



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City Council Chambers, 448 East First Street, Salida, CO

Thursday, January 14, 2021 - 4:00 PM

AGENDA

Please register for the Historic Preservation Commission Meeting:

<https://attendee.gotowebinar.com/register/1894075215676222736>

CALL TO ORDER

APPROVAL OF THE MINUTES

1. December 03, 2020 - Draft Minutes

UNSCHEDULED CITIZENS

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- | | | |
|--------------------------------|--------------------------|------------------------|
| A. Open Public Hearing | D. Public Input | G. Commission Decision |
| B. Staff Review of Application | E. Close Public Hearing | |
| C. Applicant's Presentation | F. Commission Discussion | |

2. The request is to receive Major Certificate of Approval to restore the arch on the Third Street façade, replace windows in the existing openings and replace the rear garage door on the West wall of the existing building at 139 W. Third Street.

NEW BUSINESS

COMMISSIONERS' COMMENTS

ADJOURN

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph. 719-530-2630 at least 48 hours in advance.

HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City Council Chambers, 448 East First Street, Salida, CO

December 03, 2020 - 4:00 PM

MINUTES

Please register for the Historic Preservation Commission Meeting:

<https://attendee.gotowebinar.com/register/1894075215676222736>

CALL TO ORDER

PRESENT

Chairman Keith Krebs

Co-Chairman Steve Harris

Commissioner Jack Chivvis

Commissioner Patrick Regan

Commissioner Steve Chapman

Commissioner-Alternate Lee Hunnicutt

APPROVAL OF THE MINUTES

1. Historic Preservation Commission minutes 08/27/2020 draft

Motion made by Commissioner Chapman, Seconded by Commissioner Regan.

Voting Yea: Chairman Krebs, Co-Chairman Harris, Commissioner Chivvis, Commissioner Regan, Commissioner Chapman, Commissioner-Alternate Hunnicutt

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

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| D. Public Input | G. Commission Decision |

2. Major Certificate of Approval- Nevens-Koster Real Estate Agency, 120 W. Second Street - The applicant, Sam Mick, is requesting approval to construct a second story addition with a roof-top patio to the existing single-story building.

Staff Review of Application – Jefferson gave an overview of the application and stated that staff recommends approval of the application with the following conditions.

1. That the applicant applies for Major Certificate of Approval prior to power washing the existing building.
 2. That the applicant applies for a building permit as required by the Chaffee County Building Department prior to starting construction.
 3. Upon completion of the project the applicant contact staff to schedule an inspection of the approved work with staff and a member of the Historic Preservation Commission prior to issuance of certificate of occupancy.
- Applicant's Presentation – Sam Mick, property owner**, explained the proposal for the revisions to the rear garage door opening and was available to answer questions.

Applicants Presentation: Applicant Sam Mick and Designer Keith Zoni were available to answer questions. Mick stated that with the new proposal he's meeting the Commission's recommendations from the October 29th work session.

Public input: There was no public comment on the application.

Commission Discussion: Krebs opened the Commission discussion: Regan asked for clarification of the extension of the pillars/columns and Zoni explained that they needed to extend the columns for the proposed railing. Chivvis stated that the new design looks good but since this is a modern looking building the brick cornice on the second story is unnecessary. Hunnicutt asked if the railing will be the same for the patio area and the second story deck. He mentioned that he likes the brick cornice.

Chapman thanked the applicant for working with the Commission and bringing forward a design that everybody is happy with. **Harris** stated that the addition should have similar color brick as the existing building but not too dark of color and the color of the mortar should not be white.

Krebs stated that he agrees with the Commission that the brick color needs to be differentiated from the existing building and the cornice along the alley needs to remain.

Motion made by Commissioner Chapman, Seconded by Co-Chairman Harris.

Voting Yea: Chairman Krebs, Co-Chairman Harris, Commissioner Chivvis, Commissioner Regan, Commissioner Chapman, Commissioner-Alternate Hunnicutt

NEW BUSINESS

COMMISSIONERS' COMMENTS

ADJOURN



STAFF REPORT

MEETING DATE: January 14, 2021
AGENDA ITEM TITLE: Salida Auto Co./Ideal Auto Co. 139 W. Third Street - Major Certificate of Approval Application
AGENDA SECTION: Public Hearing

REQUEST: The request is to receive Major Certificate of Approval to restore the arch on the Third Street façade, replace windows in the existing openings and replace the rear garage door of the existing building at 139 W. Third Street.

APPLICANT:
The applicant is Kaelen Johnson, 1848 Gaylord Street, Denver, CO 80206. The applicant’s representative is Architect, Steve Riden.

LOCATION:
The property is located at 139 W. Third Street, Salida, Colorado. The property is also historically known as Salida Auto Co./Ideal Auto Co.

PROCESS:
A major certificate of approval (CA) shall be reviewed and ruled upon by the Historic Preservation Commission at a regular or special meeting to be conducted within thirty-one days from the date the application was determined complete, or within a longer time period as necessary to reasonably accommodate the application on an HPC agenda.

The Commission shall approve, approve with conditions, or deny the application, or remand it back to the applicant with instructions for modification or additional information or action.

OBSERVATIONS:

1. The subject property is located within the Downtown Historic District and is located within the Central Business (C-2) District.

2. The building is considered a contributing building to the downtown historic district. The architectural inventory form states: “This building is associated with the development of automobile-related facilities in downtown Salida during the early twentieth century, having been erected to house a car sales and service business. The building reflects popular features of commercial buildings during the early twentieth century through its brick composition, flat roof, decorative cornice, segmental arched



through its brick composition, flat roof, decorative cornice, segmental arched

double-hung sash windows, stone shopfront cornice, brick columns, and large display windows.” The building has been moderately altered with painting of the façade brick and stone, alteration of the central entrance and covering of the clerestory areas.

3. The applicant is proposing to restore the original arch, install replacement windows in the original openings and replace the existing rear garage door on the west side of the building.
4. The applicant would like to restore the arch as shown in the historic photo. The proposal is to rebuild the arch with brick as close as possible to the original size and texture of the arch. From the historic photo documentation it appears that the only alterations to the façade was covering the arch and painting of the brick.

5. The applicant has included a narrative explaining the request, photographs and site plan for the proposed work. This review is for the work proposed within the narrative. Any other exterior alterations must have approval prior to any work being done.



6. On Sheet A1.01 of the application the applicant is showing overhead garage doors on either side of the Third Street entry. These overhead garage doors were not mentioned in the narrative that explained the proposal and staff has not receive any specifications on the proposed overhead garage doors for the Third Street entry location.
7. Historically there was one garage door at the Third Street entry where the existing wood door with two sidelights are but no garage doors on either side of that entry. If the applicant would like to request approval of the overhead garage doors on both sides of the entry we could continue the public hearing to the January 28th HPC meeting. That way the applicant could update the narrative to include the overhead garage doors and submit the specifications and photos of the proposal.
8. Restoration is defined by the Secretary of the Interior’s Standards as the act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

REVIEW STANDARDS:

1. Conformance with Certificate of Approval Review Standards for a contributing building (Section 16-12- 80(a)) using the Design Guidelines in the review:

- A. Architectural Character. Whether and/or to what extent the proposed work will preserve, protect, change, diminish, disguise, obscure, detract from or destroy the appearance or structural integrity of the historic features, design, materials, character or value of the structure or site.

- The proposed work would restore the arch on the Third Street façade as it appeared in the 1940 photo. The restoration of the arch will enhance and advance the purposed of the Downtown Historic District by restoring and preserving a character defining feature of the façade.

B. Original Materials. Whether original designs, materials, finishes and construction techniques that characterize the historic value and appearance of a structure or site can be retained, restored or repaired as opposed to replaced, and whether replacement designs, materials or finishes can match and/or accurately replicate the originals.

- The Secretary of Interior Standards for Restoration recommends: Identifying, retaining, and preserving masonry features from the restoration period such as walls, brackets, railings cornices, window architraves, door pediments, steps and columns; and details such as tooling and bonding patterns.
 - The applicant has proposed to restore the historic appearance of the brick arch on the Third Street façade as shown in the submitted historic photos and application materials.
- The Secretary of Interior Standards for Restoration recommends replacing in kind an entire masonry feature from the restoration period that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature. The new work should be unobtrusively dated to guide future research and treatment.
 - The applicant is proposing to rebuild the arch with brick as close as possible to the original size and texture of the arch.
- The proposed replacement double-hung, casement, and picture windows will be aluminum clad wood Marvin Historic Windows. The proposed garage door on the rear west wall will be an aluminum garage door.

C. Minimum Change. Whether and/or to what extent the proposed work will require more than a minimal change to the historic appearance, materials or integrity of the structure or site.

- The building has been modified in the past from the original appearance. The proposed work would restore the historic appearance and integrity of the entry. The work will not change the integrity of the historic structure and site.
- According to the Design Guidelines Part 3 Rehabilitation Guidelines, Section B. (2) - **Plan repainting carefully.**
 - Always prepare a good substrate. Remove damaged or deteriorated paint only to the next intact layer, using the gentlest means possible (e.g., hand scraping), prior to painting.
 - Do not reveal bare wood unless necessary.
 - Use chemical strippers only to supplement other methods such as hand scraping, hand sanding, and thermal devices.
 - Use compatible paints. Some latex paints will not bond well to earlier oil-based paints without a primer coat.

- Repaint with colors that are historically appropriate to the building and district. Information about historical color palettes is available from several paint companies.

D. New Construction. New additions, exterior alterations and related work shall not destroy or detract from the existing historic structure and materials to the maximum extent feasible, and such new work or alterations shall be differentiated from, but compatible with, the existing size, scale and exterior architectural features of the structure or site so as to protect its historic identity and integrity.

- The new work, as proposed, will not destroy or detract from the existing historic structure and materials. The proposed work to the Third Street façade is to restore the historic arch which will preserve an architectural feature.

E. Historic Appearance. Work that will protect or return the original historic appearance of a structure or site, especially where documented by photographs, historic research or other credible evidence, shall be encouraged and favored.

- The applicant is proposing to return the arch above the entry way on the Third Street façade as shown in historic photographs. This will return the façade to its original historic appearance.
- The windows and rear garage door will be replaced but the openings will not be altered.

F. Work Necessary. Whether the proposed work is required or necessary to comply with a building, fire or other health/safety code.

- The proposed work will comply with all existing building, fire and other health/safety codes, however, it is not necessary that this work be performed in order to comply with those codes.

RECOMMENDED FINDINGS: The purpose of the certificate of approval is to determine the compliance of the application with the review standards contained in Section 16-12-90.

1. The application would be a positive step in the restoration of the historic façade of this downtown contributing building.

RECOMMENDED ACTION: Based upon the observations and review standards outlined above as well as the applicant's submission of photos and narrative, staff recommends the following:

Approve the Major Certificate of Approval application for the property at 139 W. Third Street with the following conditions:

1. That this approval is to restore the arch on the Third Street façade, replace windows in the existing openings and replace the rear garage door on the west wall of the building. Any other exterior alterations require HPC approval.
2. That the applicant applies for a building permit as required by the Chaffee County Building Department prior to starting construction.

3. Upon completion of the project the applicant contact staff to schedule an inspection of the approved work with staff and a member of the Historic Preservation Commission prior to issuance of certificate of occupancy.

RECOMMENDED MOTION:

That the recommended findings be made and the recommended action be taken.

Attachment: Application materials including Narrative, site plan and window and door specifications
Architectural Inventory Form for 139 W. Third Street



COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 4

- Date _____ Initials _____
- _____ Determined Eligibile-NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligibile-SR
- _____ Determined Not Eligible-SR
- _____ Need Data
- _____ Contributes to Eligibile NR District
- _____ Noncontributing to Eligibile NR District

I. IDENTIFICATION

1. **Resource Number:** 5CF406.28
2. **Temporary Resource Number:** 124
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Salida Auto Co./Ideal Auto Co.
6. **Current Building Name:**
7. **Building Address:** 139 W. 3rd St.
8. **Owner Name and Address:** Hardwick, Kenneth E. & Smith, Diana S., 914 D. St., Salida, CO 81201
- Parcel Number:** 380705149545
- SHF Grant Number:** 2001-02-004

II. GEOGRAPHIC INFORMATION

9. **P.M.** N.M. **Township** 50N **Range** 9E
 1/4 1/4 SW 1/4 SE 1/4 **of Section** 32
10. **UTM Reference**
Zone 13 **Easting** 413375 **Northing** 4265420
11. **USGS Quad Name:** Salida East, Colo.
Year: 1994 **Map Scale:** 7.5' Attach photo copy of appropriate map section.
12. **Lot (s):** 23-26 (Part) **Block(s):** 49
Addition: Haskell's Addition **Year of Addition:** 1881
13. **Boundary Description and Justification:**
 Boundary includes the building and the urban parcel on which it is situated.

III. ARCHITECTURAL DESCRIPTION

14. **Building Plan (footprint, shape):** Rectangular
15. **Dimensions in Feet: Length** 124 **X Width** 49
16. **Stories:** 2
17. **Primary External Wall Material(s) (enter no more than two):**
 Brick
18. **Roof Configuration (enter no more than one):**
 Flat
19. **Primary External Roof Material (enter no more than one):** Asphalt
20. **Special Features (enter all that apply):**
 Decorative Cornice, Segmental Arch Windows, Chimney
21. **General Architectural Description:**
 Two-story painted brick building with flat roof with decorative cornice with molded brick, dentils, and square panels. Short brick chimney. Second story of façade has four evenly spaced 1/1-light double-hung sash windows with segmental arch lintels. Brick sill course. The storefront has a rock-faced cornice supported by brick columns with stone capitals and bases. There is a center entrance with double paneled wood doors with ornamental glass. The area surrounding the doors is filled with beadboard and there is a rectangular light at the top. At each end of the façade there are entrances with paneled and glazed doors (the one to the east has a transom and clerestory window

and the one to the west has a wood door with louvered vent above). Between the center doors and the doors at the ends of the walls are two sets of large plate glass display windows with covered clerestory windows and brick below the windows. The west wall of the building is painted at the north end, while the remainder of the building displays red brick. The wall is two stories at the front and one story at the rear, with the roof sloping downward. There are three double-hung sash windows toward the north end of the wall on the upper story, three covered up windows near the center of the wall and a garage door-sized opening at the south end of the wall.

22. Architectural Style/Building Type: Late 19th and Early 20th Century American Movements/Commercial Style

23. Landscaping or Special Setting Features:

Two small trees and replica lampposts in front of building.

24. Associated Buildings, Features, or Objects:

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate 1909-14 Actual

Source of Information: Sanborn ins. maps, 1909 & 1914

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: Unknown

Source of Information:

29. Construction History (include description and dates of major additions, alterations, or demolitions):

This building is not present on the 1909 Sanborn map, but does appear on the 1914 Sanborn map. The footprint of the building did not change on Sanborn maps from 1914 through 1945. The building is shown with a two-story office area at the front and a one-story garage and auto sales area at the rear, followed by a one-story machine shop. The building appears much as it did in 1981.

30. Original Location: Yes **Date of Moves**

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Commerce and Trade/Specialty Store

32. Intermediate Use(s) Commerce and Trade/Specialty Store

33. Current Use(s): Unknown Use

34. Site Type(s): Automobile Sales and Service Building

35. Historical Background:

Based on an examination of Sanborn fire insurance maps, this building was built between 1909 and 1914. It is probable that the building to the east was constructed first, since it appears in 1911-12 city directory addressed as 125-27 W. 3rd Street. This building was addressed as 129-31 on all Sanborn maps.

After this building was erected it was probably used by the Salida Auto Company which was listed in the 1911-12 city directory in the building to the east (125-27 W. 3rd Street). A.B. Goddard and E.P Wilber were the proprietors. The automobile business listed on this block used this building and the one to the east in their operation. In 1914, this building is identified as a garage, with an office area adjacent to the street and a machine shop in the rear.

The 1922-23 city directory lists the Ideal Auto Company as operating in this building and the one to the east. Jason McGowan and William Harrow were the proprietors. The firm was a dealer for Chevrolets and Studebakers and also performed repairing, battery work, and sold accessories. The Ideal Auto Repair Shop appears at this location in the 1927-28 city directory. Charles M. Proctor and Walter Snell were the proprietors. In 1922-23 Proctor had been a machinist for the D&RGW Railroad.

The 1929 and 1945 Sanborn maps show this building as an auto sales and service facility, with an office area adjacent to the street. The 1930-31 city directory lists the Ideal Auto Company at this address with Tom Irwin as the proprietor. The firm was a dealer for Willy-Knight and Overland cars.

The 1951 and 1961 city directories show the Smith Motor Company in this location. Charles F. Smith was the owner of the business which sold Studebakers. Stallworth Motors and Economy Datsun operated out of this building and the one to the east from about 1964 to 1985.

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Salida Walking Tours.

VI. SIGNIFICANCE**37. Local Landmark Designation:** No**Date of Designation:****Designating Authority:****38. Applicable National Register Criteria:**

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important to history or prehistory.

Qualifies under Criteria Considerations A through G (See Manual).

X Does not meet any of the above National Register criteria.

39. Area(s) of Significance:**40. Period of Significance:****41. Level of Significance:****42. Statement of Significance:**

This building is associated with the development of automobile-related facilities in downtown Salida during the early twentieth century, having been erected to house a car sales and service business. The building reflects popular features of commercial buildings during the early twentieth century through its brick composition, flat roof, decorative cornice, segmental arched double-hung sash windows, stone shopfront cornice, brick columns, and large display windows

43. Assessment of Historic Physical Integrity Related to Significance:

The building has been moderately altered with painting of the façade brick and stone, alteration of the central entrance, and covering of the clerestory areas.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**44. National Register Field Eligibility Assessment:** Not eligible**45. Is there National Register district potential? Discuss.** N/A

This building is located in an existing National Register district, the Salida Downtown Historic District.

If there is NRHP district potential, indicate contributing status: N/A

46. If the building is in an existing NRHP district, indicate contributing status: Contributing**VIII. RECORDING INFORMATION****47. Photographic Reference(s):** 16: 33A, 35A; 17: 3.**Negatives Filed At:** City of Salida**Photographer:** Roger Whitacre**48. Report Title:** Downtown Salida Historic Buildings Survey, 2001-02**49. Date(s):** September 2002**50. Recorder(s):** R.L. Simmons/T.H. Simmons**51. Organization:** Front Range Research Associates, Inc.**52. Address:** 3635 W. 46th Ave.**53. Phone Number(s):** (303) 477-7597

NOTE: Please attach a sketch map, a photocopy of the USGS quad map indicating the resource's location, and photographs.

Resource Number: 5CF406.28

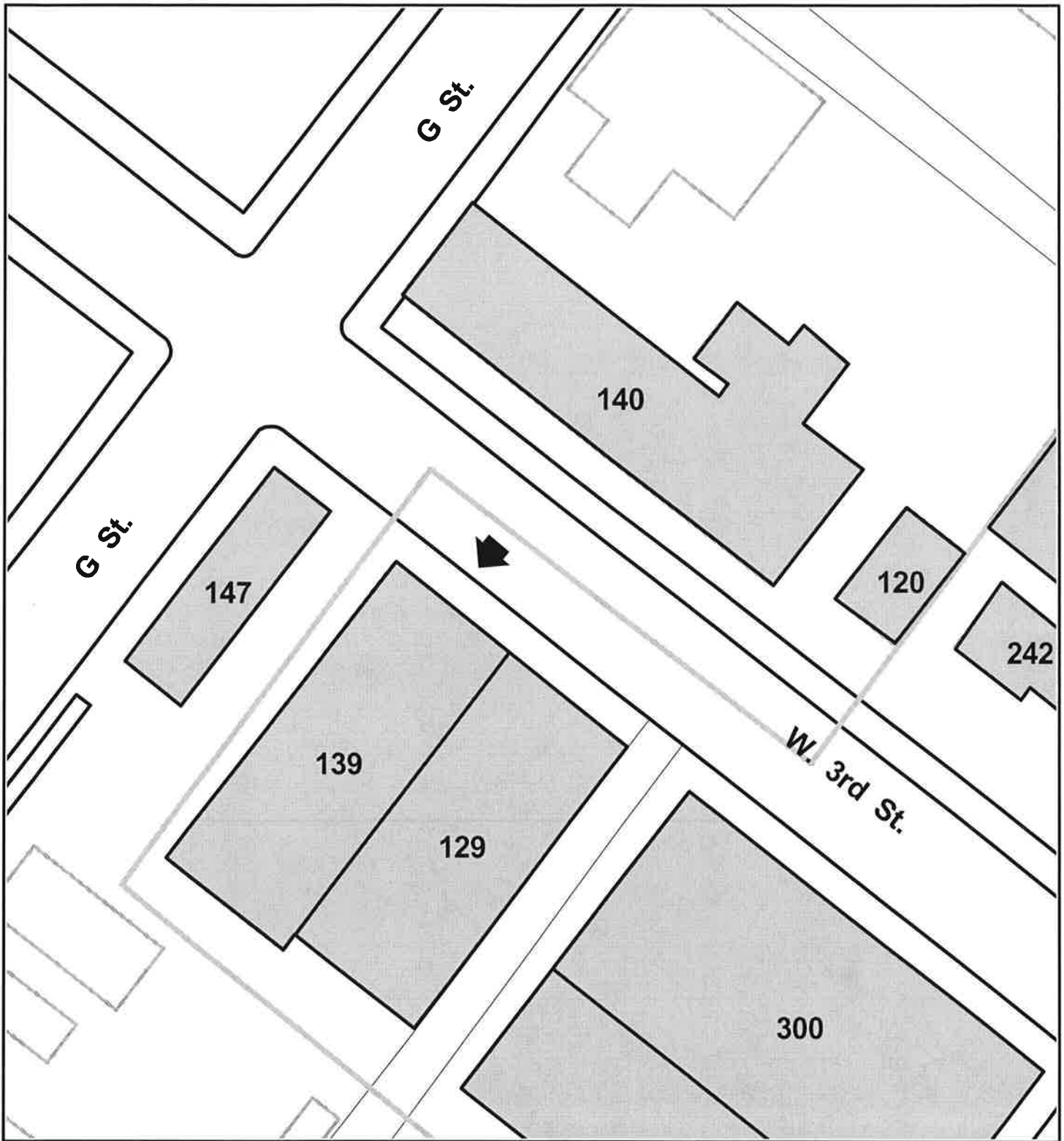
Temporary Resource Number: 124

Architectural Inventory Form

13

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Colorado Historical Society-Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203 (303) 866-3395

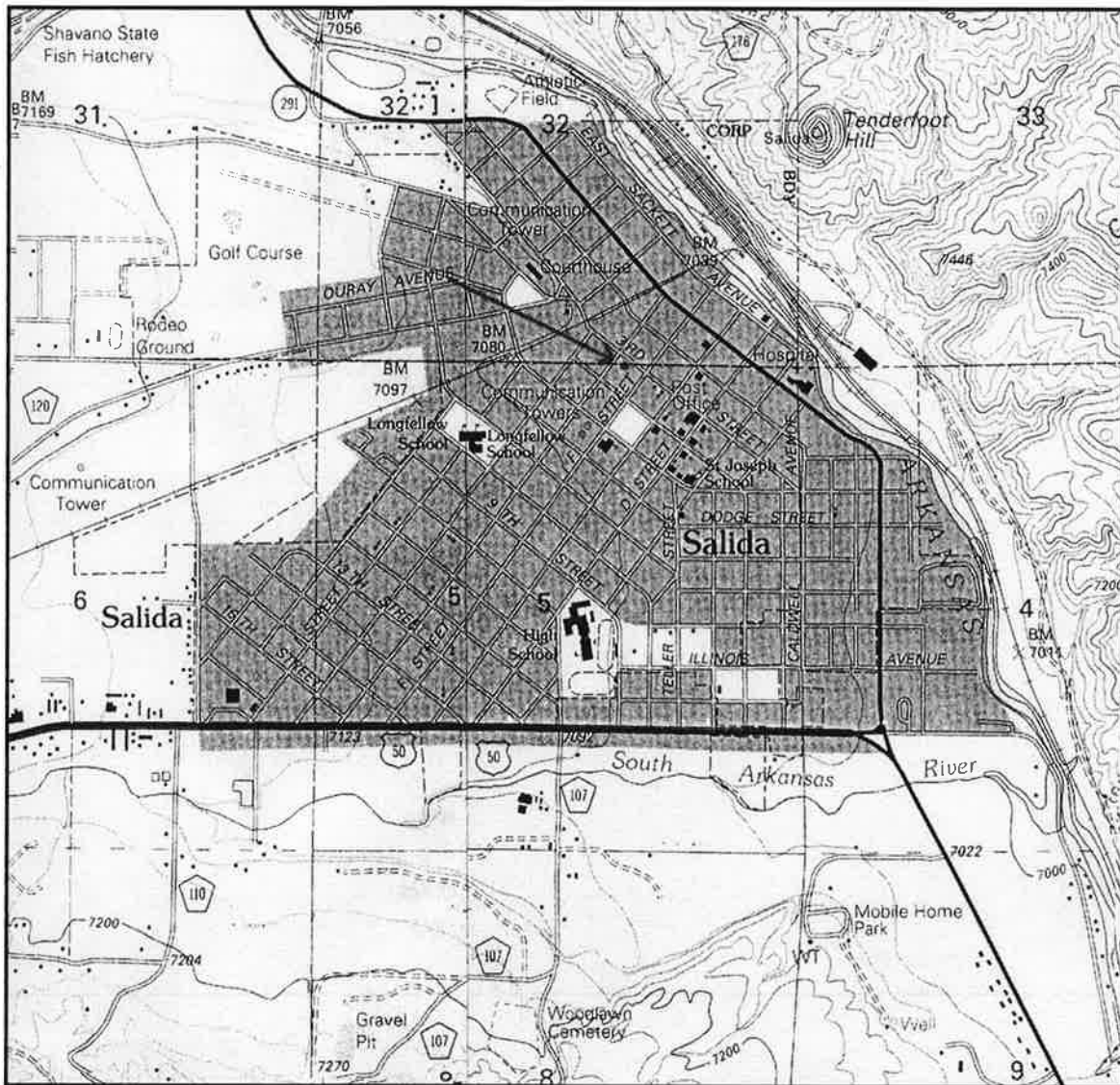


139 W. 3rd Street, 5CF406.28



Downtown Salida Historic Buildings Survey, 2001-02
USGS Location Map

139 W 3rd St, 5CF406.28



Mosaic of extracts from U.S. Geological Survey, "Salida East, Colo.," and "Salida West, Colo.," (Denver, Colo.: U.S. Geological Survey, 1994).



