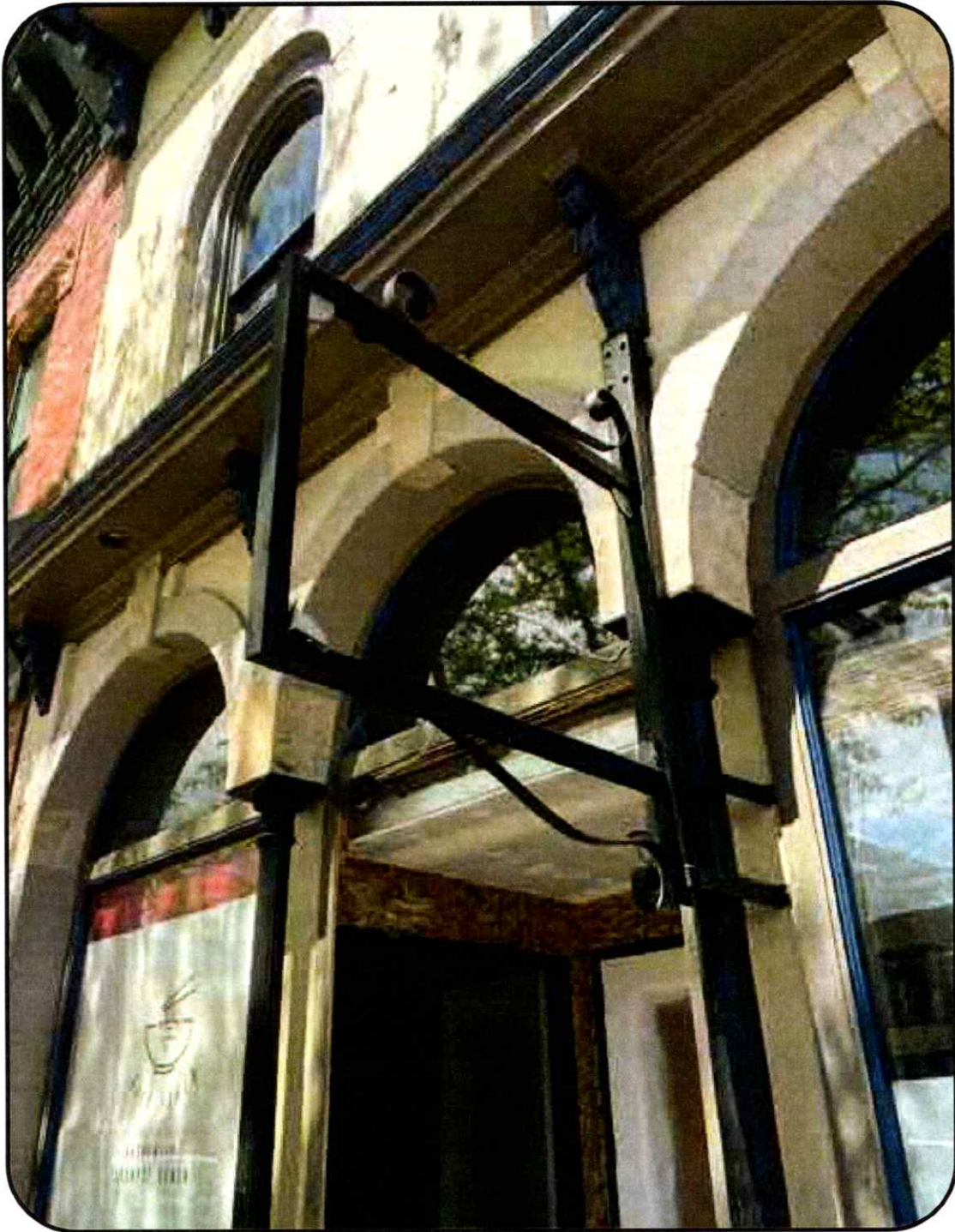


Option 3 Double sided 3mm White Dibond panel with applied Black & Perfect Match Red Vinyl.
Sign panel installed in existing projecting sign frame.