Steven James Riden A.I.A. Architect P.C.

115 G Street
Salida, Colorado
970-389-0150 mobile
steve@riden1.com

12.10.2020

Historic Preservation Commission

The Toubert Building

448 east 1st Street Suite 112

City of Salida Colorado

Re; West 3rd

Members of the Commission:

Greetings,

The project proposed at 139 West 3rd St. is mainly an adaptive re-use of an existing structure which was at one time an auto dealership.

This project consists of a multi-use space on the main level and small short stay units on the second level.

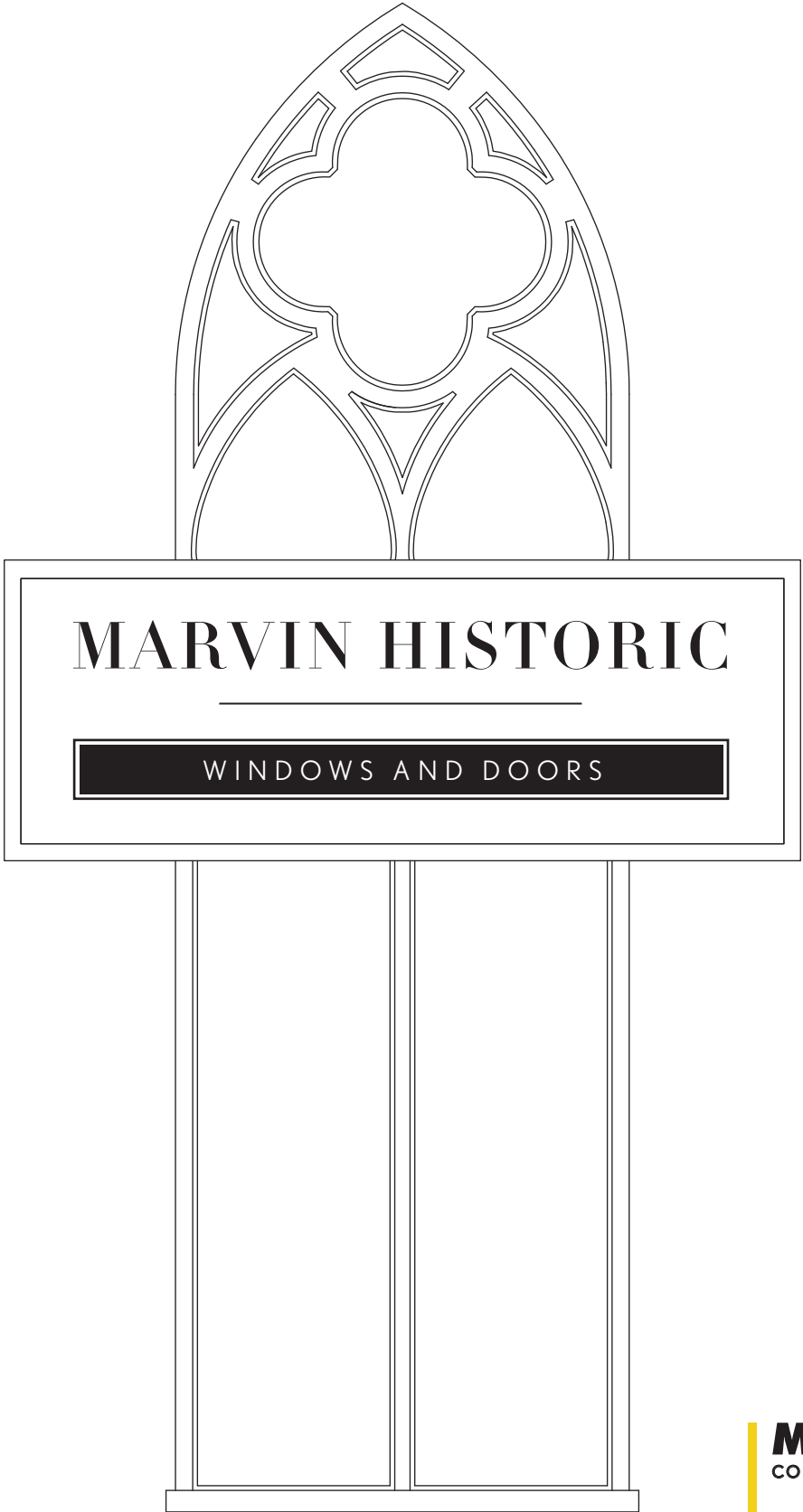
The intent is to re-use the existing exterior structure with upgrades to the support structure, utilities and mechanical systems. Also, to repaint the Third street elevation and repair the original arched entry. This will be built in brick as close as possible to the original size and texture. This will also be painted. Beyond the arch a new entry is introduced to suggest an access to a shop/showroom that once might have conceivably been there. The existing rear garage door is to be replaced with a recessed overhead door which provides required exits on either side of the recess.

The existing openings are to be repaired and glazed within historic style frames and sashes. As are the rear south east shop access and south elevation openings.

The owners appreciate your consideration in granting an approval to continue.

Best Regards,

Steven James Riden A.I.A. Architect





MARVIN HISTORIC

OUR HISTORY MAKES US UNIQUELY QUALIFIED TO HANDLE YOUR PIECE OF HISTORY.

For four generations, Marvin® has built a reputation for doing the tough window replacement projects that no one else can do. We've been solving historic rehabilitation challenges longer than anyone else, and we know the ins and outs - collaborating early on with architects, facilities managers and general contractors, reviewing products and options, navigating the National Parks Service guidelines, discussing window specifications with local historic commissions, and attending field testing. We offer the best project-based solutions and do what it takes to achieve excellent performance and historical accuracy.

Building: St. Mary's Church | Potsdam, NY

Architect: Jerry MacNeil Architects Ltd. **Contractor:** J.T. Erectors

Units & Applications: Fifteen custom Mahogany exterior and interior Gothic Revival wood window units, 3 at 70" x 216 1/2", 11 at 58" x 195", one at 171" x 276 1/2" integrating a 14 ft. diameter Rose Window. Pieces of Honduran mahogany were assembled in six layers with staggered finger jointing. Digital measurements using various technologies enabled accurate sizing to accommodate fixed masonry and glass dimensions. Designs downloaded directly to Marvin's CNC equipment for a paperless project.



MARVIN HISTORIC EXPERTISE

"BEEN THERE, DONE THAT," IS SOMETHING WE'VE BEEN SAYING FOR OVER 100 YEARS.

With Marvin® products on over 500 college and university campuses and countless government, religious and Main Street buildings, Marvin is a proven leader in replacement windows for existing commercial buildings. At every level and every step of the way, Marvin surrounds your project with an unmatched level of expertise. You'll work with one of Marvin's Architectural Project Managers, who bring a deep understanding of building science to every project and provide invaluable consultation services from initial budget estimates to completion. On the product and fabrication side, Marvin Technical Services, along with the Architectural Department, can engineer solutions to address structural reinforcement, profile replication, panning, mulls or other manufacturing or construction challenges.

Building: Savannah Law School | Savannah, GA

Architect: Lynch Associates

Units & Applications: The federal tax credit restoration and rehabilitation project replaced windows in 100 openings with Marvin Wood Ultimate Double Hung and Wood Ultimate Double Hung Magnum units, single glazed with authentic divided lites and 7/8" muntins.

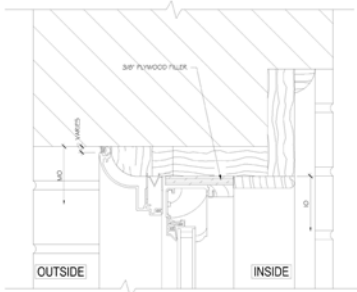
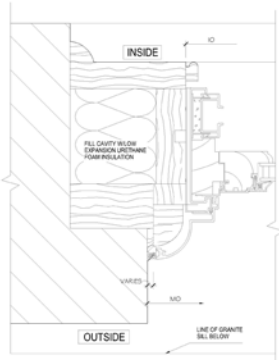




MARVIN HISTORIC SOLUTIONS

WHEN IT COMES TO MEETING STRICT HISTORICAL STANDARDS, MARVIN SETS THE STANDARD.

No matter the scale or scope of the historic replacement project, Marvin® does all the little things that make the biggest difference. From exact sizing to the ability to replicate intricate historic profiles, Marvin's attention to detail is unsurpassed. Marvin's vast array of products and custom solutions are painstakingly engineered to meet the most exacting historical specifications, while delivering state-of-the-art performance.



Building: 311 Summer Street | Boston, MA
Architect: ADD Inc. Architectural Firm **Contractor:** Shawmut Design and Construction

Units & Applications: Plans for aluminum full-frame replacement windows with a pre-fit panning system resulted in reduced glazing dimensions, which were unacceptable to local historic preservation authorities. The Marvin solution installed panning over the existing frames and used Marvin's Tilt Pac® for sash replacement. Rapid prototyping was used to develop extruded aluminum panning that precisely replicated the existing profile. This allowed for installation of a sash that had the same amount of glass as previous windows. An aluminum extrusion was made to fill the arched masonry opening on the exterior. The same extrusion was installed as the vertical mullion cover. Panning was attached to the frame and followed the edge of the milled infill panel on the exterior, squaring off with the window on the interior.





MSI MARVIN SIGNATURE

THE MARK OF AN ORIGINAL

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Learn more at:

MARVINWINDOWS.COM/SIGNATURE



Building: Evanston Roundhouse | Evanston, WY

Architect: Myers-Anderson

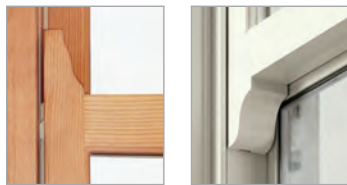
Contractor: Hogan and Associates

Units & Applications: The original criteria required re-use of existing operating windows with wood trim for rough openings over twenty feet wide. Budget and schedule considerations suggested that a different solution was needed. Window manufacturers submitted proposals and Marvin® won the bid based on detailed rapid prototypes. Restoration costs were estimated to be 2-3 times more expensive than custom-made aluminum-clad Marvin units with custom clad casing and subsills. Clad Magnum Double Hungs with 2" checkrail, enhanced by 7/8" simulated divided lites with spacer bars were used, along with casement wood sashes and picture windows.

MARVIN HISTORIC OPTIONS

HISTORIC WINDOWS BUILT WITH A CRITICAL EYE FOR HISTORIC DETAIL.

HISTORIC DETAILS



INTERIOR & EXTERIOR SASH LUG

Replication sometimes requires exterior or interior lugs. Exterior sash lugs are applied by 'slide on' attachment method, while interior sash lugs are available as part of the stile or can be clip on. Factory applied, or field application kits are available.



CHAIN AND PULLEY

A chain and pulley balance system can contribute to the authentic appearance of replacement windows. Available in a variety of styles and finishes, the hardware and counterbalanced sash provide smooth operation, even for very large hung windows.



DIVIDED LITES

Marvin® offers a variety of ways to replicate historic window pane patterns. Patterns can feature an array of muntin widths, unique muntin profiles, rectangular or radius cuts and more. Custom divided lites available.

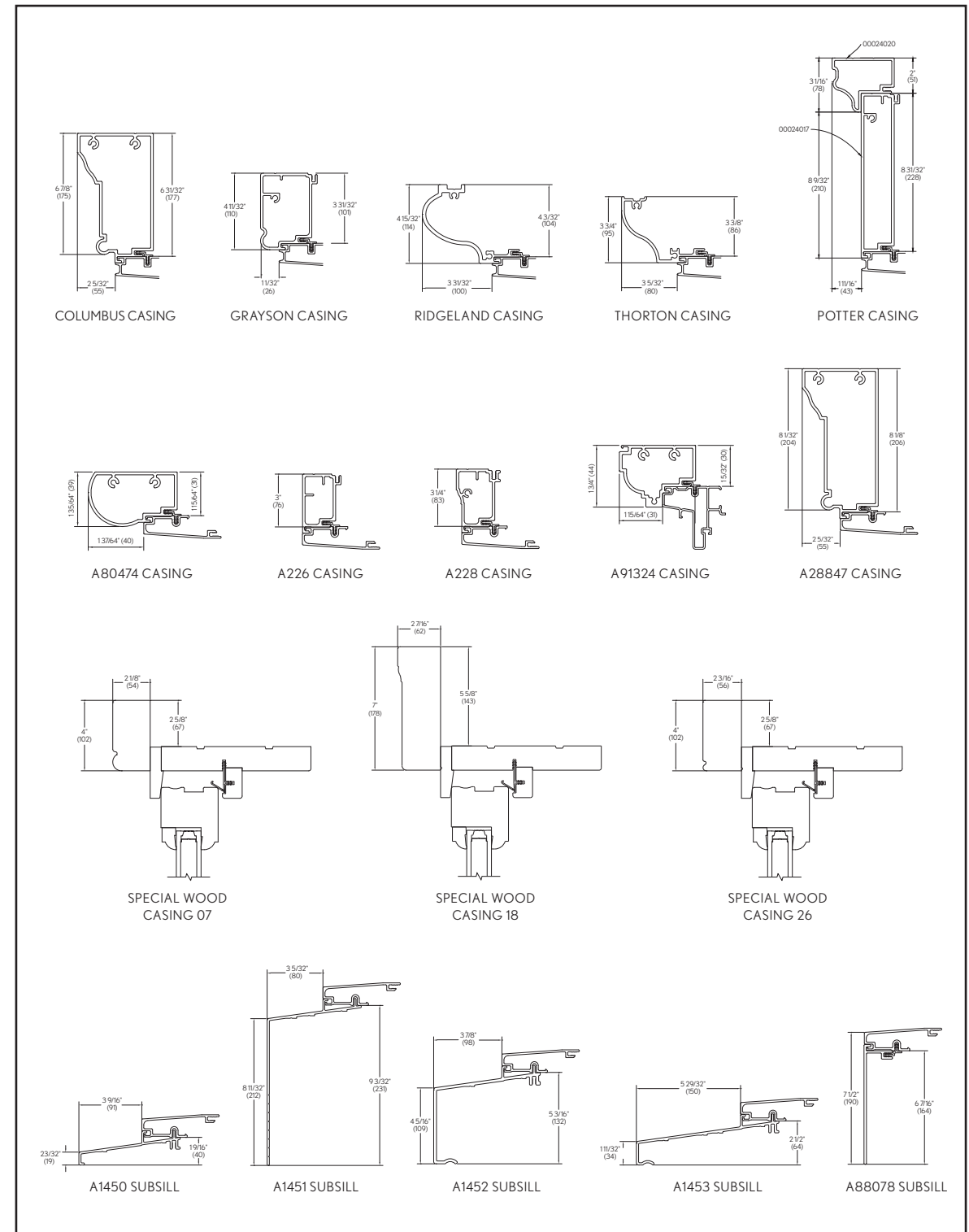


GLASS AND GLAZING

Marvin offers a broad array of decorative and specialty glass options, including Restoration glass or Circa glass to meet National Park Service guidelines. Additional glazing options are available to meet requirements for sound abatement, Sea Turtle Conservation Codes and California fire zone specifications.

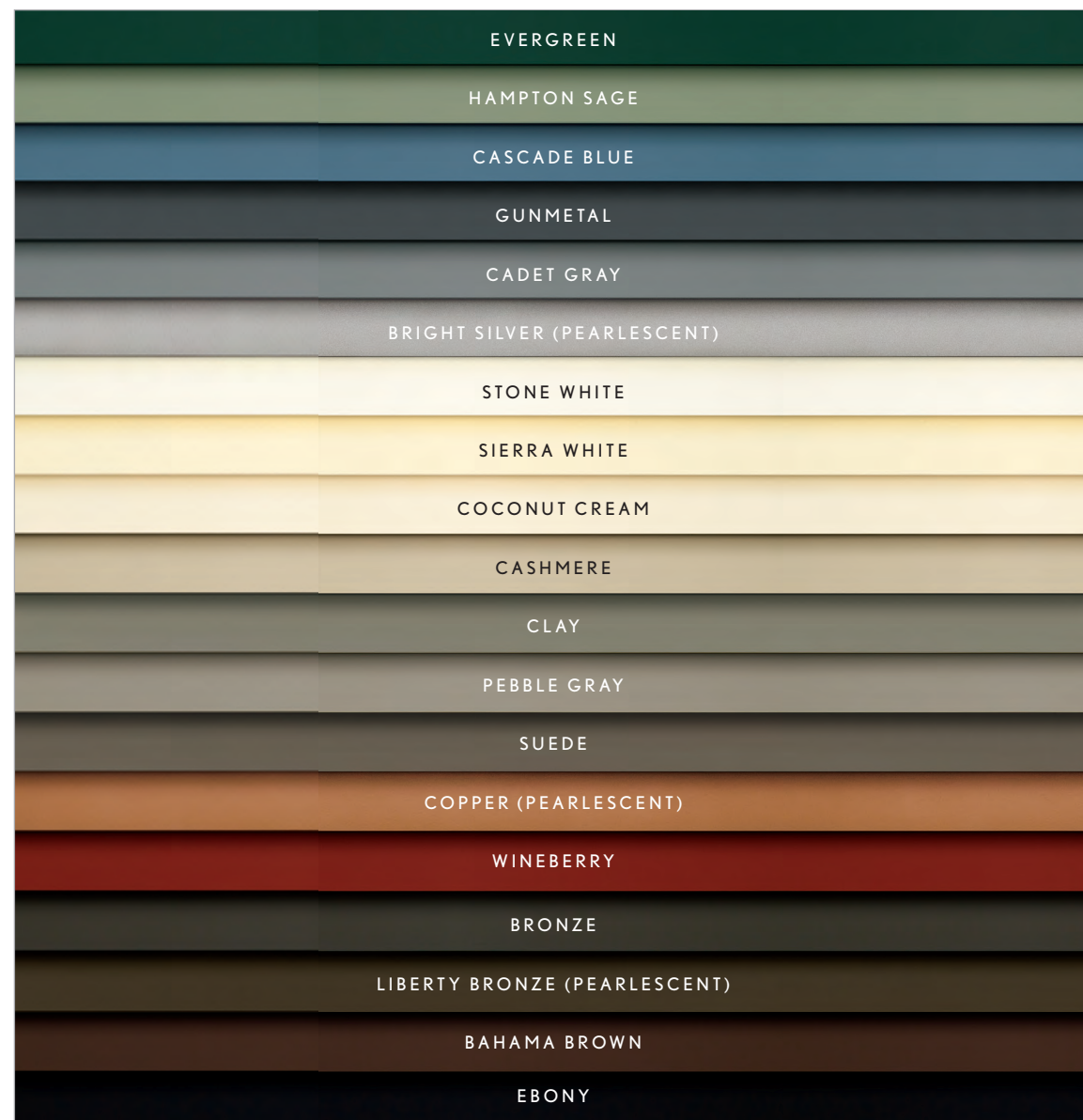
CASING & SUBSILLS

Marvin® offers hundreds of clad and wood casing options and has the capability to create custom casings to match existing profiles. Our clad casings are made of extruded aluminum, which features an extremely durable factory applied finish that resists chalking, fading, pitting, corrosion and marring, and is backed by a 20-year warranty against chalk and fade. Meets AAMA 2605.



CLAD COLORS

Marvin's low-maintenance, clad-wood products feature an extruded aluminum exterior finish in commercial-grade paint that meets AAMA 2605 certification for superior resistance to fading and chalking. Marvin's palette of nineteen durable colors includes a spectrum of rich colors and three fresh, pearlescent finishes.



Custom Colors: For projects that require new replica windows to match the existing originals, Marvin® can create a custom color. Like our standard exterior finish colors, custom colors are backed by a 20-year warranty.*

**ANY COLOR
YOU WANT**

*Some colors may not qualify for the 20-year warranty. Contact your Marvin representative for details.

EXTERIOR WOOD SPECIES

Marvin® offers three high-quality exterior wood species, including Pine, Vertical Grain Douglas Fir and Mahogany. Factory-primed pine available.



INTERIOR WOOD SPECIES

Marvin offers six high-quality interior wood species, including Pine, Cherry, Douglas Fir, Mahogany, Vertical Grain Douglas Fir and White Oak. Specialty species include Maple, Black Walnut and Western Red Cedar.*



INTERIOR FINISH OPTIONS

Before a factory-finished window is assembled, every wood component is conditioned, sanded and baked to ensure complete coverage. All finishes are water-based and have no Volatile Hazardous Air Pollutants (VHAP). State approved procedures are used to contain Volatile Organic Compounds. All meet WDMA TM 14-09 standards.



*Available for wood exterior trim packages.

ULTIMATE DOUBLE HUNG NEXT GENERATION



DESIGN

- Rich wood interior offers beauty and warmth with six standard wood species and ten interior finish options
- Narrow checkrail provides a sleek aesthetic to maximize daylight opening while maintaining historical accuracy
- Design versatility with an array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes and hundreds of roundtop sizes
- Exclusive autolock activates when the sashes are closed, locking the window
- Durable exterior cladding made with the industry's highest level of certification, AAMA 2605, extruded aluminum and backed by a 20-year warranty against chalking and fading
- Expansive sizes up to 5 feet wide by 10 feet high
- Available with several options for commercial applications including CW Performance, a Both-Sash-Stationary option, and custodial locking hardware

PERFORMANCE

- First-rate energy efficiency meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates and weather needs
- Sash balance systems enable smooth operation even at the largest sizes
- Aluminum inter-lock eliminates drafts and improves the window's overall structural integrity
- Traditional sill 14 degree bevel provides optimal water management while maintaining a classic look
- Superior weather performance with top in class ratings including CW performance on all sizes, LC-PG50 on most sizes, and IZ3 certified coastal options
- Certified Light Commercial Performance Class on all sizes and optional Commercial Performance available on all sizes

DESIGN AND PERFORMANCE REQUIREMENTS

PRODUCT	AIR TEST TO PSF	WATER TESTED TO PSF	STRUCTURAL TESTED TO PSF	CERTIFICATION RATING	OVERALL WIDTH	OVERALL HEIGHT
Clad Ultimate Double Hung Next Generation (CW)	157	75	45	CW-PG30	59 1/4	119 1/2
Clad Ultimate Double Hung Next Generation (CW)	157	75	60	CW-PG40	55 1/4	119 1/2
Clad Ultimate Double Hung Next Generation (CW)	157	75	75	CW-PG50	53 1/4	103 1/2
Clad Ultimate Double Hung Picture Next Generation (CW)	157	75	75	CW-PG50	61 1/4	103 1/2
Clad Ultimate Double Hung Next Generation (LC)	157	6	60	LC-PG35	59 1/4	95 1/2
Clad Ultimate Double Hung Next Generation (LC)	157	6	60	LC-PG35	45 1/4	119 1/2
Clad Ultimate Double Hung Next Generation (LC)	157	75	75	LC-PG50	55 1/4	95 1/2
Clad Ultimate Double Hung Next Generation (LC)	157	75	75	LC-PG50	49 1/4	107 1/2
Clad Ultimate Double Hung Transom Next Generation (LC)	157	75	75	LC-PG50	73 1/4	27 11/16

CERTIFIED MULLS

ASSEMBLY	TYPE	MAX MULLION SPAN	MAX TRIBUTARY	MULL DESIGN PRESSURE
1 High, 2 or more units wide	CUDH NG to CUDH NG only	71 1/2" (1816 mm)	45 1/4" (1149) wide	DP50
1 Wide, 2 or more units high	CUDHT NG over CUDHP NG only	69 1/4" (1759 mm)	53 19/32" (1361) wide	DP50
Multiple Wide x High w/ 1" LVL	LVL must be in vertical mull	75" (1922 mm)	45 11/16" (1161) wide	DP50
Multiple Wide x Multiple High w/ 3/8" (10 mm) MRF	CUDHT NG over CUDH NG only	83 3/16" (2113mm)	45 3/8" (1153) wide	DP65

Note: the entire assembly will have the lowest design pressure of any unit or mull in the assembly.

ULTIMATE INSERT DOUBLE HUNG



DESIGN

- The Ultimate Insert Double Hung is designed to meet historic design daylight criteria
- Frame thickness: 2 1/32" (17mm) head jamb, 1 5/16" (33mm) composite side jamb*
- Frame depth: 3 1/4" (83mm) to accommodate standard double hung pocket depths*
- Frame bevel: 8 degree or 14 degree*
- Balance system: Coil spring block and tackle with nylon cord and fiber filled nylon clutch
- Field installed half screen or full screen; half screen covers bottom sash opening
- Optional Magnum Screen (Extruded aluminum surround with charcoal hi-transparency fiberglass mesh)

INSTALLATION

- Through jamb installation

PERFORMANCE

- Meets U-factor/SHGC of 0.30/0.30 with one-lite Low E2 with argon insulating glass
- Optional tripane glass, coatings, and gas fills available for U-factor/SHGC as low as 0.21/0.18 or 0.22/0.41

DESIGN AND PERFORMANCE REQUIREMENTS

PRODUCT	AIR TEST TO PSF	WATER TESTED TO PSF	STRUCTURAL TESTED TO PSF	CERTIFICATION RATING	OVERALL WIDTH	OVERALL HEIGHT
Aluminum Clad Insert Double Hung	157	4.5	45	LC-PG30-H	45	77 3/8
Aluminum Clad Insert Double Hung Picture	157	6	60	CW-PG40-FW	68	77 5/8
Aluminum Clad Insert Double Hung Transom	157	6	60	LC-PG40-TR	75 5/8	28
Wood Insert Double Hung	157	6	60	LC-PG30-H	35 3/8	81
Wood Insert Double Hung	157	6	60	LC-PG30-H	45 3/8	61
Wood Insert Double Hung	157	6	45	LC-PG30-H	45 3/8	81
Wood Insert Double Hung 1 5/8" Picture	157	6	60	LC-PG40-FW	61 3/8	57
Wood Insert Double Hung 2" Picture	157	6	60	LC-PG40-FW	69 3/8	81
Wood Insert Double Hung Transom	157	6	60	LC-PG40-TR	73 3/8	26 1/2



BEFORE



AFTER

The Marvin® Ultimate Insert Double Hung is a frame-in-frame application, designed to seamlessly fit an opening when full-frame replacement is not the optimal solution.

*Clad unit specifications listed. Ask your Marvin® representative for wood unit specifications.

WOOD ULTIMATE MAGNUM DOUBLE HUNG

DESIGN AND PERFORMANCE REQUIREMENTS



DESIGN

- Fits oversized openings up to 5' x 10'
- Rectangular, polygon and round top shapes available
- Available as single hung, double hung, triple hung, picture and transom windows
- Options for historic packages include energy panels and ogee lugs
- Adjustable constant force spiral balance system meets AAMA 902-99 Class 5 specifications
- Fiber filled nylon clutch
- Designed to balance sash from 10 lbs to 130 lbs
- Available prepped for field-applied stool and apron
- Fixed sash in wood units available in 1 5/8" and 2"
- Custodial locking hardware available

INSTALLATION

- Through jamb installation
- Optional flexible metal nailing fin

PERFORMANCE

- Meets U-factor/SHGC of 0.30/0.30 with one-lite Low E2 with argon insulating glass
- Optional U-factor/SHGC as low as 0.20/0.17 or 0.22/0.40 with optional coatings and gas fills on Tripane glass, without combination
- Depending on glass options, the STC range for clad units is 27 - 34, OITC range is 22-29. Wood unit STC range is 28-34, OITC range is 24-29

PRODUCT	AIR TEST TO PSF	WATER TESTED TO PSF	STRUCTURAL TESTED TO PSF	CERTIFICATION RATING	OVERALL WIDTH	OVERALL HEIGHT
Wood Ultimate Magnum Double Hung	157	7.5	75	LC-PG50-H	53 3/8	105
Wood Ultimate Magnum Double Hung	157	5.25	52.5	LC-PG35-H	59 3/8	121
Wood Ultimate Magnum Double Hung Picture	157	7.5	75	CW-PG50-FW	61 3/8	105
Wood Ultimate Magnum Double Hung Round Top	157	7.5	75	CW-PG50-H	53 3/8	111 3/8
Wood Ultimate Magnum Double Hung Round Top	157	5.25	52.5	CW-PG35-H	59 3/8	121 3/8



STORM & SCREEN COMBINATIONS

A combination unit is composed of two glass panels and one screen panel. Panels can be arranged in many ways: glass above screen, screen above glass or glass above glass. One of the glass panels slides behind the other for self storage when the screen is in use. Panels can be easily removed from the interior for cleaning.

TWO-LITE WOOD STORM SASH OR SCREEN

A wood frame containing non-removable glass. The storm sash can be removed during the summer and replaced with a wood framed screen. Available only for wood windows.

SIMULATED DOUBLE HUNG HOPPER



DESIGN

- Double hung appearance with the lower sash designed as a hopper for ease of operation
- A good solution for hard-to-reach areas, like over a radiator or built-in bookshelves
- Multi-lock system and hopper style operation for limited accessibility
- High energy efficiency; high-performance seal controls air infiltration
- Upward-directed airflow provides comfortable ventilation
- Available with multiple handle and finish options
- Minimum RO width: 18 3/8" Minimum RO height: 40"

INSTALLATION

- Adjustable hinges
- Through jamb installation
- Factory applied jamb extensions available
- Factory-installed half screen

PERFORMANCE

- Meets U-factor/SHGC of 0.31/0.30 with one-lite Low E2 with argon insulating glass
- Optional U-factor/SHGC as low as 0.20/0.17 or 0.21/0.44 with optional coatings and gas fills on Tripane glass
- Depending on glass options, the STC range is 32-37; the OITC range is 28-34

DESIGN AND PERFORMANCE REQUIREMENTS

PRODUCT	AIR INFILTRATION	WATER TESTED TO PSF	STRUCTURAL TESTED TO PSF	CERTIFICATION RATING	OVERALL WIDTH	OVERALL HEIGHT
Clad Simulated Double Hung Hopper	0.05 L/s/m ² (0.01 cfm/ft ²)	220 Pa (4.60 psf)	1440 Pa (±3009 psf)	CW-PG30-AP	59 3/8"	128 5/8"



Locking points in the window's multi-lock system are located at the checkrail and at the jambs.



The unobtrusive screen tucks neatly under the checkrail.



Designed for replacement or new construction, this window can provide a perfect solution in university, government, and other institutional applications.

ULTIMATE DOUBLE HUNG NEXT GENERATION ROUND TOP



DESIGN

- Fits openings up to 5' x 10'
- Available in various radius shapes including eyebrow, elliptical, half circle, and custom angles
- Available in variations of standard double hung rectangular window on the interior with arched exterior casing
- Matches other Next Generation product profiles
- Arched window unit can include transom
- Balance system provides block and tackle balance or hybrid spiral balance based on weight
- Note:** CW performance class option provides class five spiral balances on all sizes
- Custodial locking hardware available
- Wood jambs minimize visibility of jamb carrier system

PERFORMANCE

- First-rate energy efficiency meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates and weather needs
- Sash balance systems enable smooth operation even at the largest sizes
- Aluminum inter-lock eliminates drafts and improves the window's overall structural integrity
- Traditional sill 14 degree bevel provides optimal water management while maintaining a classic look
- Superior weather performance with top in class ratings including LC-PG50 on most sizes and IZ3 certified coastal options

— DESIGN AND PERFORMANCE REQUIREMENTS —

PRODUCT	AIR TEST TO PSF	WATER TESTED TO PSF	STRUCTURAL TESTED TO PSF	CERTIFICATION RATING	OVERALL WIDTH	OVERALL HEIGHT
Clad Ultimate Double Hung Round Top Next Generation	1.57	7.5	75	LC-PG50	45 1/4	87 1/2
Clad Ultimate Double Hung Round Top Next Generation	1.57	7.5	75	LC-PG50	49 1/4	107 1/2
Clad Ultimate Double Hung Round Top Next Generation	1.57	7.5	75	LC-PG50	49 1/4	107 1/2
Clad Ultimate Double Hung Round Top Next Generation	1.57	5.43	52.5	LC-PG35	59 1/4	119 1/2
Clad Ultimate Double Hung Round Top Next Generation	1.57	5.43	52.5	LC-PG35	59 1/4	119 1/2
Clad Ultimate Single Hung Round Top Next Generation	1.57	7.5	75	CW-PG50	49 1/4	107 1/2
Clad Ultimate Double Hung Round Top Next Generation	1.57	7.5	75	CW-PG50	49 1/4	107 1/2
Clad Ultimate Double Hung Round Top Picture Next Generation	1.57	7.5	75	CW-PG50	74 1/2	103 1/2
Clad Ultimate Double Hung Round Top Picture / Transom Next Generation	1.57	7.5	75	CW-PG50	74 1/4	103 1/2

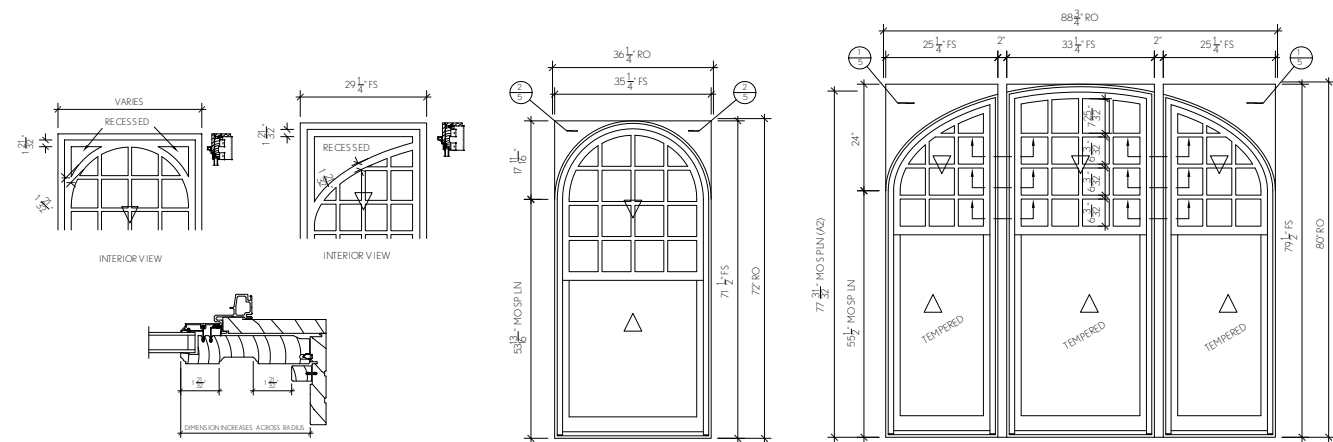
— ROUND TOP RADIUS SHAPES —



EYEBROW RADIUS OPERATING DOUBLE HUNG HALF CIRCLE TRANSOM EYEBROW TRANSOM HALF CIRCLE RADIUS OPERATING DOUBLE HUNG HALF EYEBROW OPERATING SINGLE HUNG

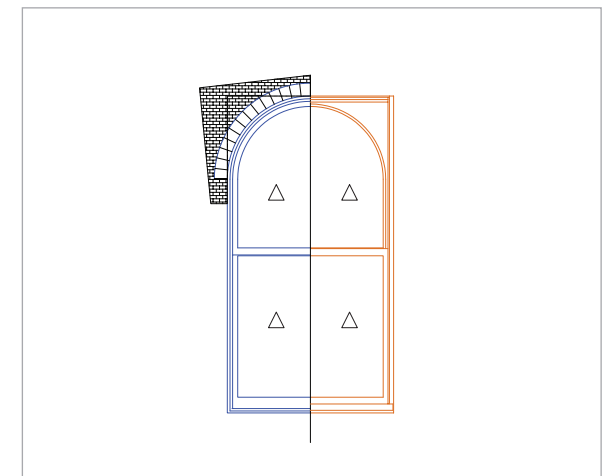


— ROUND TOP VARIATIONS —



Some projects call for window units or assemblies designed with graceful radius curves on the exterior and rectangular, operating hung windows on the interior. Marvin® has a range of radius variations for design flexibility.

— ROUND TOP WITH RECTANGULAR FRAMING —



EXTERIOR INTERIOR



Building: Central Union Mission | Washington, D.C.
Architect: Cox Grate + Spack Architects **Contractor:** Forrester Construction
Units & Applications: Marvin Clad Ultimate Double Hung Windows and Round Top Transoms were used with Thorton casings to match original window profiles. Custom flashing solutions addressed waterproofing issues in the existing masonry.



MARVIN HISTORIC WINDOWS

IT'S OUR JOB TO
MAKE HISTORY REPEAT ITSELF.

While a majority of projects require variations of traditional double hung windows, it's possible to achieve meticulously detailed historic looks with other products. From casement and awning to direct glaze and polygon shapes, Marvin® offers a complete family of windows that can be customized to match the specialized requirements of certain historic projects.



ULTIMATE
CASEMENT WINDOW



SPECIALTY SHAPES



DIRECT GLAZE

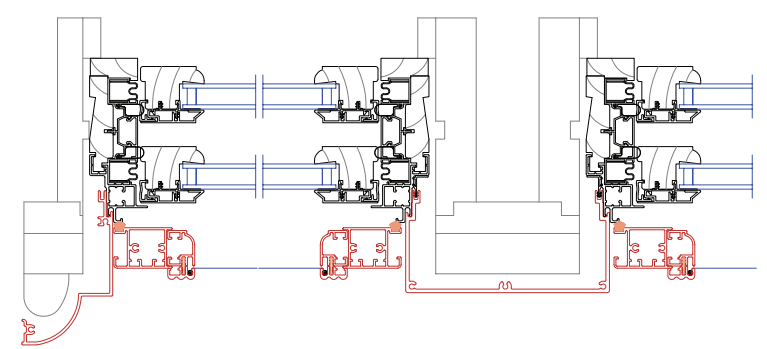


Building: Druid Hill Conservatory | Baltimore, MD
Architect: Kann Associates **Contractor:** Graziano Construction and Development Company, Inc.
Units & Applications: Two new greenhouse structures were constructed, sited symmetrically to a Baltimore landmark called the Palm House, built in 1888. Designers of the new buildings sought detailing in the original Palm House architectural drawings in order to match them, but found none. Marvin developed shop drawings and worked with the designer and contractor to address anchorage and structural engineering, custom flashing and panning, thermal and water performance. Clad awnings, casements, polygon units, clad variation #5 mill plates to replicate round tops on the original building, tempered glass with simulated divided lite, custom clad color, custom casing and sill adapter were used.

CASE STUDY #1: MUNICIPAL BUILDING RENOVATION

Challenge | Exactly replicate in extruded aluminum the original wood mulls with decorative appliqué.

Marvin® Technical Services Solution | To replicate this ornate appliqué, a mull from the original windows was scanned with a 3D scanner. The decorative wood mull in the photo is the only known original appliqué that exists. The scan was used to create an exact replica of the mulls and plinths. Before the appliqué was milled, it was printed in 3D and sent over to the historic review board. A mock-up of the proposed window assemblies was installed on site for approval before the order for the window assemblies was submitted. A complex project, the 145 openings required both standard and custom window products. Besides the milled appliqué, the project required six new dies and 5 sizes of milled plinths.

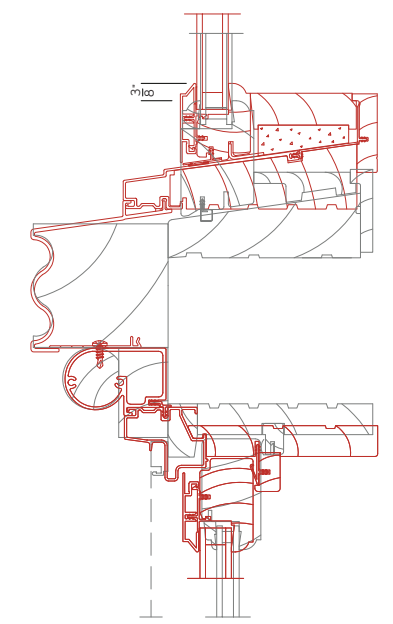


SIDE JAMB VERTICAL MULL
Note: Detail shows the relationship of the daylight opening to the brick. Special sized stile and rail components might be required to match both the glass DLO and the brick to DLO dimensions.

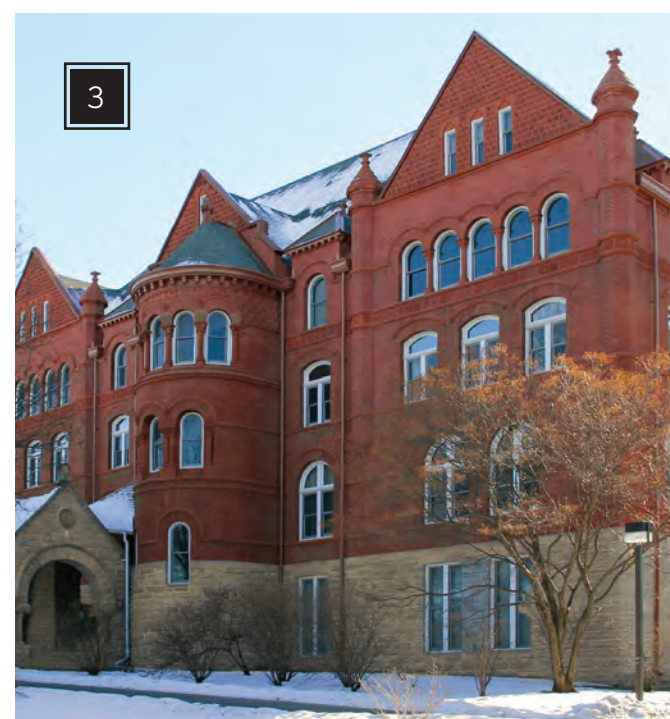
CASE STUDY #2: STATE UNIVERSITY WINDOW REPLACEMENT

Challenge | Replace windows in 84 openings to match original profiles.

Marvin® Technical Services Solution | The Marvin Architectural Project Manager mapped out the existing window conditions, measuring every component and how the window related to the brick opening. He then developed a CAD drawing based on existing conditions research, and overlaid proposed product solutions using Marvin Ultimate Insert Double Hung Windows. Custom casings and mull covers were required to match the original profiles. Marvin created rapid prototypes to demonstrate how window components could be replicated in extruded aluminum to exactly match the original wood profiles. Approval based on the review of rapid prototyping was written into the specs. This project filled 84 window openings with 1-wide x 2-high and 2-wide x 2-high assemblies.



REVISED PROPOSED DOUBLE HUNG HORIZONTAL MULL



CASE STUDY #3: OLD MAIN WINDOW REHABILITATION

Challenge | Meet the strict requirements of the local Historic Preservation Commission.

Marvin Technical Services Solution | The Marvin Architectural Project Manager supported Macalester College by providing detailed drawings, attending HPC meetings with facilities personnel, and answering HPC questions about the proposed window replacement project. When the Commission determined that the transom bottom rail was too tall, Marvin adjusted the design and the plan was approved. The particular challenge of this project was that custom casings for the replacement windows needed to match existing profiles to the exterior, and to marry up with interior jamb extensions and trim, which would not be rebuilt to accommodate new window units. For some openings, the Architectural Project Manager designed custom jamb extensions, which were milled and applied in the factory.





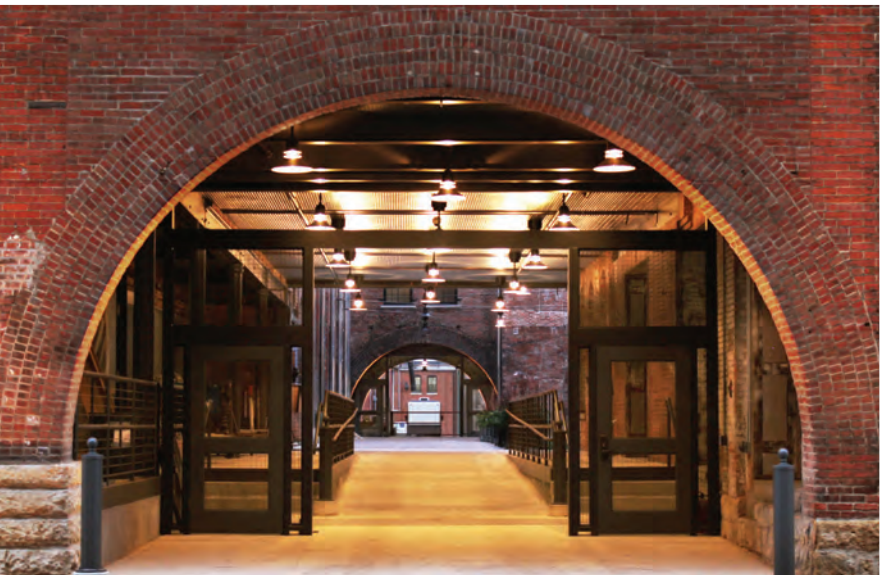
MARVIN HISTORIC

LET'S MAKE HISTORY.

Sometimes, we renovate more than just a building. In the case of the CARADCO building in Dubuque, Iowa, we were part of a project that helped start the rejuvenation of an entire section of town. This project is the perfect example of what we do best at Marvin: Applying four generations of expertise with state-of-the-art tools and technologies to replicate windows that seamlessly combine modern performance with rich period detail to meet the high standards of historic commissions, architects and occupants alike.

Get your next project started by contacting your local Marvin Architectural Project Manager, or by visiting:

MARVINWINDOWS.COM/COMMERCIAL



Building | CARADCO Building, Dubuque, Iowa, built 1888

Developer | Gronen Properties / Gronen Renovations

Units & Applications | The Caradco building was honored by winning the National Trust for Historic Preservation Tony Goldman Award in 2015. This award celebrates projects that embody a bold, large-scale approach to historic preservation that catalyzes entire commercial districts. The rehabilitation required the replacement of wood windows in 300 openings. One elevation called for radius windows. Marvin® Ultimate Magnums were required in some openings. In the majority of openings, Marvin Wood Ultimate Double Hung Windows with simulated divided lites, a standard product, were used. Each opening was unique and needed to be measured separately.

Updated April, 2018.

MARVIN HISTORIC



Start your historic renovation project at marvinwindows.com





GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

- Annexation
- Pre-Annexation Agreement
- Variance
- Appeal Application (Interpretation)
- Certificate of Approval
- Creative Sign Permit
- Historic Landmark/District
- License to Encroach
- Text Amendment to Land Use Code
- Watershed Protection Permit
- Conditional Use
- Administrative Review:
(Type) _____
- Limited Impact Review:
(Type) _____
- Major Impact Review:
(Type) _____
- Other: Minor Activity

2. GENERAL DATA (To be completed by the applicant)

A. Applicant Information

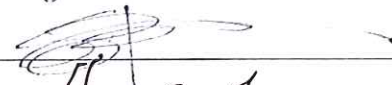

Name of Applicant: Kaelen Johnson
 Mailing Address: 1848 Gaylord St Denver, CO 80206
 Telephone Number: 720.988.5429 FAX: _____
 Email Address: steve@riden1.com, johnsonkaelen@gmail.com
 Power of Attorney/ Authorized Representative: Steven James Riden AIA Architect PC
 (Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: West Third
 Street Address: 139 W. 3rd Street Salida CO 81201
 Legal Description: Lot ^{2 within 23-26} _____ Block 49 Subdivision ^{Haskells addition} _____ (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent:  Date 9/02/2020
 Signature of property owner:  Date 10/14/2020

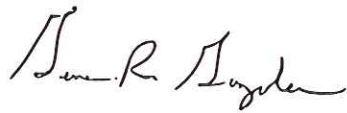
Thursday, October 22, 2020

To whom this may concern,

Steven James Riden A.I.A. Architect P.C., is authorized to represent us in all matters pertaining to the building renovation of 139 W 3rd. St Salida, CO. 81201

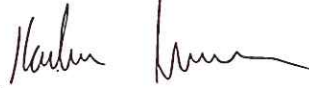
Building Owner:

Gene Gonzales

Handwritten signature of Gene Gonzales in cursive script.

General Contractor:

Kaelen Johnson

Handwritten signature of Kaelen Johnson in cursive script.

Summary

Parcel Number 380705149003
 Account Number R380705149003
 Property Address 139 W THIRD ST
 SALIDA, CO
 Brief Tax Description LOT 2 WONG-BROWN SUB EXEMPTION PLAT 387401 SAL346 REC 447172 447540
 (Note: Not to be used on legal documents)
 Class Commercial
 Subdivision Wong-Brown Subdivision Exemption
 Neighborhood 2500
 Tax District District 07
 Millage Rate 49.026
 Acres 0.143458



Owner Name & Mailing Address

Disclaimer: Mailing address is used for Chaffee County ad-valorem taxation purposes.