223 Linden

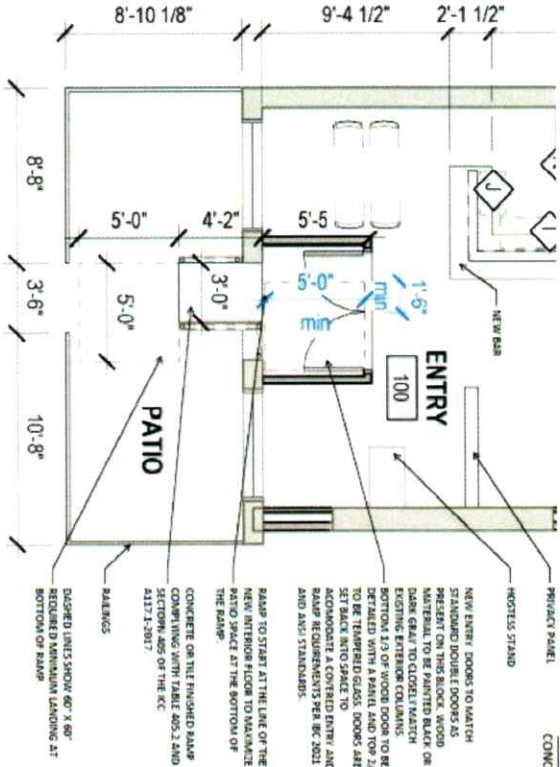


223 Linden



Existing projecting sign frame
223 Linden

PROPOSED PARTIAL NEW FLOOR PLAN AT ENTRY - NOT TO SCALE



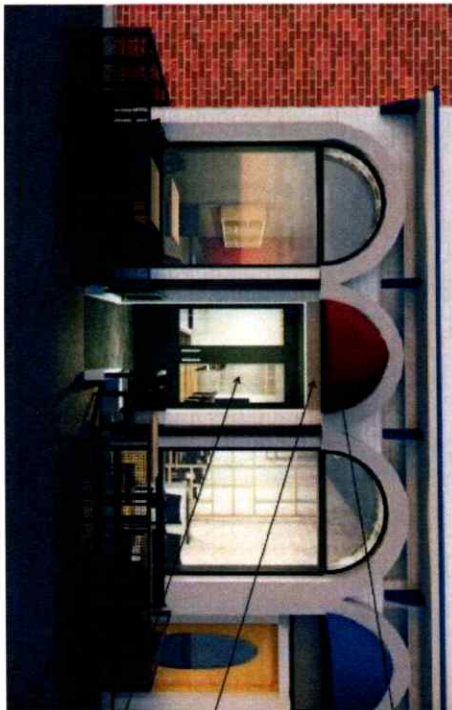
- PRIVATE PANEL
- HOSTESS STAND
- NEW ENTRY DOORS TO MATCH STANDARD DOUBLE DOORS AS PRESENT ON THIS BUILDING. WOOD GRAB TO BE PAINTED BLACK OR EXISTING EXTERIOR COLUMN. BOTTOM 1/3 OF WOOD DOOR TO BE SET BACK INTO SPACE TO ACCOMMODATE A COVERED ENTRY AND RAMP REQUIREMENTS PER BC 2021 AND ASH STANDARDS.
- RAMP TO START AT THE LINE OF THE NEW INTERIOR FLOOR TO MAINTAIN PATIO SPACE AT THE BOTTOM OF THE RAMP.
- CONCRETE OR TILE FINISHED RAMP CONFORMING WITH TABLE 405.2 AND 411.2.5(1).
- RAILINGS
- DISCARD LINES SHOWING 4'-6" REQUIRED MINIMUM LANDING AT BOTTOM OF RAMP.



EXAMPLE OF DOORS AT 253 LINDEN PRIOR TO PAINTING



CONCEPTUAL PERSPECTIVES



CONCEPTUAL PERSPECTIVE

- NEW LAMINATE OVER NEW BUMP TO BOTTOM STYLE OF EXISTING DOORS TO BE COLORED TO MATCH EXISTING COLOR RED OR BLACK.
- WATERPROOF LAMINATE FABRIC FROM WEATHERITE OR SIMILAR.
- HEAD TO BE BELOW EXISTING TRANSOM WINDOW TO MATCH BUILDING STANDARD PAINT COLOR.
- NEW WOOD DOUBLE DOORS WITH 1 1/2" WOOD PANEL BOTTOM AND 2 1/2" TEMPERED GLASS ON TOP DOORS TO BE 8'-0" TALL AND NEW VERTICAL CEILING TO STOP AT HEIGHT OF EXISTING ANCHORED TRANSOM WINDOW AT BOTTOM OF NEW AWNING.
- RAILING TO MATCH EXISTING. MODIFICATIONS FOR NEW CONFIGURATION.

GAKU RAMEN - 223 LINDEN - STORE FRONT MODIFICATION

date: 10.07.2022

223 Linden