Gonzales Gene R
 Gonzales Teresita
 8900 S River Rd
 Alamosa, CO 811019641

Buildings

Occupancy	Restaurant	Roof Type	Flat
Built As	Restaurant	Roof Cover	
Square Feet	1600	Foundation	
Year Built	1955	Tot # of Rooms	0
Adjusted Year Built	1961	Bed Rooms	0
HVAC	Hot Water Radiant	Baths	0
Building Condition	Average	Total Basement Area	0
Building Quality	Average	ExteriorWall	
Interior		Value	\$43,850
Stories	1		

Occupancy	Res In Comm 1	Roof Type	Flat
Built As	Apartment <= 3 Stories	Roof Cover	Composition Roll
Square Feet	1348	Foundation	24 Concrete
Year Built	1950	Tot # of Rooms	5
Adjusted Year Built	1950	Bed Rooms	3
HVAC	Hot Water Radiant	Baths	2
Building Condition	Average	Total Basement Area	0
Building Quality	Average	ExteriorWall	Masonry Common Brick
Interior	Plaster	Value	\$80,142
Stories	2		

Type	Description	Units or Square Footage
Add On	R ATS Z	1400
Add On	R ATS Z	3200

Land

Description	Acres	Square Footage	Value
Merchandising Land	0.050735	2,210.00	\$76,784
Residential Land	0.092723	4,039.00	\$140,331

Valuation

	2020	2019	2018	2017
Land Value	\$217,115	\$217,115	\$174,850	\$174,850
Building Value	\$123,992	\$123,992	\$130,027	\$130,027
Total Value	\$341,107	\$341,107	\$304,877	\$304,877
Assessed Land Value	\$32,300	\$32,300	\$31,620	\$31,620
Assessed Building Value	\$18,450	\$18,450	\$23,510	\$23,510
Total Assessed Value	\$50,750	\$50,750	\$55,130	\$55,130
Estimated Total Taxes	\$2,488.07	\$2,488.07	\$2,666.14	\$2,597.62

Sale date range:

From:

01/01/2018

To:

11/10/2020

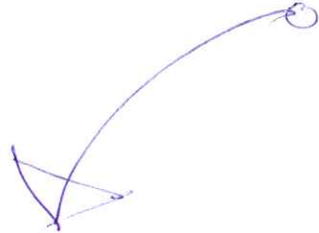
Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance



Sales

Sale Date	Sale Price	Instrument	Reception Number	Vacant or Improved	Grantor	Grantee
11/27/2018	\$660,000	Warranty Deed for Joint Tenants	447172	Improved	HO WINNIE	GONZALES GENE R, GONZALES TERESITA
11/27/2018	\$0	Correction Deed	447540	Improved	HO WINNIE	GONZALES GENE R & TERESITA
06/10/2011	\$350,000	Warranty Deed	394344	Improved	WONG CHUN HUI	HO WINNIE

Photos



Sketches

3. APPLICATION CONTENTS (City Code Section 16-12-80(b)(2))

A. All Projects, 7 copies of all materials are required for major applications, 2 for minor:

- 1) **General Development Application.**
- 2) **Photographs.** All applications shall be accompanied by photographs reasonably and accurately depicting the current status of the building, structure or site, or that portion thereof, subject to the application. Include photographs showing all sides of the structure, particularly the front and any side affected by the proposed project and detailed photographs of the features affected by the project.
- 3) **Drawing Format.** Drawings shall be large enough so that all information is legible but no smaller than 11" x 17". Sketch drawings are acceptable if they provide accurate information and are reasonable drawn to scale.
- 4) **Dimensioned Site Plan.** Site plan showing street locations, existing structure and proposed new elements or structures.
- 5) **Dimensioned Floor Plan(s).** Floor plans showing existing structures and proposed new elements or structures.
- 6) **Dimensioned Roof Plan.** Roof plan showing proposed new roof elements in context of the existing roof.
- 7) **Dimensioned Exterior Elevations.** Exterior elevations showing appearance of proposed project with all materials and indicating finishes.
- 8) **Building Sections and Construction Details.** Sections and details as required adequately explaining and clarifying the project. Note all materials and finishes.
- 9) **Specification of Materials.** Manufacturer's product literature and material samples. Product literature is required for replacement windows.
- 10) **Bids.** If proposing to replace existing historic materials or features with replicas rather than repair or restore, firm bids must be provided for both restoration and replication.
- 11) **Window Replacement.** If proposing to replace historic windows (aside from wooden replica sash replacement) justification shall be provided as outlined in National Park Service Preservation Brief #9. Submittal must include written assessment of condition of existing windows.
- 12) **New Construction** shall include the following information:
 - a. **Block Site Plan.** A site plan or aerial photograph showing relationship of proposed structure to existing structures.
 - b. **Written Statement.** A written statement of the design philosophy and building program.
 - c. **Massing Model.** A massing model illustrating the relationship between the new structure(s) and existing building(s) on the project site and adjacent lots.
 - d. **Photographs.** Photographs of the surrounding structures including both block faces and side streets.
- 13) **Demolition or relocation** of a building, structure or site shall include the following:
 - a. A detailed description of the reasons supporting or justifying the proposed demolition or relocation, including a delineation and explanation of all economic data where economic hardship or other economic cause is given as a reason for the proposed demolition or relocation.
 - b. A detailed development or redevelopment plan for the demolition and/or receiving relocation site and a schedule for completion of the work.
 - c. Elevations, building sections, construction details, specifications and massing model of proposed replacement structure similar to those required for new construction.
 - d. For landmark or contributing structures the applicant must submit a report prepared by an architect, appraiser, engineer or other qualified person experienced in the rehabilitation, renovation and/or restoration of historic buildings, structures or sites addressing:
 - i) The structural soundness of the building, structure or site and its suitability for rehabilitation, renovation, restoration or relocation.
 - ii) The economic and structural/engineering feasibility of the rehabilitation, renovation and/or restoration of the building, structure or site at its current location.
 - iii) The economic and structural/engineering feasibility of relocating the building, structure or site.
- 14) **Application Fee.** \$50.00 for a Minor Activity. \$100 for a Major Activity. Cash or check made out to City of Salida.

S STEVEN JAMES RIDEN N
ARCHITECT
 115 G STREET SALIDA, CO. 81201
 steve@ridenl.com
 970-389-0150

MEMBER OF AMERICAN INSTITUTE OF ARCHITECTS

139 WEST THIRD STREET

CHAFFEE COUNTY

SALIDA, COLORADO 81201

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LEGAL DESCRIPTION:
 PARCEL # 380705149003
 139 WEST THIRD STREET
 PORTION OF LOTS 23-26 BLOCK 49
 ORIGINAL TOWN HASKELL'S ADDITION
 CITY OF SALIDA
 CHAFFEE COUNTY, COLORADO

OWNER:
 GENE R. AND TERESITA GONZALES
 9800 S. RIVER ROAD ALAMOSA, COLORADO 81101-9641

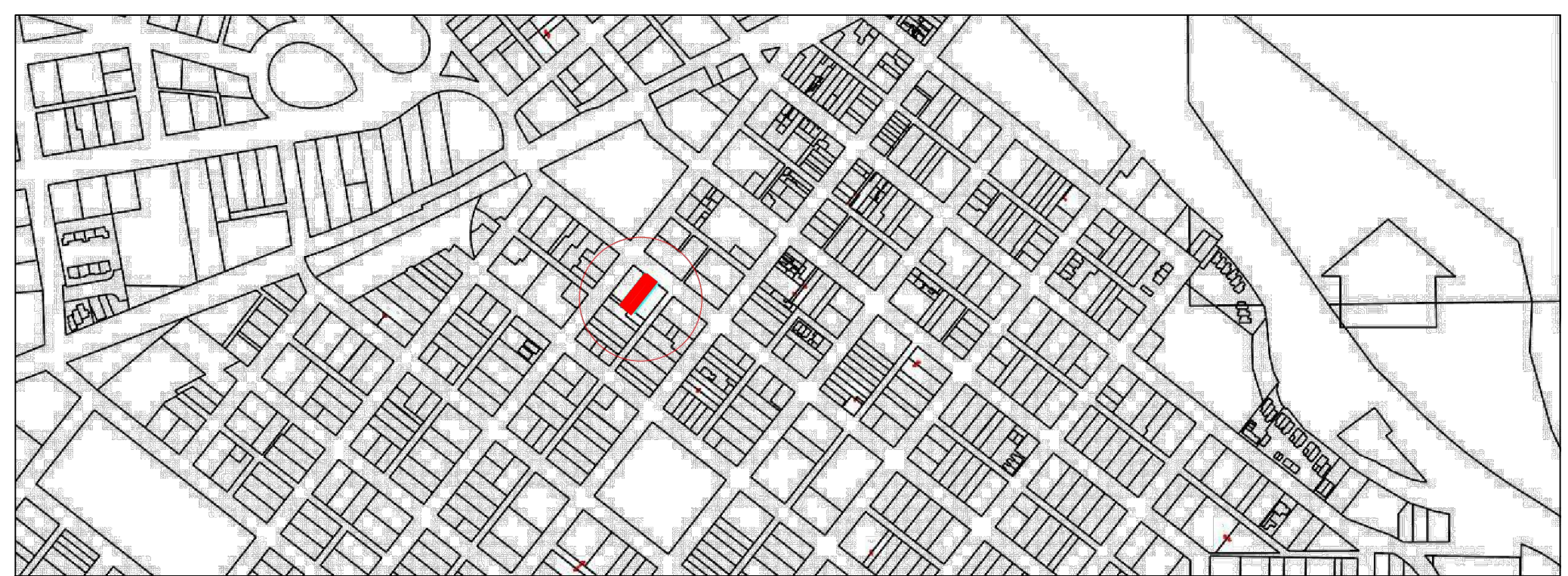
ARCHITECT:
 STEVEN JAMES RIDEN CO. #202680
 6849 US HWY 50
 HOWARD, CO. 81233
 970-389-0150
 steve@ridenl.com

BUILDER:
 KAELEN JOHNSON
 1848 GAYLORD ST. DENVER, CO. 80206
 720.988.5429
 johnsonkaelen@gmail.com

STRUCTURAL ENGINEER:
 JOHN PARTCH CO. PE #33878
 SGM, INC.
 118 WEST 6TH STREET
 GLENWOOD SPRINGS, CO. 81601
 970-945-1004

MECHANICAL ENGINEER:

VICINITY MAP



SITE AND BUILDING ANALYSIS

ZONING -	C-2 DOWNTOWN HISTORIC DISTRICT
LOT SIZE -	.14 ACRES = 6,249.1 SQ. FT.
EXISTING MAIN LEVEL -	= 6,173.02 SQ. FT.
EXISTING UPPER LEVEL -	= 1,025.37 SQ. FT.
ADDITION TO UPPER LEVEL -	= 720.67 SQ. FT.
TOTAL UPPER LEVEL -	= 1,746.04 SQ. FT.
TOTAL -	= 7,919.07 SQ. FT.

MINIMUM LOT SIZE	N/A
DENSITY	N/A
MINIMUM FRONTAGE	N/A
MAXIMUM LOT COVERAGE ALLOWED	100%
MINIMUM LANDSCAPE	N/A
MINIMUM SETBACK	N/A
MAXIMUM BUILDING HEIGHT	35 FT.
PARKING:	
EXISTING	
REQUIRED	

BUILDING DESIGN CRITERIA

- ADOPTED CODES FOR CONSTRUCTION:
- 2015 INTERNATIONAL BUILDING CODE
 - 2015 INTERNATIONAL FIRE CODE
 - 2015 INTERNATIONAL PLUMBING CODE
 - 2015 INTERNATIONAL MECHANICAL CODE
 - 2015 INTERNATIONAL FUEL GAS CODE
 - 2009 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2015 INTERNATIONAL EXISTING BUILDING CODE
 - 2017 NATIONAL ELECTRIC CODE

LOCAL AMENDMENTS TO THE CODE

GROUND SNOW LOAD	40PSF
WIND SPEED:	120 VULT
SEISMIC DESIGN CATEGORY	C
FROST DEPTH	24"
WINTER DESIGN TEMPERATURE	-16 degrees

OCCUPANCY CLASSIFICATION:

ASSEMBLY GROUP	A-2
MERCANTILE GROUP	M
RESIDENTIAL (HOTEL)	R-1

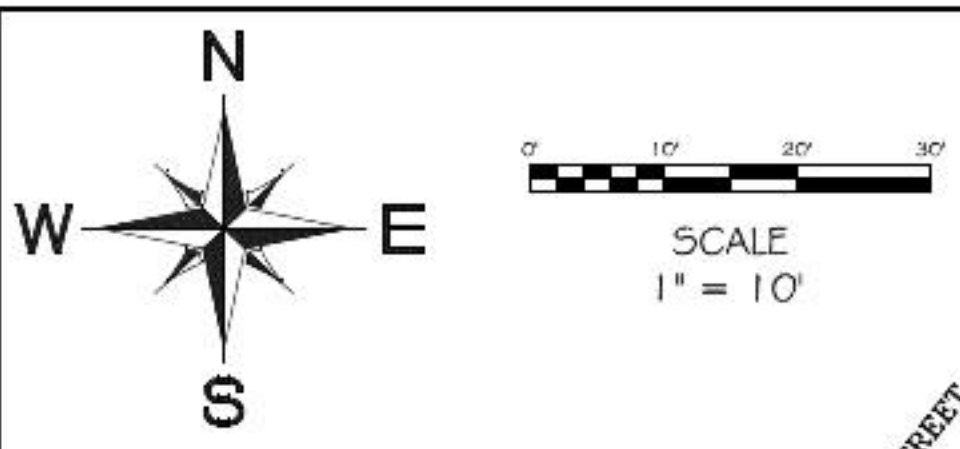
CONSTRUCTION TYPE - VA
 THE EXISTING AND PROPOSED ARE TO BE COVERED BY
 AN AUTOMATIC FIRE SUPPRESSION SYSTEM PER
 NFPA 13 AND PER IBC 903.3.1.1
 AREA LIMITATIONS HAVE NOT BEEN EXCEEDED



139 WEST THIRD STREET CHAFFEE COUNTY SALIDA COLORADO 81201



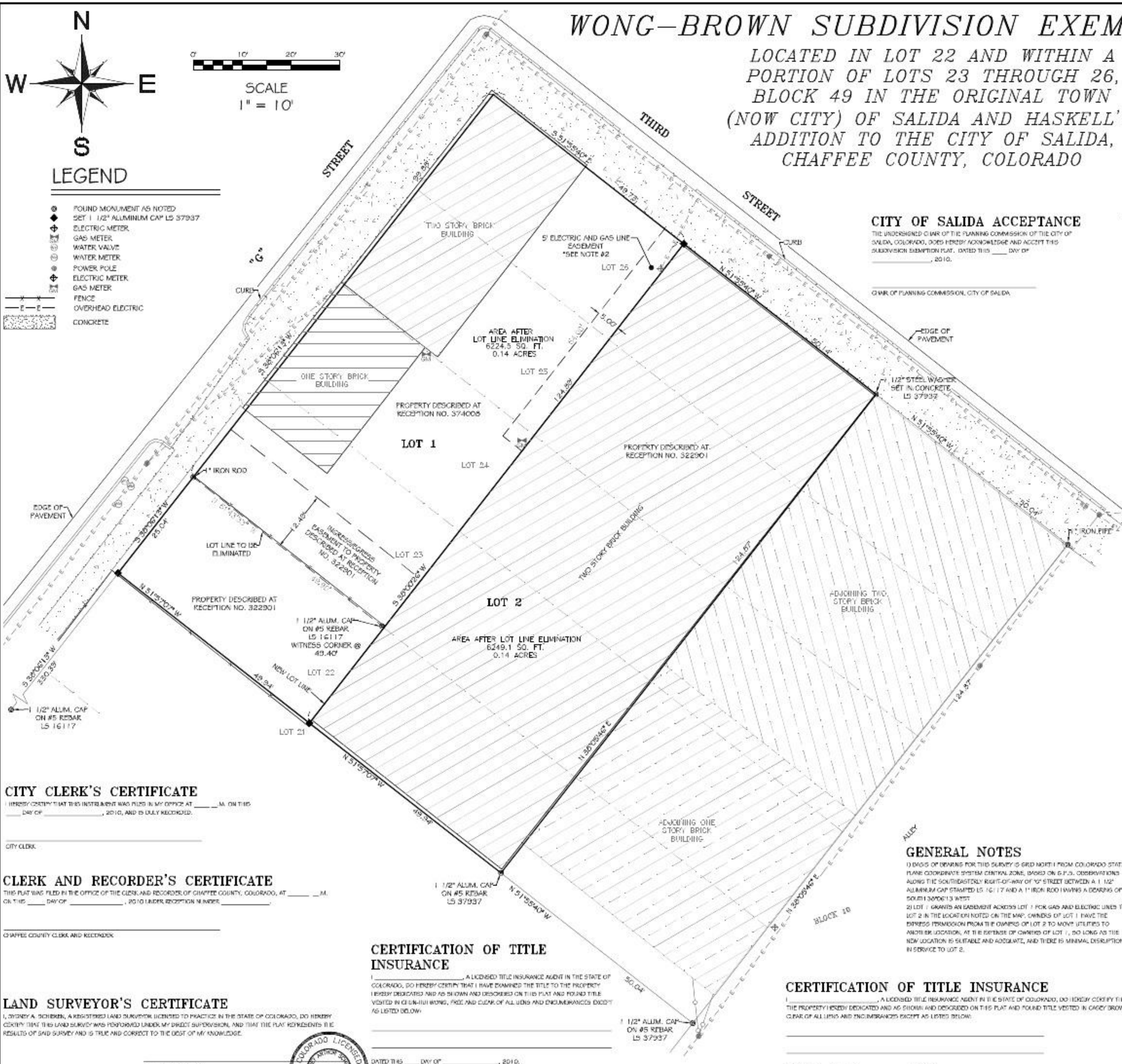
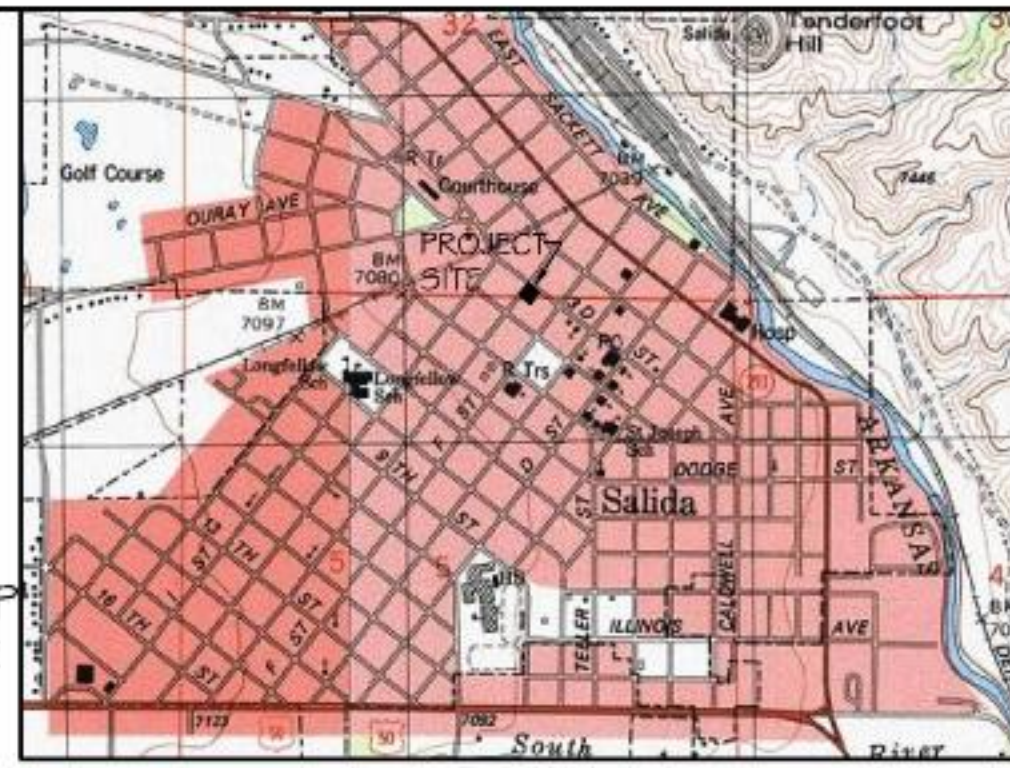




- LEGEND**
- FOUND MONUMENT AS NOTED
 - ◆ SET 1 1/2" ALUMINUM CAP LS 37937
 - ⊕ ELECTRIC METER
 - ⊕ GAS METER
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ POWER POLE
 - ⊕ ELECTRIC METER
 - ⊕ GAS METER
 - ⊕ FENCE
 - OVERHEAD ELECTRIC
 - ▨ CONCRETE

WONG-BROWN SUBDIVISION EXEMPTION

LOCATED IN LOT 22 AND WITHIN A PORTION OF LOTS 23 THROUGH 26, BLOCK 49 IN THE ORIGINAL TOWN (NOW CITY) OF SALIDA AND HASKELL'S ADDITION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO



VICINITY MAP NOT TO SCALE

CITY OF SALIDA ACCEPTANCE

THE UNDERSIGNED CLERK OF THE PLANNING COMMISSION OF THE CITY OF SALIDA, COLORADO, DOES HEREBY ACKNOWLEDGE AND ACCEPT THIS SUBDIVISION EXEMPTION PLAT, DATED THIS _____ DAY OF _____, 2010.

CITY OF SALIDA

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING ALL OF THE OWNER, MORTGAGEE, AND LESSOR HOLDER OF CERTAIN PARCELS OF LAND IN CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

RECEPTION NO. 32290
 ALL OF LOT 22 AND A PORTION OF LOTS 23, 24, 25 AND 26 IN BLOCK NO. 49, LOCATED WITHIN THE ORIGINAL TOWN (NOW CITY) OF SALIDA, AND WITHIN HASKELL'S ADDITION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY BOUNDARY OF THE ALLEY IN SAID BLOCK WITH THE SOUTHWESTERLY BOUNDARY OF SAID CITY OF SALIDA;
 THENCE NORTH 152°14' WEST ALONG SAID STREET BOUNDARY 100.40 FEET;
 THENCE SOUTH 37°39' 31" WEST 100.00 FEET TO THE LOT LINE COMMON TO SAID LOTS NO. 22 AND 23;
 THENCE NORTH 152°14' WEST ALONG SAID LOT LINE 50.00 FEET TO THE SOUTHEASTERLY BOUNDARY OF 10TH STREET IN SAID CITY;
 THENCE SOUTH 57°40' 00" WEST ALONG SAID 10TH STREET BOUNDARY 25.00 FEET TO THE CORNER COMMON TO SAID LOT NO. 22 AND LOT NO. 21 ON THE SOUTHWESTERLY BOUNDARY OF 10TH STREET;
 THENCE SOUTH 52°14' EAST ALONG THE LOT LINE COMMON TO SAID LOTS NO. 21 AND 22 A DISTANCE OF 150.00 FEET TO THE SAID NORTHWESTERLY ALLEY BOUNDARY;
 THENCE NORTH 152°14' EAST ALONG SAID ALLEY BOUNDARY 125.00 FEET TO THE POINT OF BEGINNING.

DIRECTIONS ARE BASED ON THE BEARING SOUTH 57°40' WEST BETWEEN CONTROL MONUMENTS FOR THE CITY OF SALIDA AT THE INTERSECTION OF THE CENTERLINES OF THIRD STREET AND 1ST STREET AND THE CENTERLINES OF SEVENTH STREET AND 1ST STREET, BOTH MONUMENTS BEING 5/8" DIAMETER STEEL REINFORCING BARS WITH 1" DIAMETER ALUMINUM CAPS STAMPED 11770.

TOGETHER WITH AN EASEMENT FOR HIGHWAYS AND CROSSING THE FRONT FIFTY (50) FEET OF THE SOUTHWESTERLY HALF OF LOT NO. 23, BLOCK NO. 49 IN THE ORIGINAL TOWN AND HASKELL'S ADDITION TO THE TOWN (NOW CITY) OF SALIDA, CHAFFEE COUNTY, COLORADO, SUBJECT TO PROVISIONS CONTAINED IN DEEDS RECORDED IN BOOK AND AT PAGE 11 IN WHICH SAID EASEMENT SHALL BE SEPT UNDESTRUCTED BY ALL PARTIES, EXCEPT THEREFROM THAT PORTION CONVEYED TO ROBERT L. SPENCER, JR., BY WARRANTY DEED RECORDED FEBRUARY 27, 1995 AT RECEPTION NO. 277599.

RECEPTION NO. 324006
 FRACTIONAL PARTS OF LOTS NO. 23, 24, 25 AND 26 IN BLOCK NO. 49, LYING IN THE ORIGINAL TOWN (NOW CITY) OF SALIDA, AND PARTLY IN HASKELL'S ADDITION, TO THE TOWN (NOW CITY) OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHERLY CORNER OF SAID BLOCK NO. 49, AT THE INTERSECTION OF 10TH AND THIRD STREETS;
 THENCE SOUTHWESTERLY ALONG THE LINE OF SAID 10TH STREET, 100 FEET;
 THENCE SOUTHEASTERLY PARALLEL WITH SAID THIRD STREET, 50 FEET;
 THENCE NORTH EASTERLY PARALLEL WITH SAID 10TH STREET, 100 FEET TO THIRD STREET;
 THENCE NORTHWESTERLY ALONG THE LINE OF THIRD STREET, 50 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO A RIGHT-OF-WAY ACROSS THE FRONT 50 FEET OF THE SOUTHWESTERLY 1/2 OF LOT NO. 23, TO BE USED FOR THE PURPOSE OF HIGHWAY AND CROSSING FROM THE GARAGE ON THE ADJOINING PREMISES.

HAVE BY THESE PRESENTS Laid Out and Platted the Same into Lots, Blocks or Tracts, as shown on this Plat, under the name and style of: **WONG-BROWN SUBDIVISION EXEMPTION**
 THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC ALL UTILITY EASEMENTS ON THE PROPERTY AS DESCRIBED AND AS SHOWN HEREON. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC WITH THIS RIGHT TO INSTALL, MAINTAIN AND OPERATE PIPES, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THEREON, UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON.

DECEASED THIS _____ DAY OF _____, 2010.

CHUN-HUI WONG, MORTGAGEE/LESSOR HOLDER, FIRST COUNTRY BANK

CADY BROWN INVESTMENTS, LLC, MORTGAGEE/LESSOR HOLDER

COUNTY OF CHAFFEE)
 STATE OF COLORADO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2010, BY CHUN-HUI WONG, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

COUNTY OF CHAFFEE)
 STATE OF COLORADO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2010, BY CADY BROWN INVESTMENTS, LLC, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ M. ON THIS _____ DAY OF _____, 2010, AND IS FULLY RECORDED.

CITY CLERK

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____ M. ON THIS _____ DAY OF _____, 2010 UNDER RECEPTION NUMBER _____

CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHEREN
 COLORADO P.L.S. 37937



CERTIFICATION OF TITLE INSURANCE

I, _____, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN CHUN-HUI WONG, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS _____ DAY OF _____, 2010.

TITLE AGENT

CERTIFICATION OF TITLE INSURANCE

I, _____, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN CADY BROWN INVESTMENTS, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

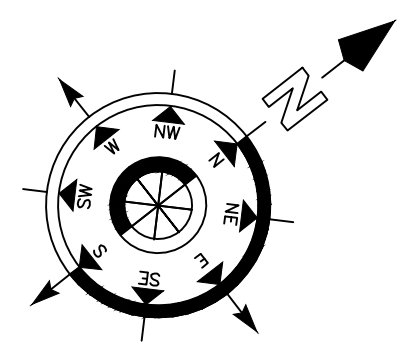
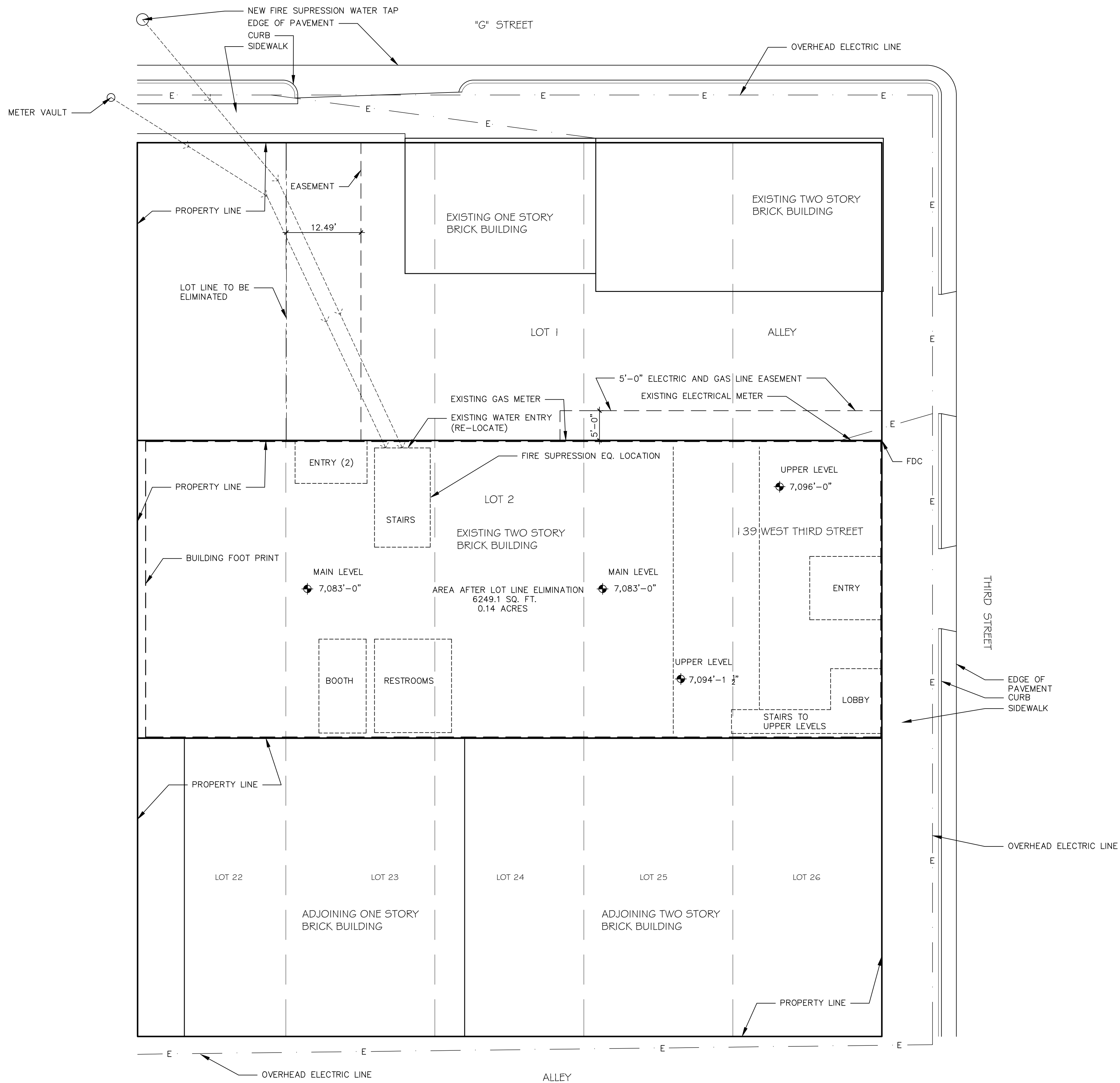
DATED THIS _____ DAY OF _____, 2010.

TITLE AGENT

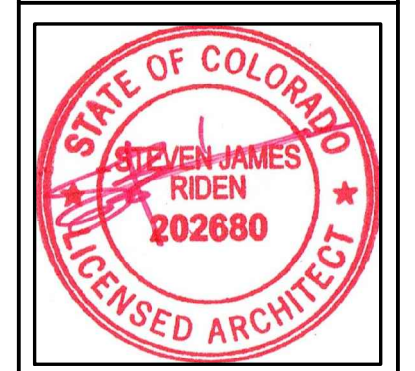
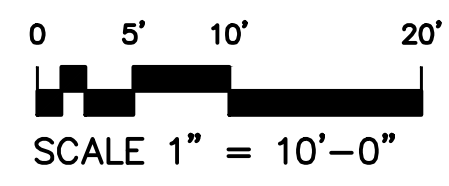
GENERAL NOTES

- 1) BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF 10TH STREET BETWEEN A 1 1/2" ALUMINUM CAP STAMPED LS 16117 AND A 1" IRON ROD HAVING A BEARING OF SOUTH 130°06'13" WEST
- 2) LOT 1 GRANTS AN EASEMENT ACROSS LOT 1 FOR GAS AND ELECTRIC LINES TO LOT 2 IN THE LOCATION NOTED ON THE MAP. OWNERS OF LOT 1 HAVE THE EXPRESS PERMISSION FROM THE OWNERS OF LOT 2 TO MOVE UTILITIES TO ANOTHER LOCATION, AT THE DISCRETION OF OWNERS OF LOT 1, SO LONG AS THE NEW LOCATION IS SUITABLE AND ADVANTAGE, AND THERE IS MINIMAL DISRUPTION IN SERVICE TO LOT 2.

REVISED:	<p>WONG-BROWN SUBDIVISION EXEMPTION</p> <p>LOCATED IN LOT 22 AND WITHIN A PORTION OF LOTS 23 THROUGH 26, BLOCK 49 IN THE ORIGINAL TOWN (NOW CITY) OF SALIDA AND HASKELL'S ADDITION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO</p>
JOB # 1017	
DATE: APRIL 9, 2010	
SHEET 1 OF 1	<p>LANDMARK SURVEYING & MAPPING</p> <p>P.O. BOX 668 SALIDA, CO 81201 719.539.4021 FAX 719.539.4031</p>



SITE DEVELOPMENT PLAN
1" = 10'-0"



STEVEN JAMES RIDEN
ARCHITECT
115 G STREET, SALIDA, COLORADO 81201 970-389-0150
MEMBER OF AMERICAN INSTITUTE OF ARCHITECTS

139 WEST THIRD STREET
CHAFFEE COUNTY
SALIDA, COLORADO 81201

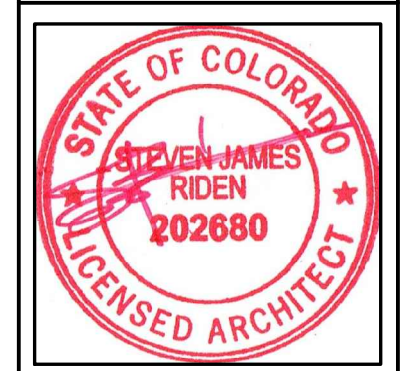
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A.I.A. ARCHITECT P.C.
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THE CONTRACTOR SHALL THOROUGHLY INSPECT AND SURVEY EXISTING FIELD CONDITIONS TO VERIFY THAT THOSE SHOWN REFLECT WORK ON THE DRAWINGS. THE CONTRACTOR SHALL REPORT ANY VARIATIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING.

JOB NUMBER	20-1
DRAWN BY	TH
DATE	SEPT. 17, 2020
TITLE	
REVISION DATE	INITIAL

SD001



STEVEN JAMES RIDEN
ARCHITECT
115 G STREET, SALIDA, COLORADO 81201 970-389-0150
MEMBER OF AMERICAN INSTITUTE OF ARCHITECTS

139 WEST THIRD STREET
CHAFFEE COUNTY
SALIDA, COLORADO 81201

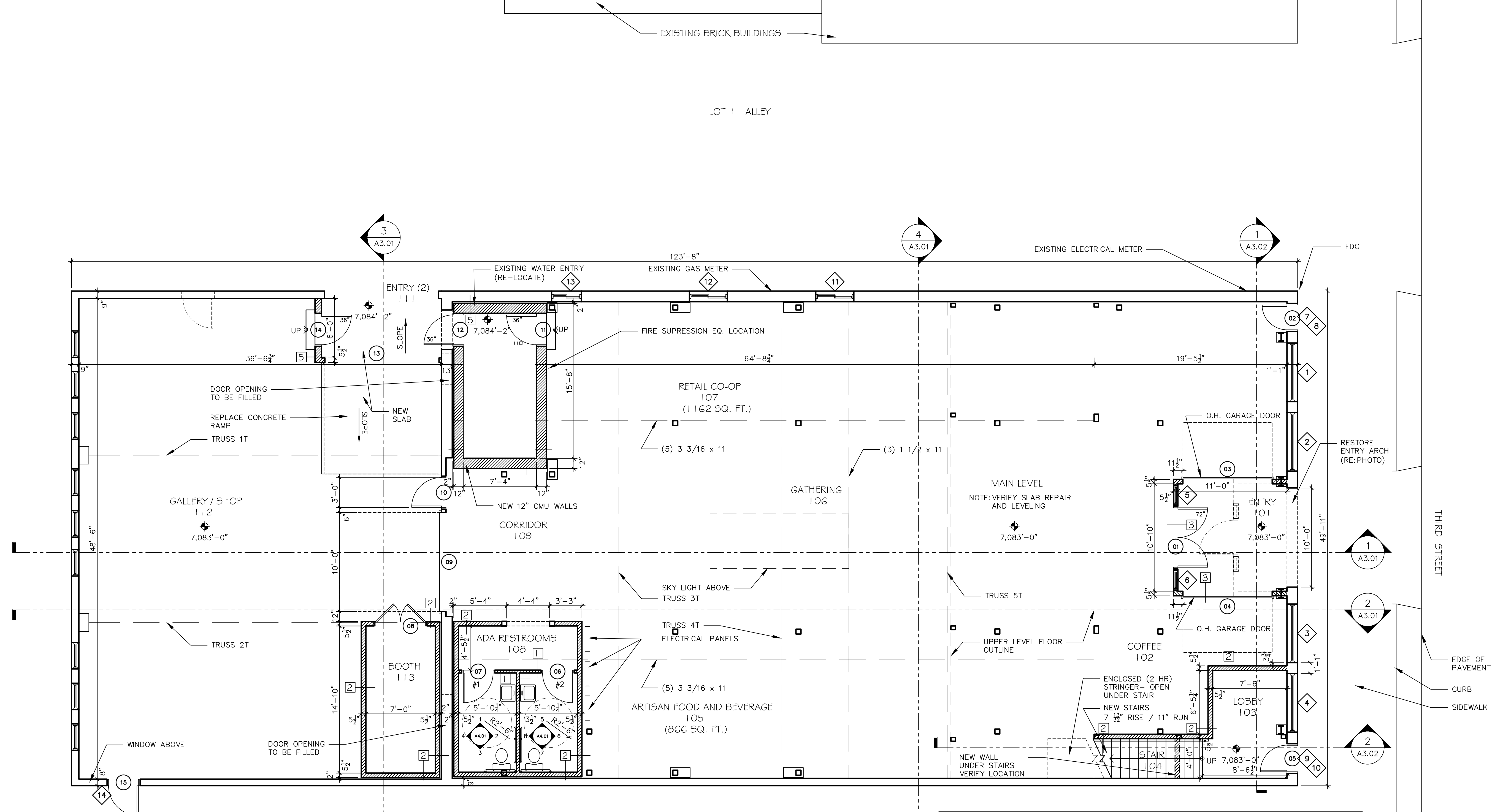
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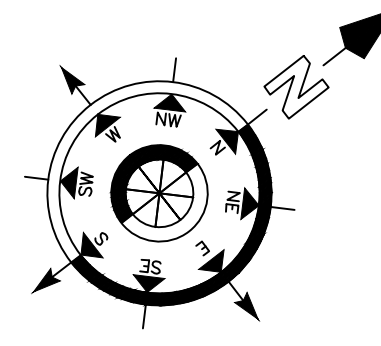
FORM NUMBER: 20-1
DRAWN BY: TH
DATE: SEPT. 17, 2020

A1.01



WALL TYPE LEGEND

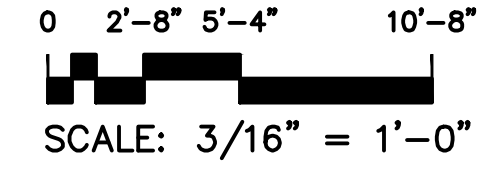
- 1 - 2x4 INTERIOR WALL RE: 1/DT1
- 2 - 2x6 2 HR. AREA SEPARATION WALL RE: 2/DT1
- 3 - 2x6 EXTERIOR WALL W/ STUCCO SIDING RE: 3/DT1
- 4 - 2x6 INTERIOR SHOWER WALL RE: 4/DT1
- 5 - 8" CMU INTERIOR WALL RE: 5/DT1



MAIN LEVEL FLOOR PLAN
3/16" = 1'-0"

--- = WALLS TO BE REMOVED
--- = NEW WALLS
□ = COLUMNS

NOTE: FIRE SUPPRESSION THROUGHOUT



MAIN LEVEL SPACE INVENTORY

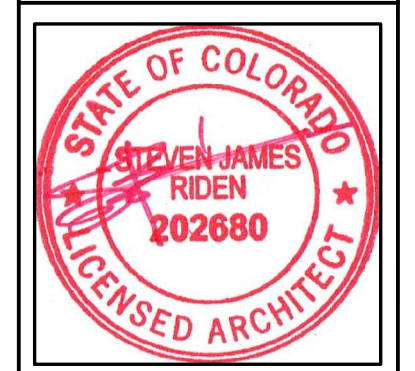
Name	Number	AREA	QTY	Description
ENTRY	101	119.17 SF	1	
COFFEE	102	213.24 SF	1	
LOBBY	103	85.54 SF	1	
STAIR	104	57.14 SF	1	
ARTISAN FOOD AND BEVERAGE	105	866.64 SF	1	
GATHERING	106	807.80 SF	1	
RETAIL CO-OP	107	1161.93 SF	1	
ADA RESTROOMS	108	177.00 SF	1	
CORRIDOR	109	303.24 SF	1	
STAIR (2)	110	122.67 SF	1	
ENTRY (2)	111	18.04 SF	1	
GALLERY/SHOP	112	1562.28 SF	1	
BOOTH	113	103.83 SF	1	
			13	

MAIN LEVEL DOOR SCHEDULE

MARK	SIZE		Style	Type	Frame Material	FIRE RATING LABEL	NOTES
	WD	HGT					
1	6'-0"	8'-0"	Hinged - Double - Full Lite	SOLID CORE	---	1 HOUR	---
2	2'-6"	6'-8"	Hinged - Single - Panel	SOLID CORE	---	1 HOUR	---
3	9'-0"	8'-0"	Overhead - Sectional	---	---	1 HOUR	---
4	9'-0"	8'-0"	Overhead - Sectional	---	---	1 HOUR	---
5	2'-8"	6'-8"	Hinged - Single - Panel	SOLID CORE	---	1 HOUR	---
6	3'-0"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	---
7	3'-0"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	---
8	5'-0"	7'-0"	Hinged - Double	SOLID CORE	STEEL	1 HOUR	---
9	10'-0"	10'-0"	Overhead - Sectional	---	---	1 HOUR	---
10	3'-0"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	W/closer
11	3'-0"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	W/closer
12	3'-0"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	W/closer
13	11'-6"	11'-0"	Overhead - Sectional	---	---	1 HOUR	---
14	3'-0"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	W/closer
15	3'-0"	6'-8"	Hinged - Single - Panel	SOLID CORE	---	1 HOUR	---

MAIN LEVEL WINDOW SCHEDULE

MARK	SIZE		Style	Sill Height	NOTES
	WIDTH	HEIGHT			
1	5'-11"	8'-11"	Picture	1'-4"	verify
2	5'-11"	8'-11"	Picture	1'-4"	verify
3	5'-11"	8'-11"	Picture	1'-4"	verify
4	5'-11"	8'-11"	Picture	1'-4"	verify
5	2'-0"	8'-2"	Picture	0"	verify
6	2'-0"	8'-2"	Picture	0"	verify
7	2'-10"	1'-4"	Picture	7'-0"	verify
8	2'-10"	3'-0"	Picture	8'-4"	verify
9	3'-0"	1'-4"	Picture	7'-0"	verify
10	3'-0"	3'-0"	Picture	8'-4"	verify
11	3'-10"	3'-10"	Glider	6'-1 1/2"	verify
12	3'-10"	3'-10"	Glider	6'-1 1/2"	verify
13	3'-0"	3'-10"	Glider	6'-1 1/2"	verify
14	5'-6"	6'-0"	Picture	7'-0"	verify



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CHAFFEE COUNTY
SALIDA, COLORADO 81201

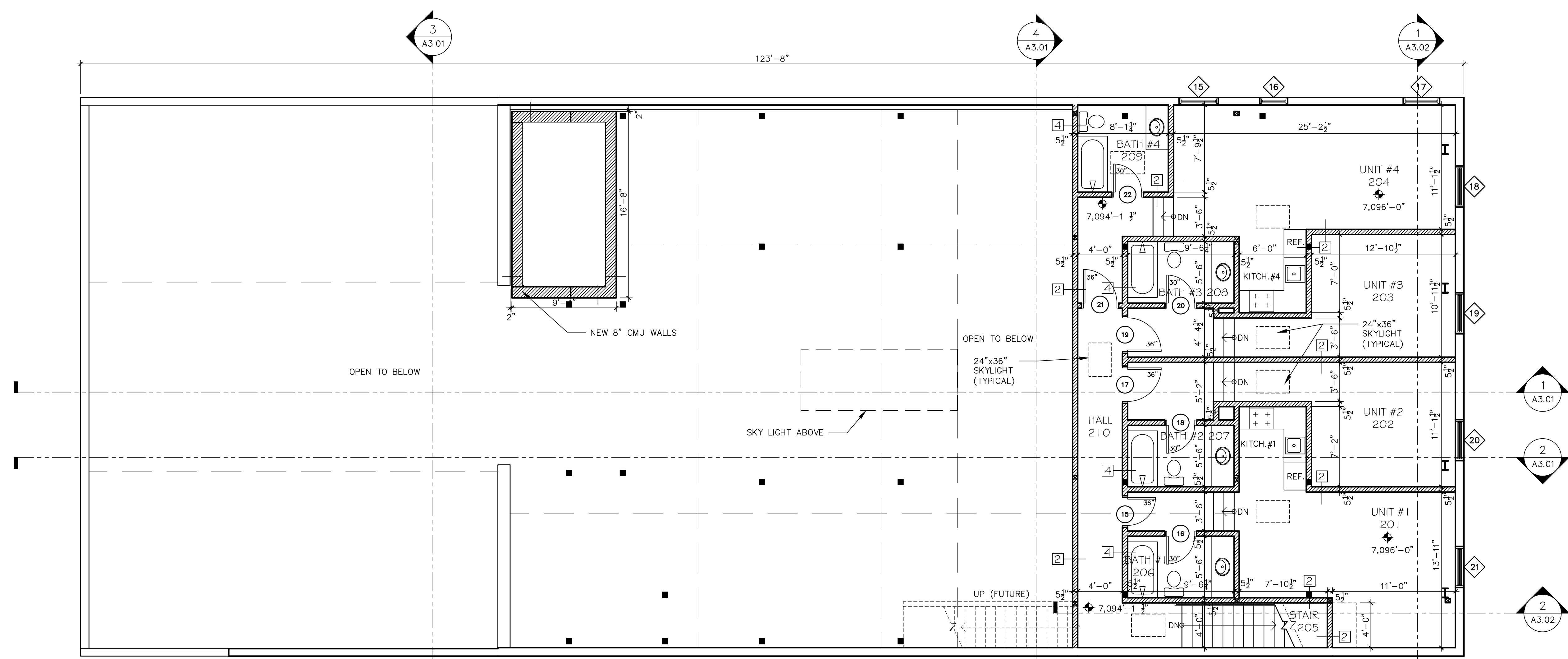
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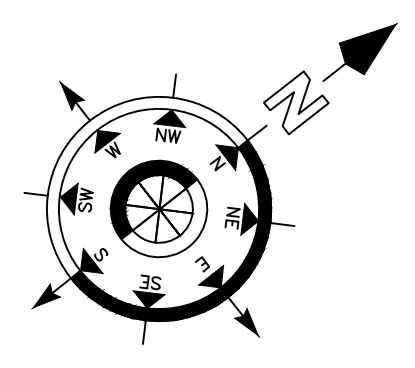
JOB NUMBER: 20-1
DRAWN BY: TH
DATE: SEPT. 17, 2020
SCALE: 1/8" = 1'-0"

A1.02

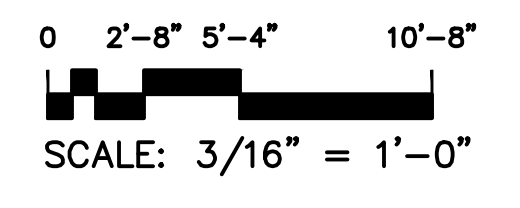


WALL TYPE LEGEND

- 1 — 2x4 INTERIOR WALL
RE: 1/DT1
- 2 — 2x6 2 HR. AREA SEPARATION WALL
RE: 2/DT1
- 3 — 2x6 EXTERIOR WALL W/ STUCCO SIDING
RE: 3/DT1
- 4 — 2x6 INTERIOR SHOWER WALL
RE: 4/DT1
- 5 — 8" CMU INTERIOR WALL
RE: 5/DT1



UPPER LEVEL FLOOR PLAN
3/16" = 1'-0"



▨ = NEW WALLS
■ = COLUMNS
■ = COLUMNS ABOVE
NOTE: FIRE SUPPRESSION THROUGHOUT

UPPER LEVEL SPACE INVENTORY

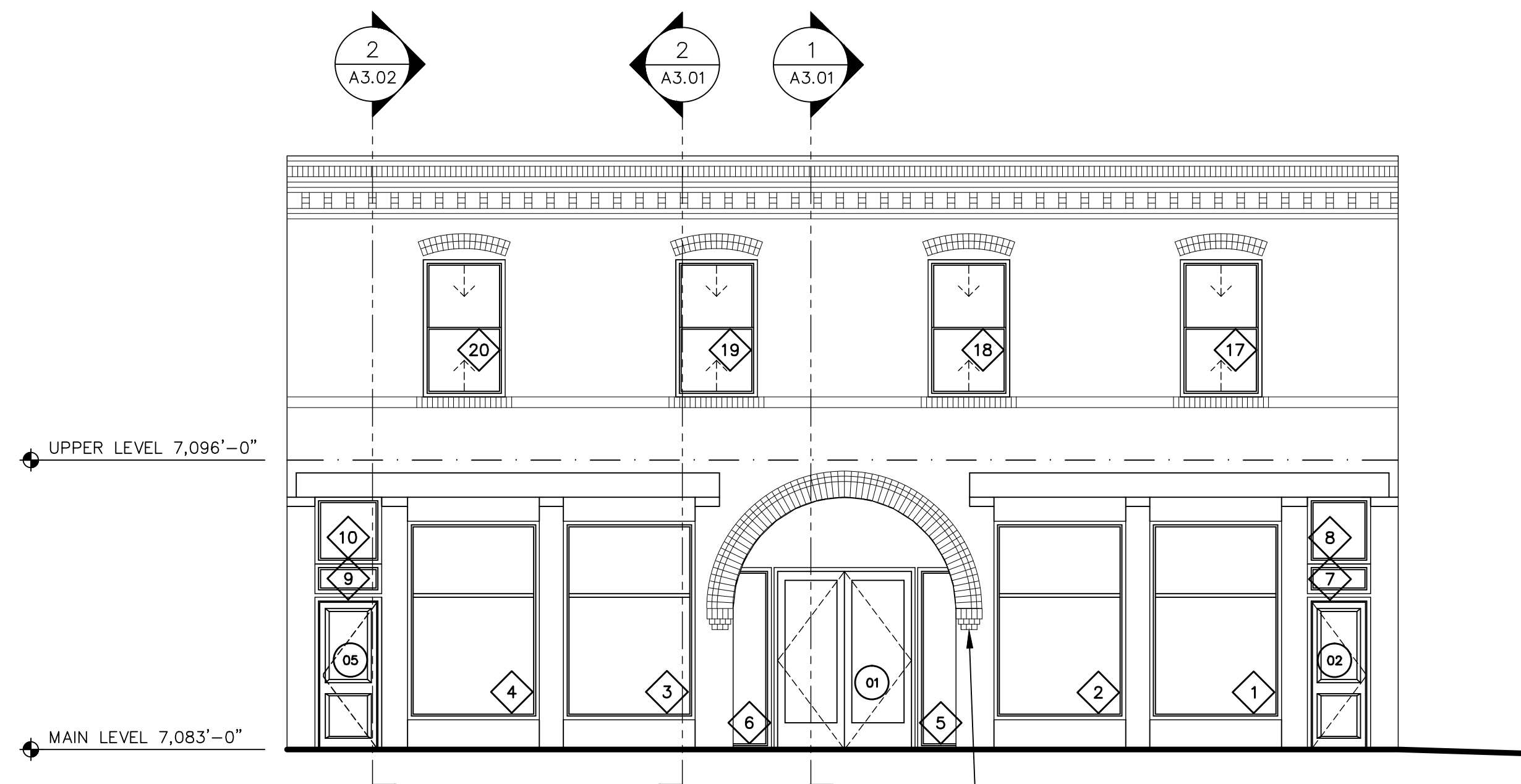
Name	Number	AREA	QTY	Description
BEDROOM	201	326.24 SF	1	
BEDROOM (2)	202	200.40 SF	1	
BEDROOM (3)	203	200.40 SF	1	
BEDROOM (4)	204	366.05 SF	1	
STAIR	205	47.67 SF	1	
BATHROOM	206	57.13 SF	1	
BATHROOM (2)	207	57.13 SF	1	
BATHROOM (3)	208	57.13 SF	1	
BATHROOM (4)	209	58.08 SF	1	
HALLWAY	210	165.15 SF	1	
STAIR (2)	211	122.67 SF	1	
			11	

UPPER LEVEL DOOR SCHEDULE

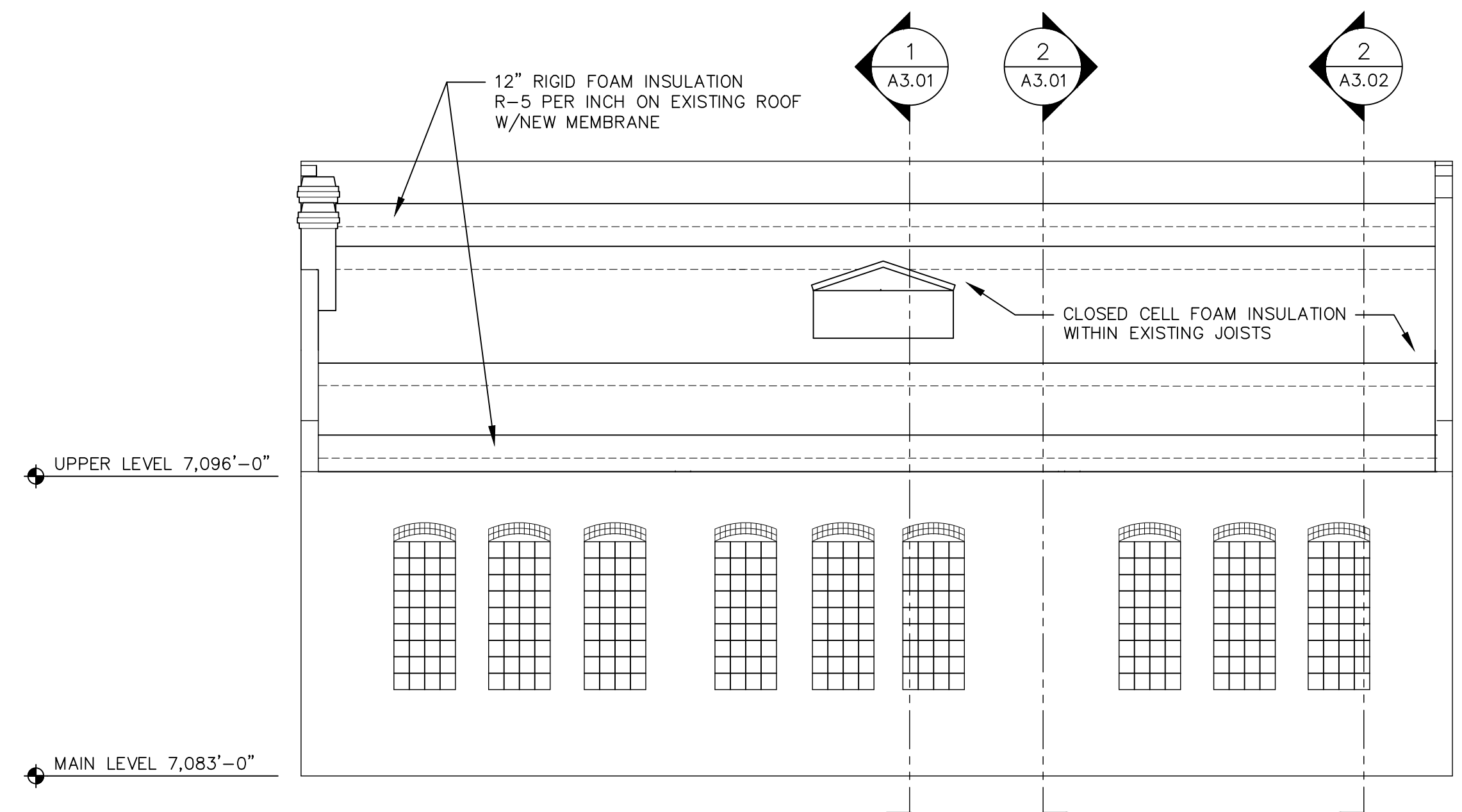
MARK	SIZE		Style	Type	Frame Material	FIRE RATING LABEL	NOTES
	WD	HGT					
15	2'-6"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	
16	2'-6"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	
17	3'-0"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	
18	2'-6"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	
19	3'-0"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	
20	2'-6"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	
21	3'-0"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	
22	2'-6"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	

UPPER LEVEL WINDOW SCHEDULE

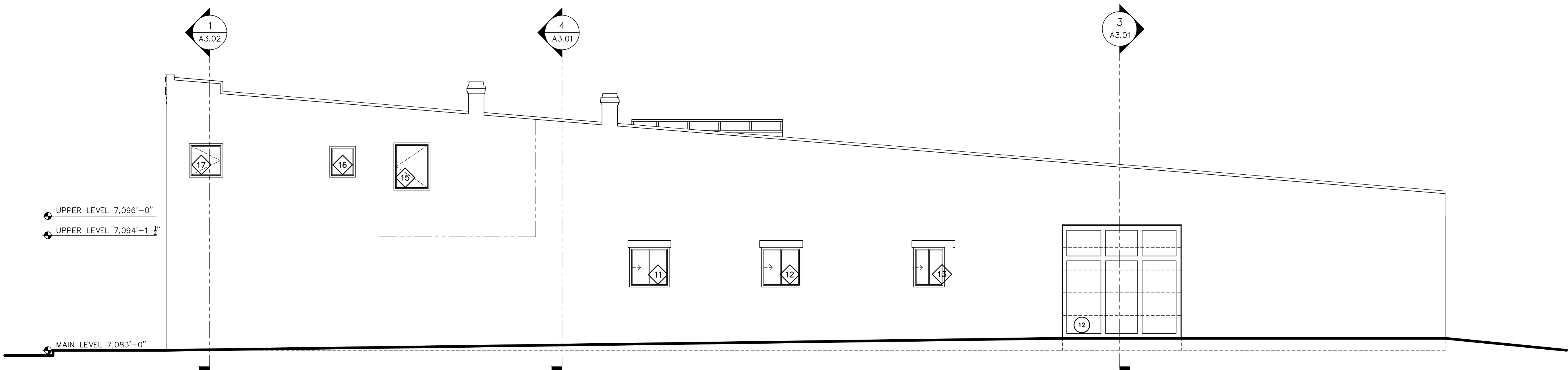
MARK	SIZE		Style	Sill Height	NOTES
	WIDTH	HEIGHT			
15	3'-8"	4'-7"	Casement	2'-6"	
16	2'-6"	3'-0"	Picture	3'-9"	
17	3'-3"	3'-3"	Casement	3'-9"	
18	3'-8"	6'-2"	Double Hung	2'-10"	
19	3'-8"	6'-2"	Double Hung	2'-10"	
20	3'-8"	6'-2"	Double Hung	2'-10"	
21	3'-8"	6'-2"	Double Hung	2'-10"	



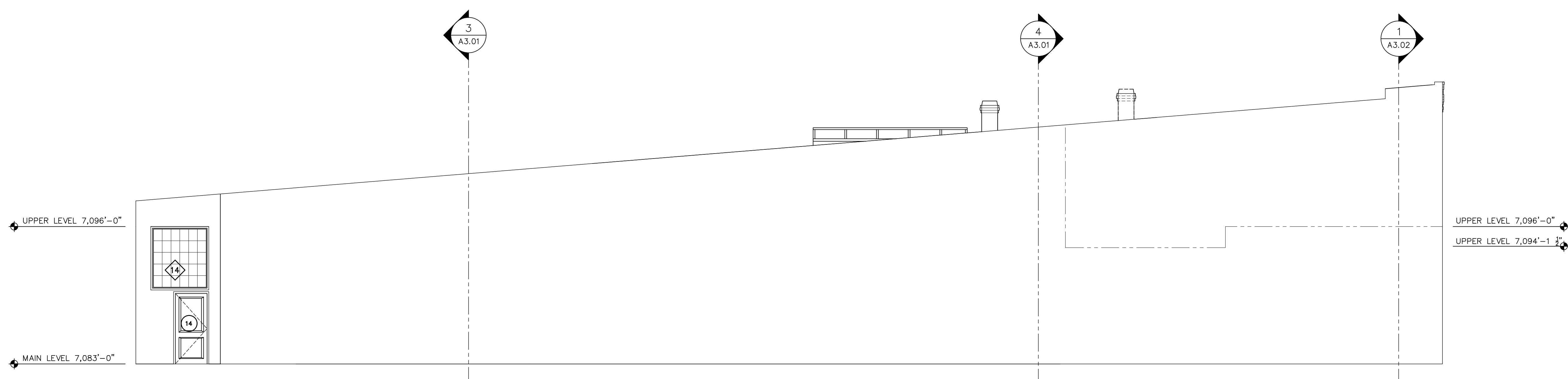
1 NORTHEAST ELEVATION
3/16" = 1'-0"



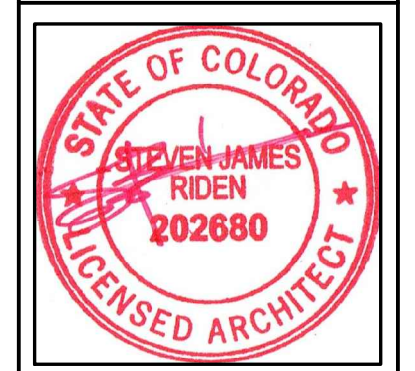
2 SOUTHWEST ELEVATION
3/16" = 1'-0"



3 NORTHWEST ELEVATION
3/16" = 1'-0"



4 SOUTHEAST ELEVATION
3/16" = 1'-0"



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JOB NUMBER	20-1
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A2.01



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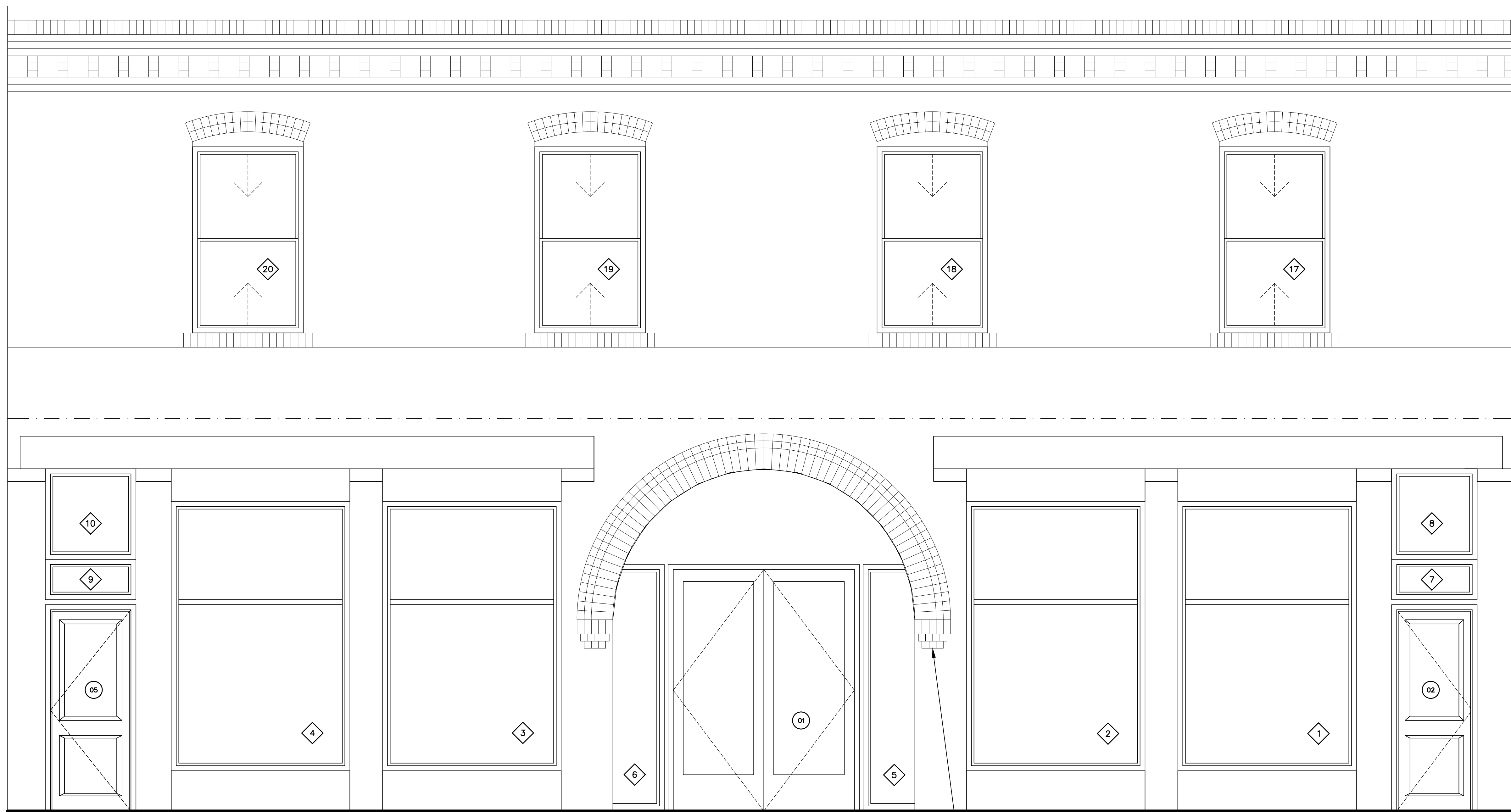
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FOR NUMBER	20-1	
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SCALE		
#	REVISION DATE	INITIAL

A2.02



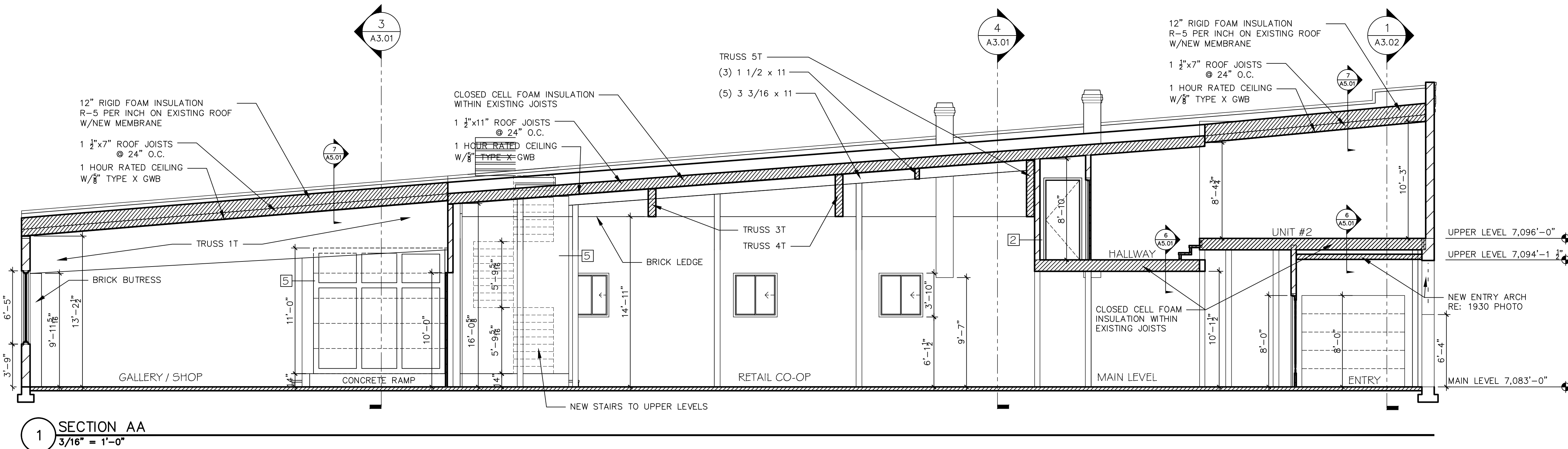
UPPER LEVEL 7,096'-0"

MAIN LEVEL 7,083'-0"

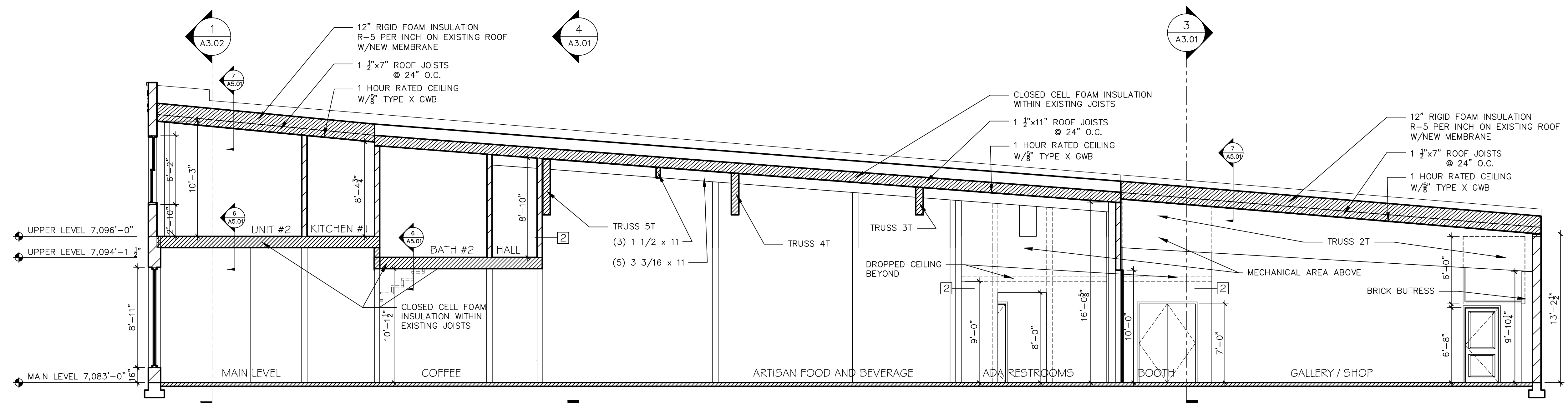
1 NORTHEAST ELEVATION
1/2" = 1'-0"

WALL TYPE LEGEND

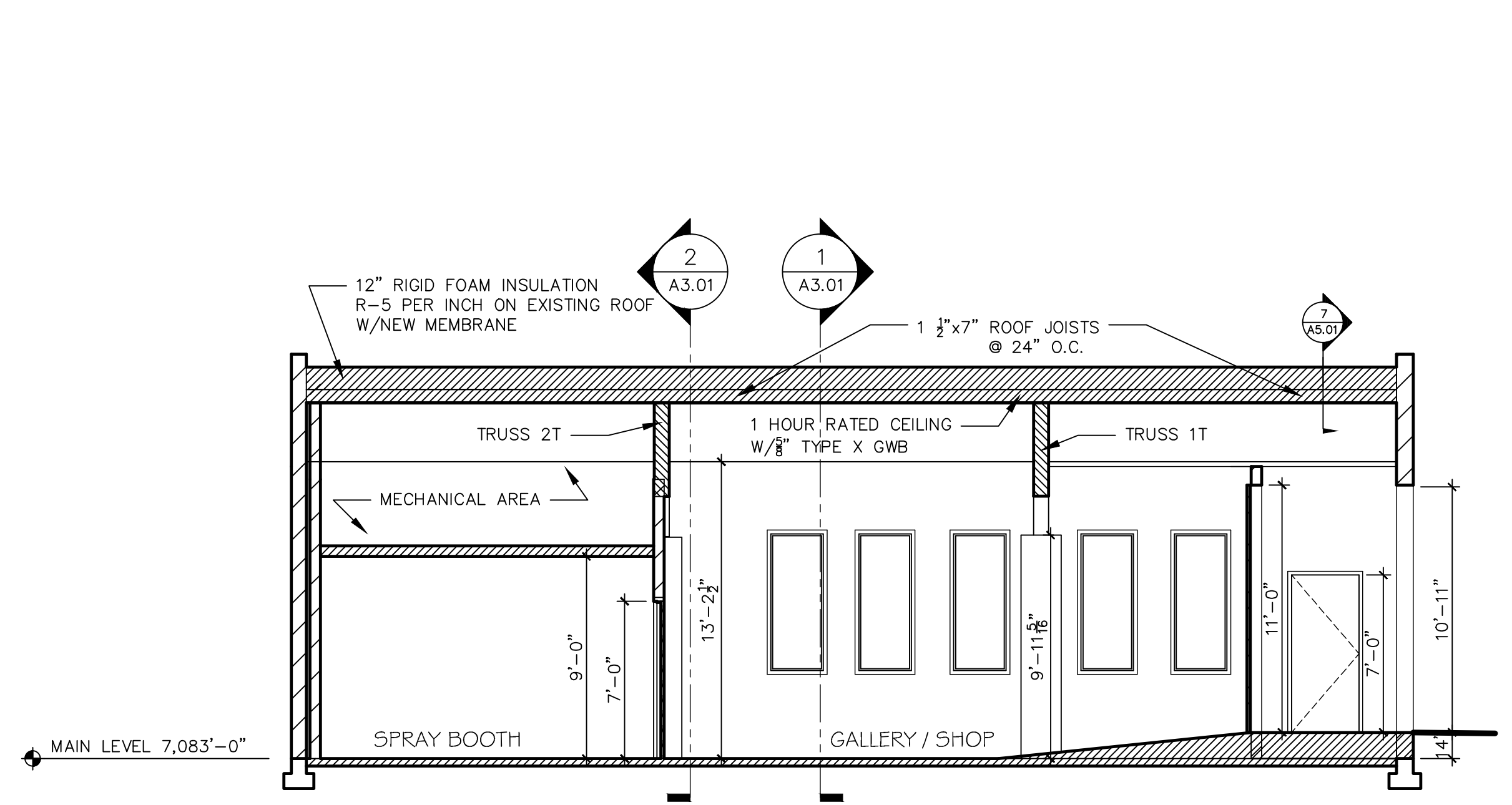
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3	2x6 EXTERIOR WALL W/ STUCCO SIDING RE: 3/DT1
4	2x6 INTERIOR SHOWER WALL RE: 4/DT1
5	8" CMU INTERIOR WALL RE: 5/DT1



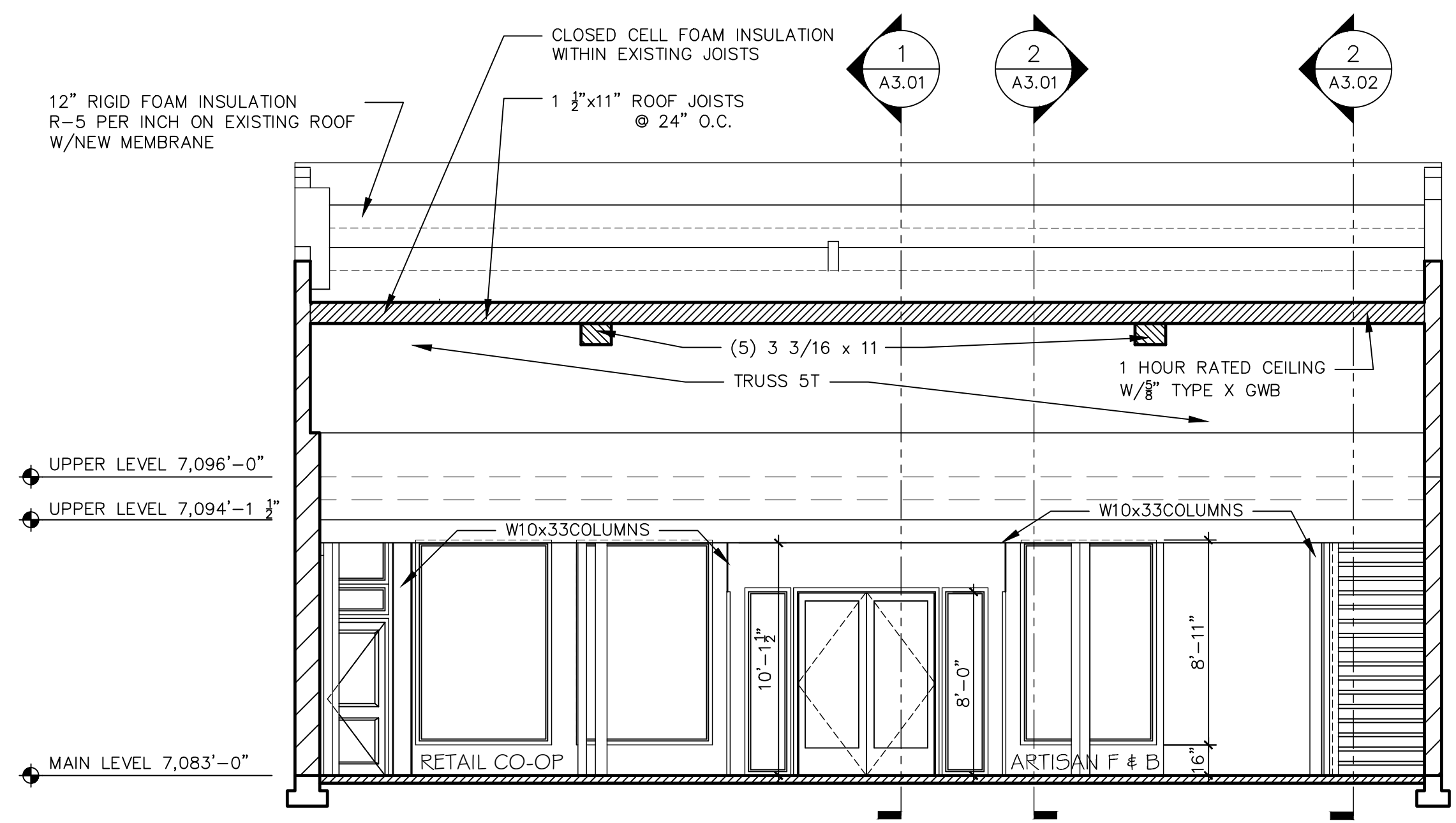
1 SECTION AA
3/16" = 1'-0"



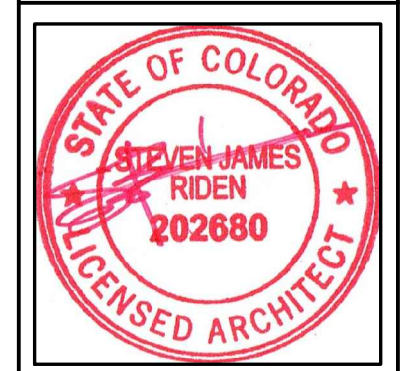
2 SECTION BB
3/16" = 1'-0"



3 SECTION CC
3/16" = 1'-0"



4 SECTION DD
3/16" = 1'-0"



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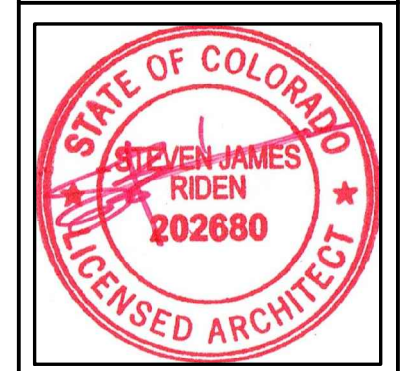
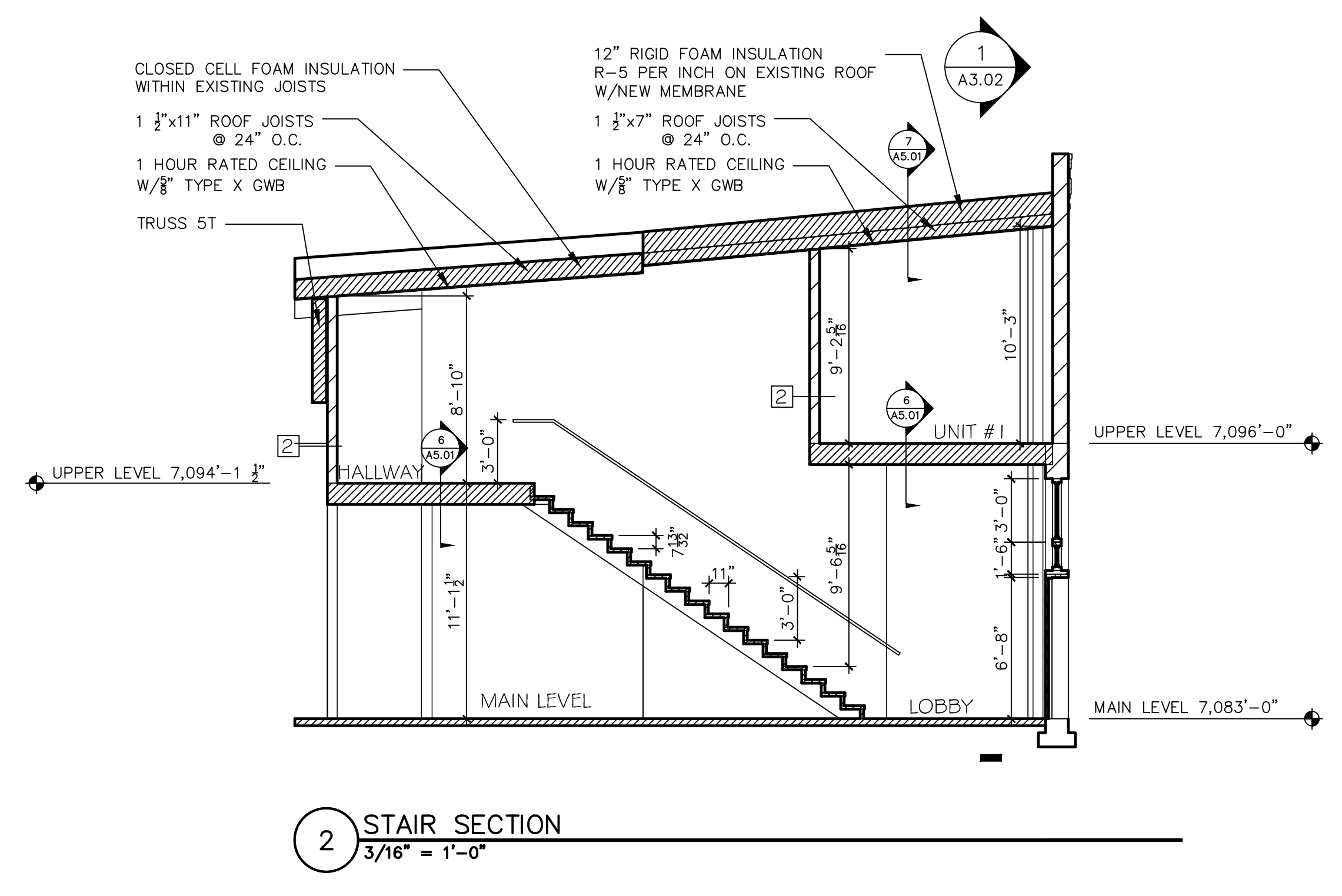
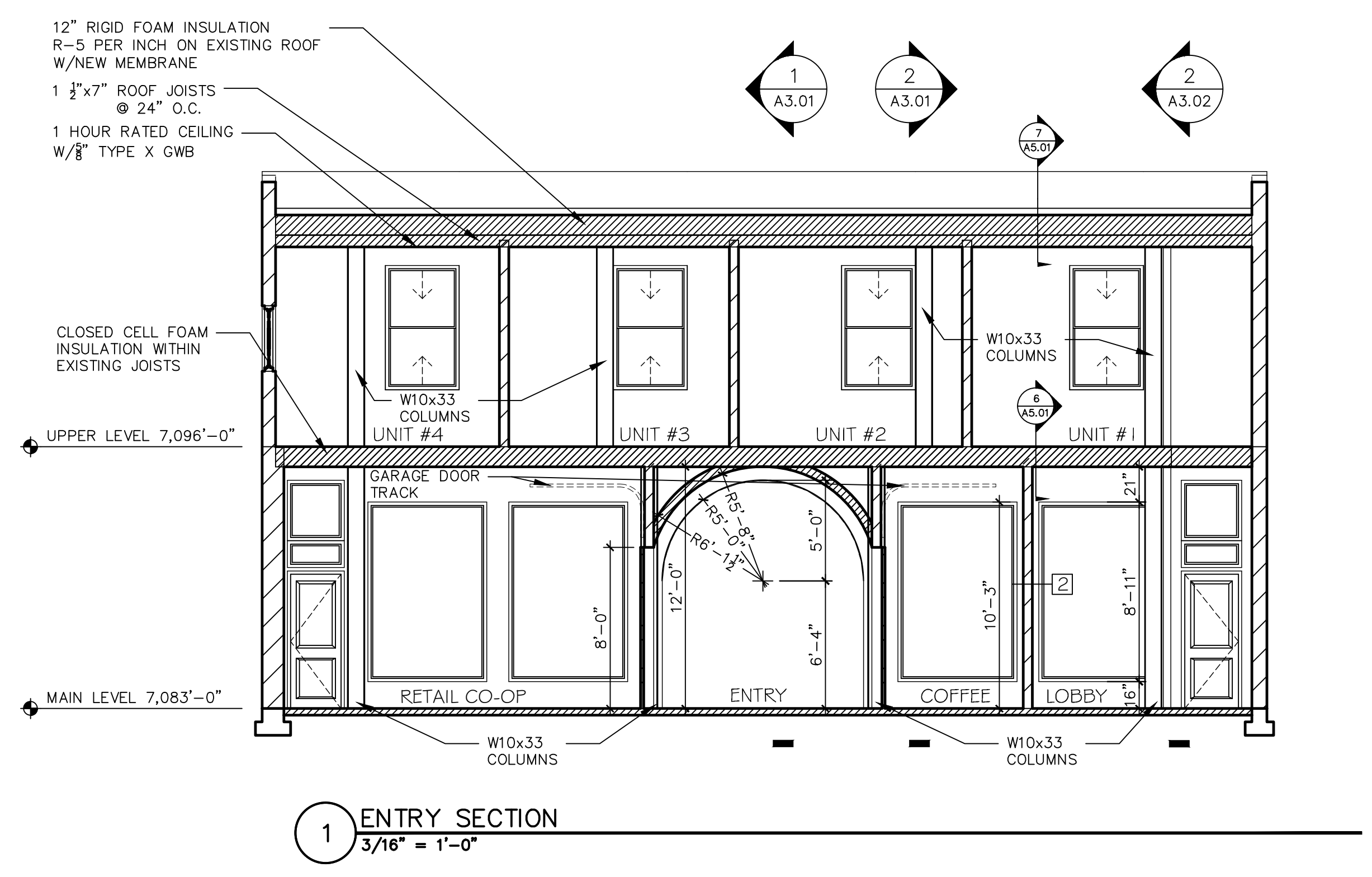
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FORM NUMBER	20-1
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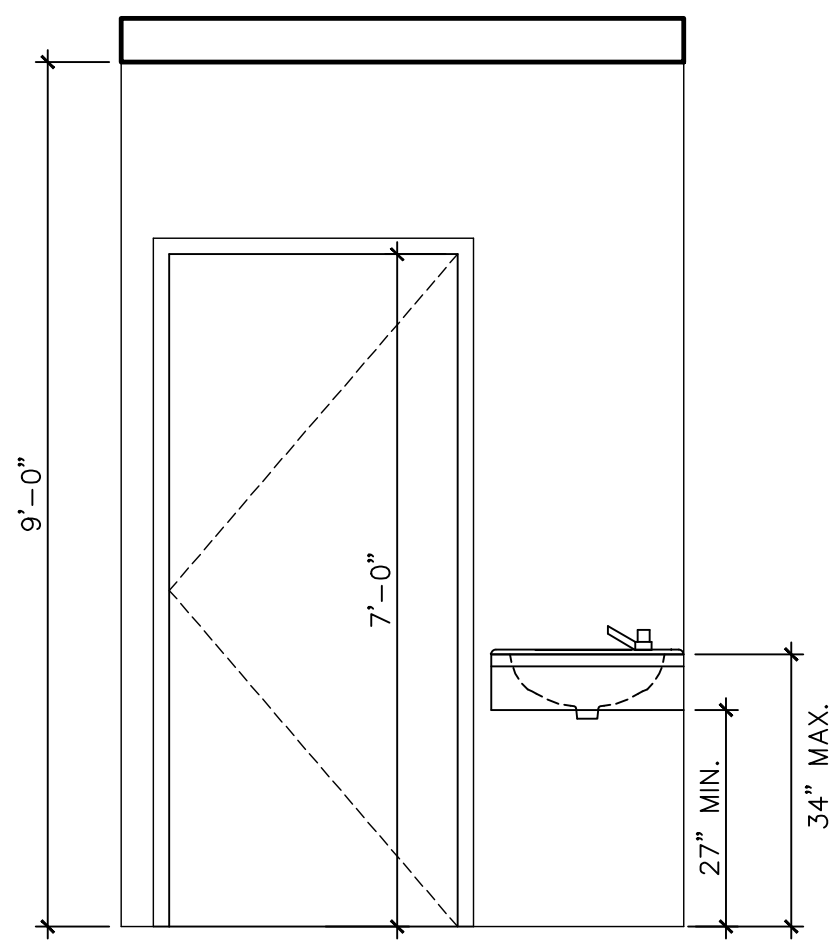
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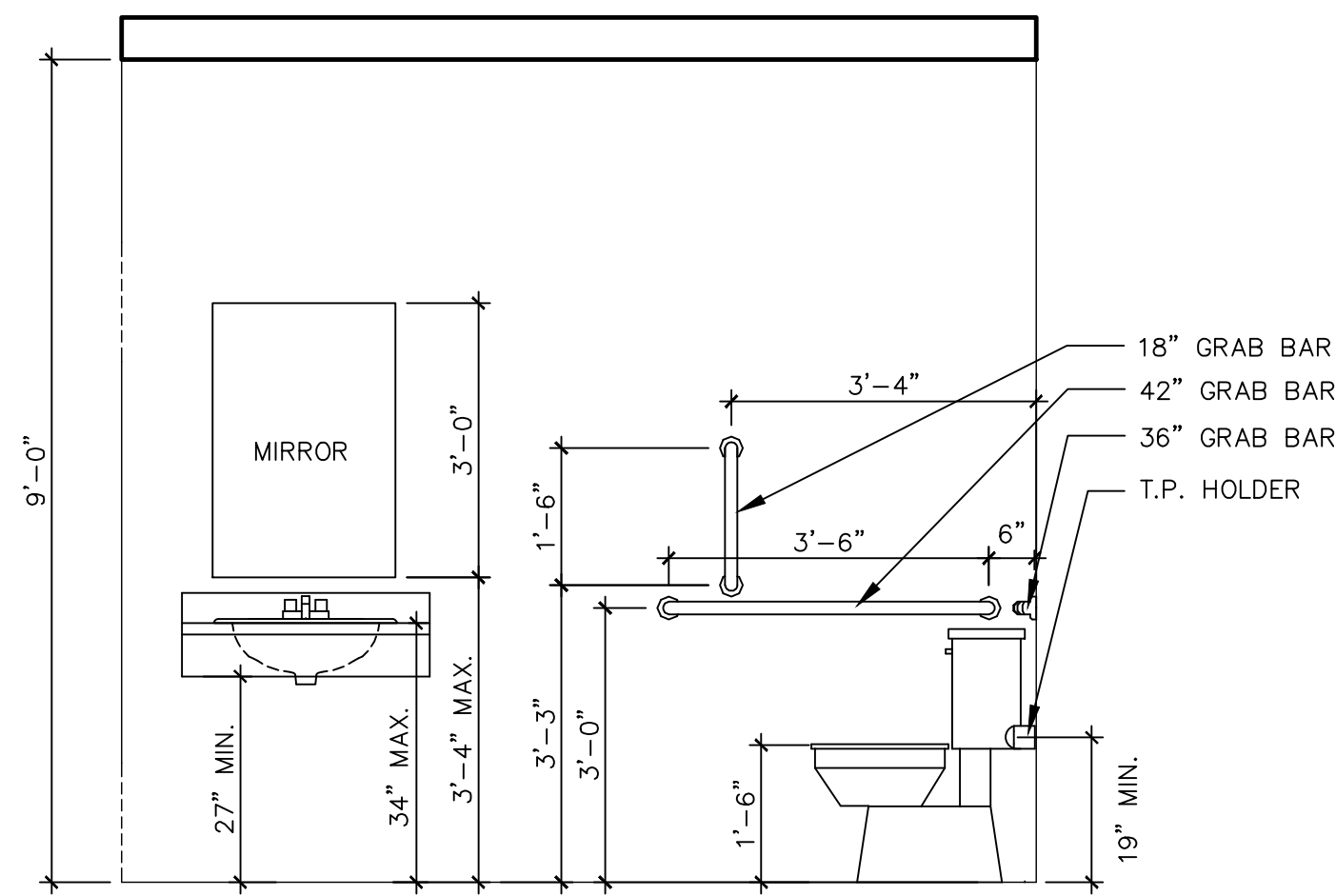
JOB NUMBER	20-1	
DRAWN BY	TH	
DATE	SEPT. 17, 2020	
SCALE		
#	REVISION DATE	INITIAL

A3.02



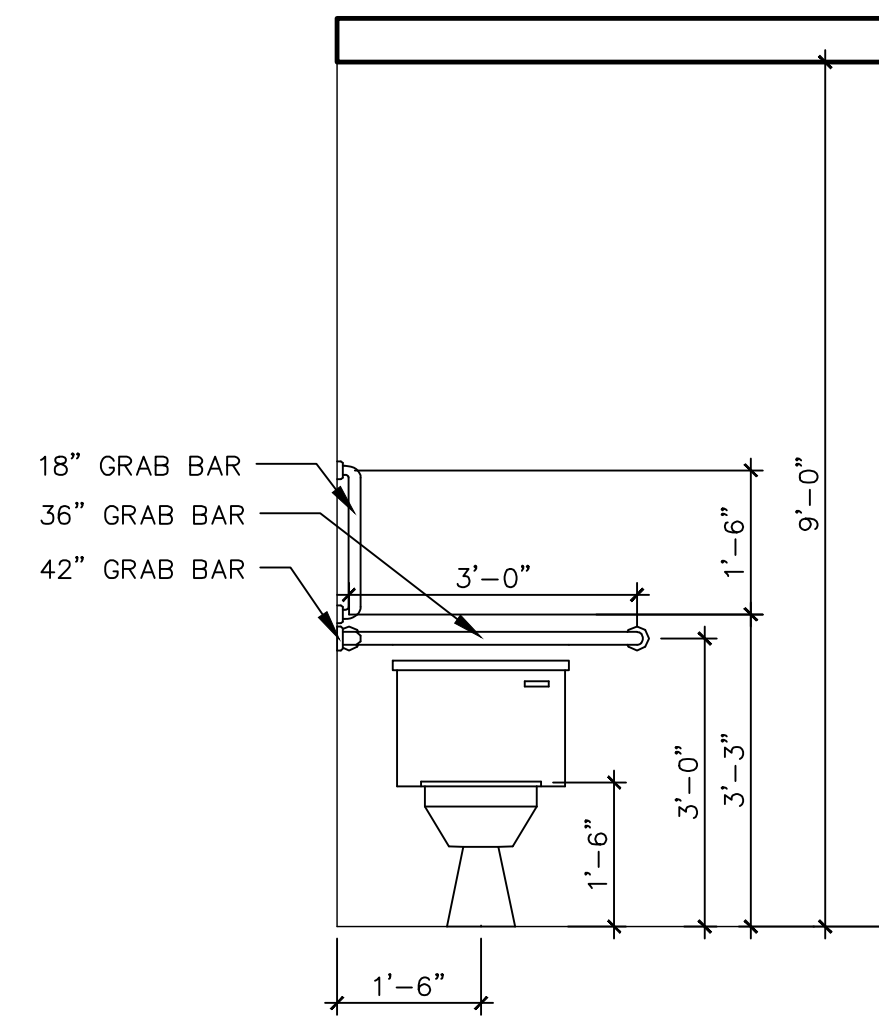
1 ADA RESTROOM #1
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR



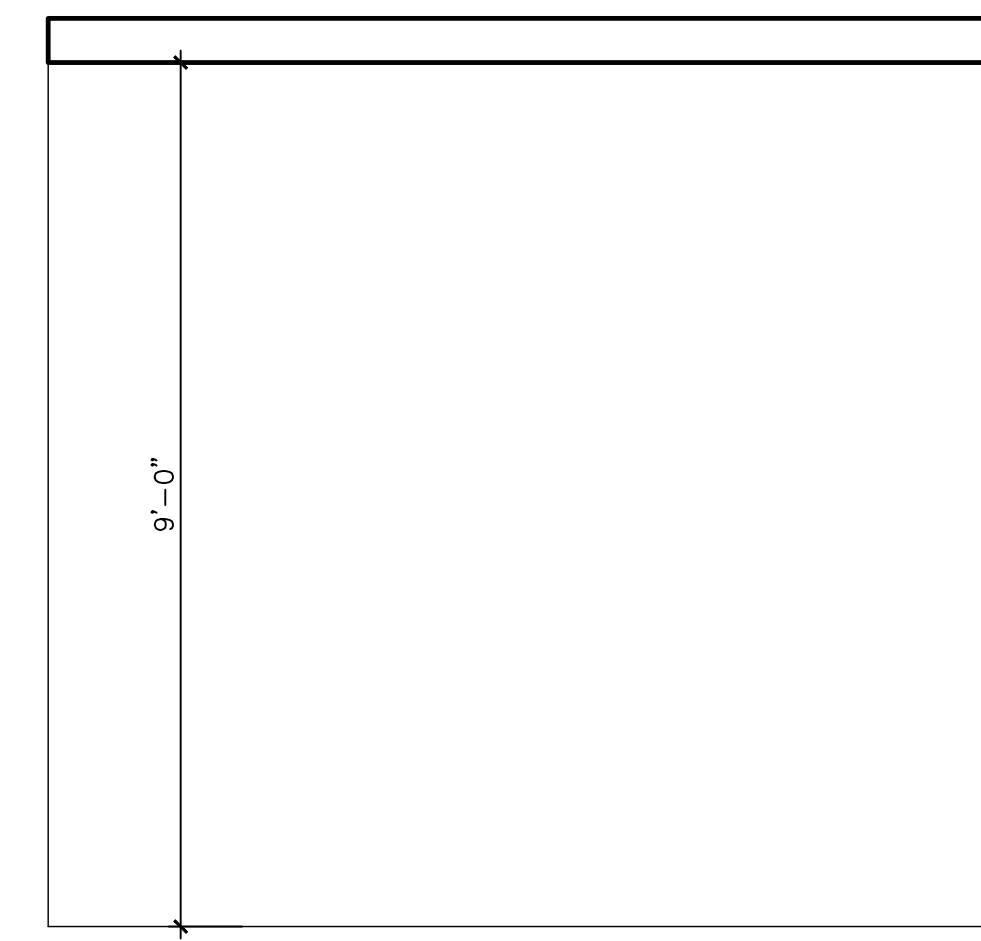
2 ADA RESTROOM #1 (2)
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR.



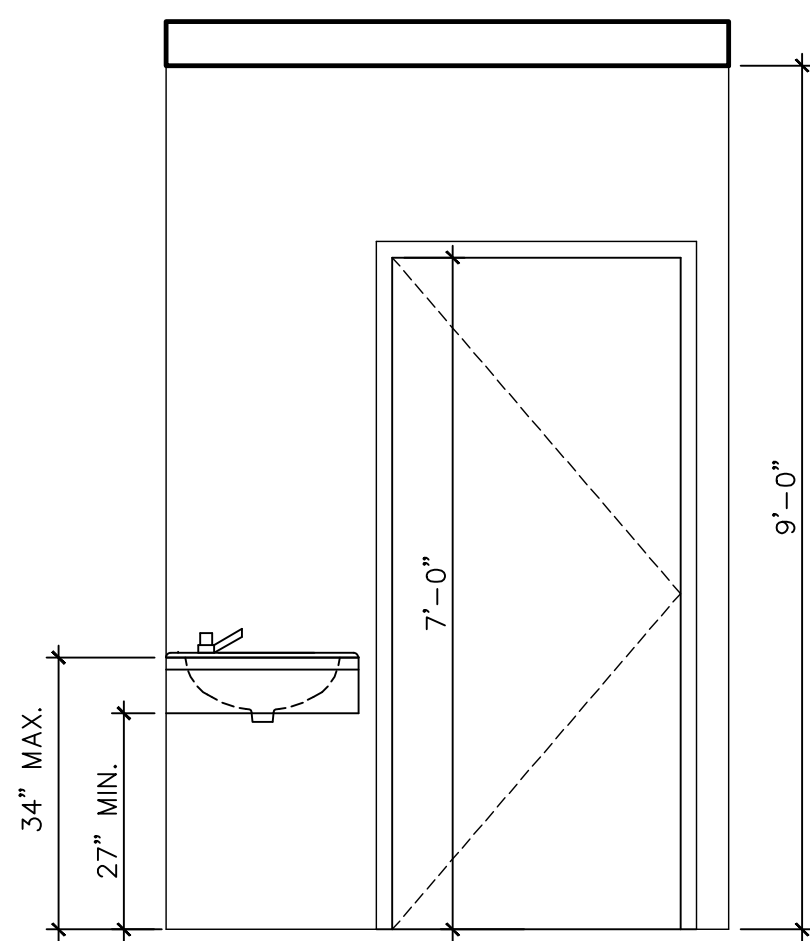
3 ADA RESTROOM #1 (3)
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR



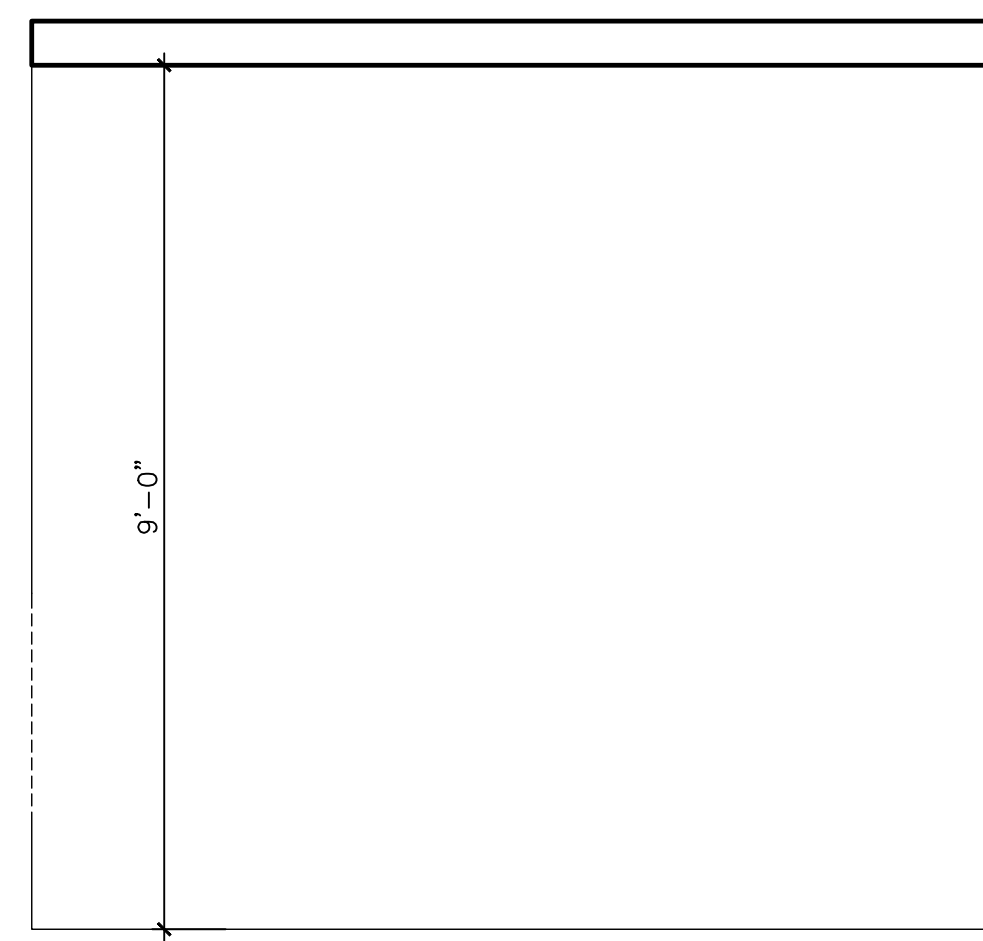
4 ADA RESTROOM #1 (4)
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR.



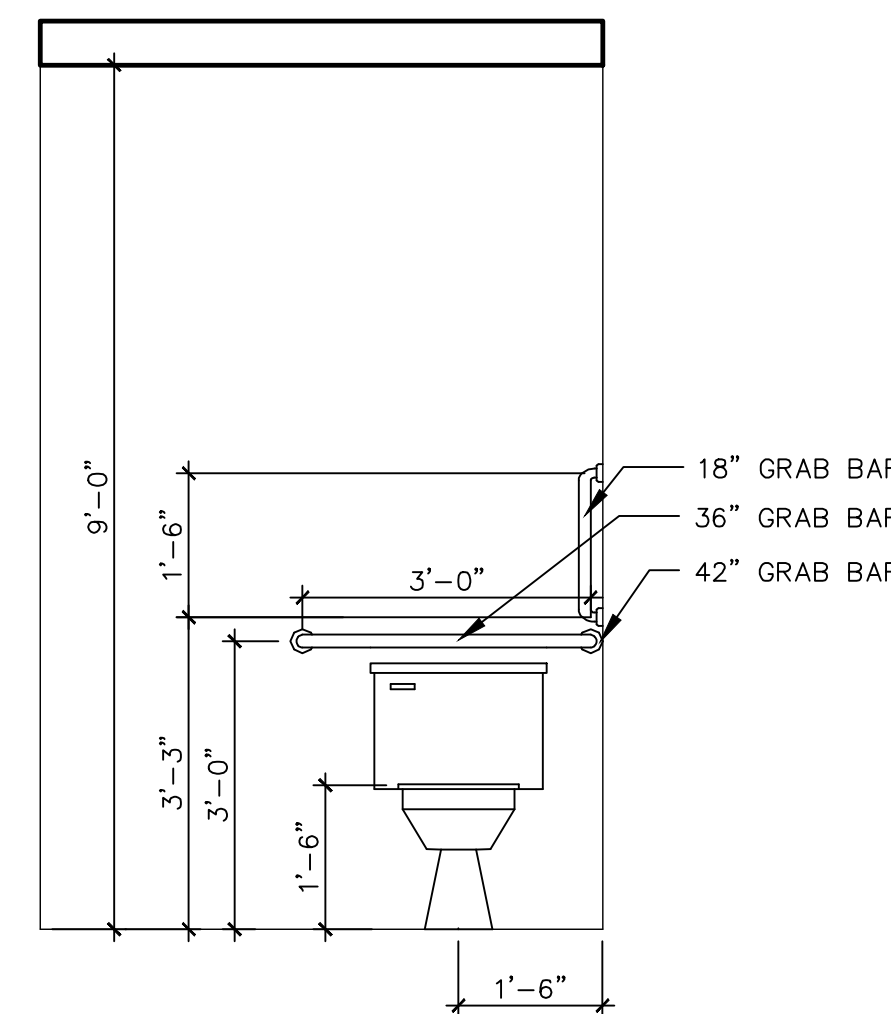
5 ADA RESTROOM #2
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR



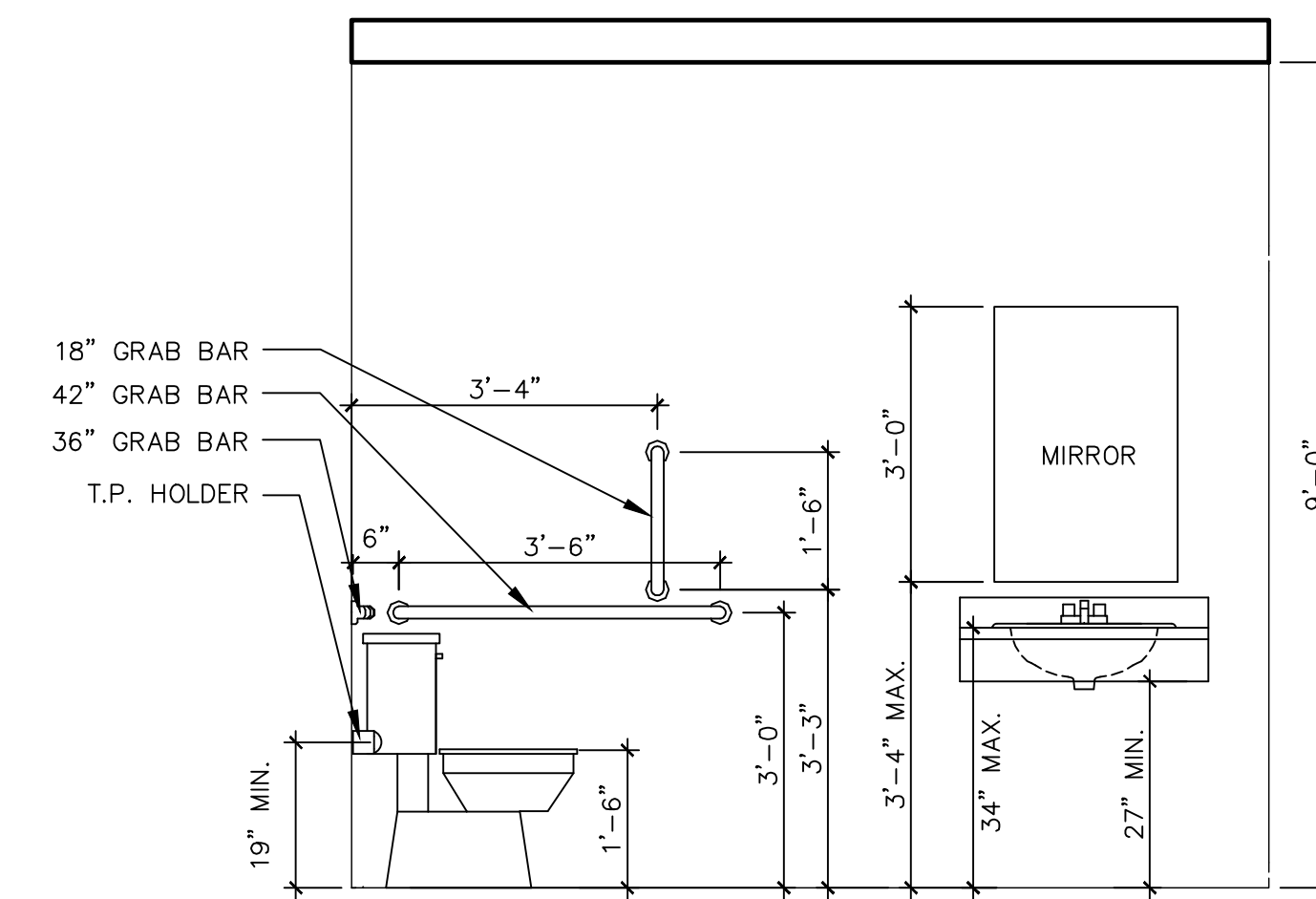
6 ADA RESTROOM #2 (2)
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR.



7 ADA RESTROOM #2 (3)
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR



8 ADA RESTROOM #2 (4)
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR.



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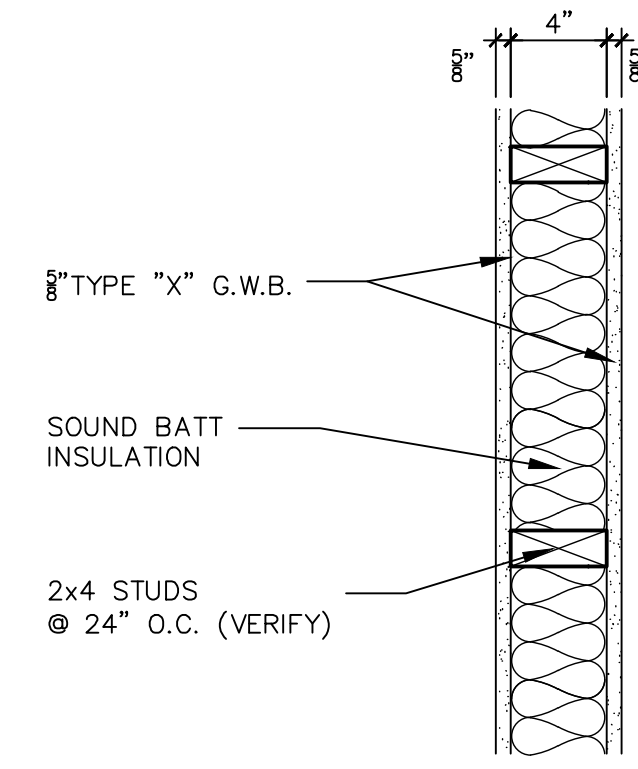
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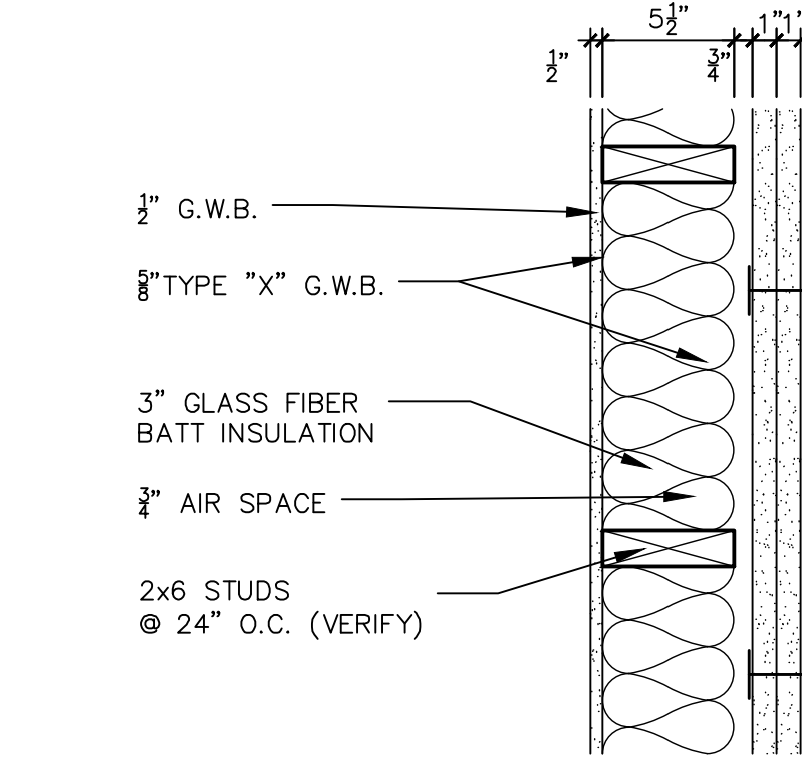
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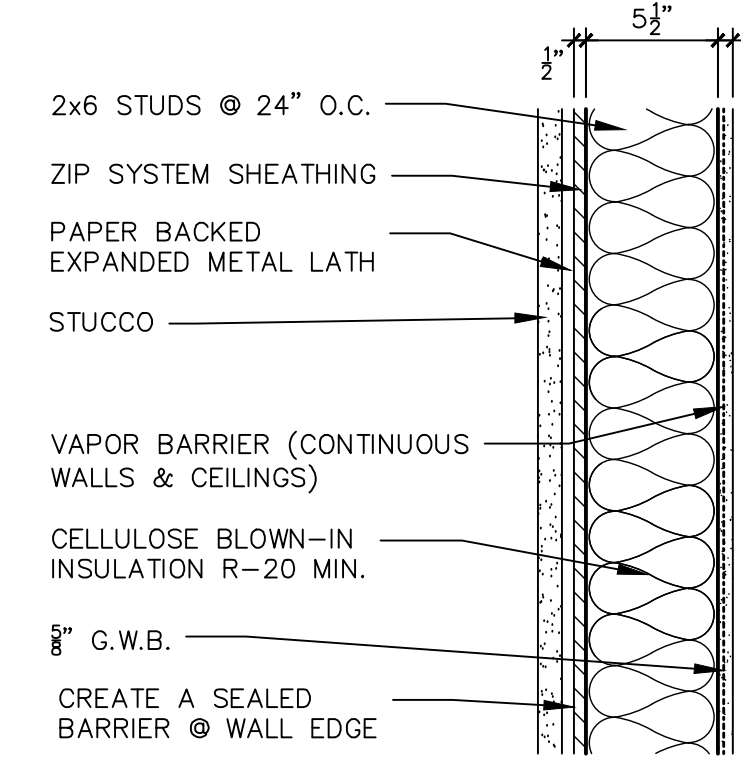
A4.01



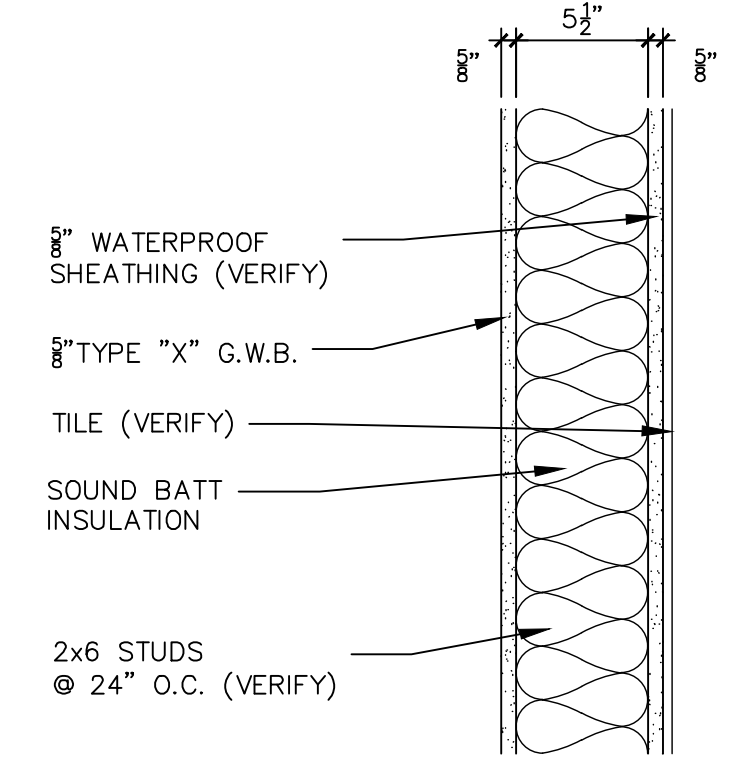
1 2x4 INTERIOR WALL
 1 1/2" = 1'-0" NOTE: PLAN VIEW
 GA FILE# WP 3510



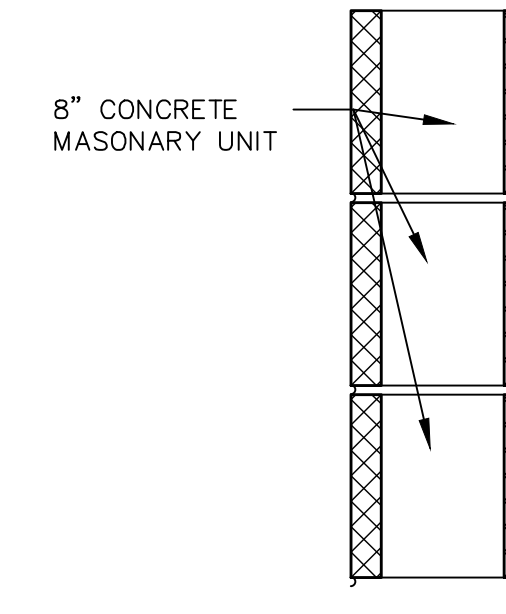
2 2HR. AREA SEPARATION WALL
 1 1/2" = 1'-0" NOTE: PLAN VIEW
 UL U336



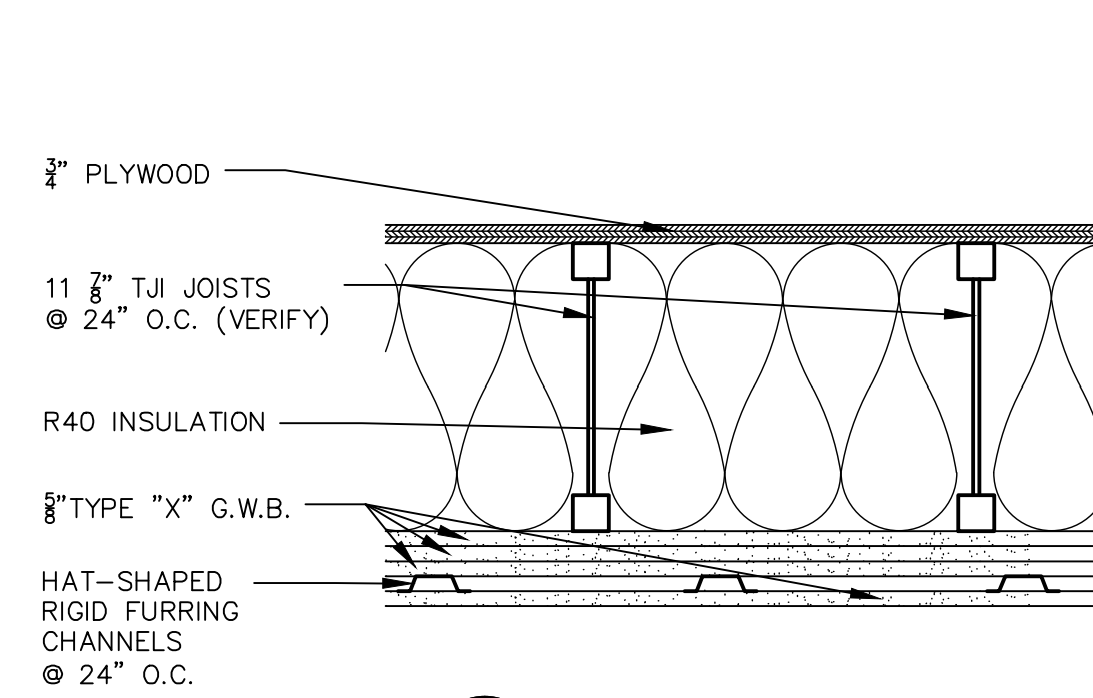
3 2x6 STUCCO SIDING
 1 1/2" = 1'-0"



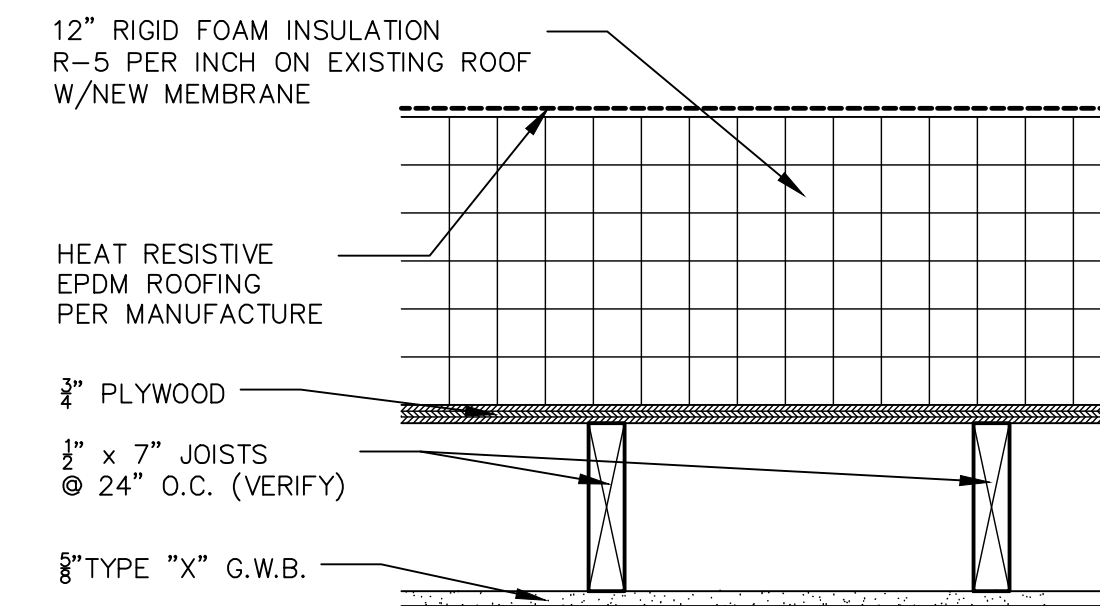
4 2x6 INTERIOR SHOWER WALL
 1 1/2" = 1'-0"



5 8x8x16 CMU WALL
 1 1/2" = 1'-0"



6 2 HOUR FLOOR/CEILING
 1 1/2" = 1'-0"
 GA FILE NO. FC 5750



7 2x12 ROOF FURRING
 1 1/2" = 1'-0"



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DATE:	JUNE 16, 2020
SCALE:	
REVISION DATE:	INITIAL

A2.02



UPPER LEVEL 7,096'-0"

MAIN LEVEL 7,083'-0"

RE: 1930 PHOTO FOR RESTORED ARCH

1 NORTHEAST ELEVATION
1/2" = 1'-0"

Unit Features

Ultimate Commercial Door: UCD
 Ultimate Commercial Door 2 1/4": UCD2.25

Frame:

- Frame thickness: 1 1/16" (27).
- Frame width: 4 9/16" (116).
- Sill Options:
 - Standard factory installed thermal barrier saddle low profile 0.500" (13) by 7.125" (181) sill. Optional; thermal barrier saddle low profile 0.250" (6) by 7.125" (181) sill. Offset saddle low profile 0.500" (13) by 7.00" (178) sill with 0.250" (6) offset.
 - Optional factory installed thermal barrier saddle low profile 0.500" (13) by 8.125" (210) sill. Optional; thermal barrier saddle low profile 0.250" (6) by 8.125" (210) sill.
 - Optional factory installed thermal barrier saddle low profile 0.500" (13) by 9.125" (235) sill. Optional; thermal barrier saddle low profile 0.250" (6) by 9.125" (235) sill.
 - Optional: No sill.
 - Finishes: Standard: Mill Finish Aluminum, Optional: Dark Bronze Anodized Aluminum, Gold Anodized Aluminum.

Panel:

- Panel thickness: UCD: 1 3/4" (44) and UCD2.25: 2 1/4" (57).
- Top rail height:
 - UCD panel: 6" (152).
 - UCD2.25 panel: 8 1/8" (206).
 - Panel core material is solid Pine or follows the species of the door.
- Stile width, locking and hinge stiles are 6" (153) wide with LVL core.
- Bottom rail height: 11 3/8" (289) is solid pine or follows the species of the door.
- Optional 6" (152) intermediate rail is solid pine or follows the species of the door, is centered 26" (660) or 40 5/16" (1024) from bottom of door sill.

Glass and Glazing:

- Select quality complying with ASM C 1036. Comply with 16 CFR 1201 Safety Standard for Architectural Glazing Materials. Tempered insulating glass IGMA.IGCC certified to performance level CBA when tested in accordance with ASTM E 774.
- Glazing Seal: Tempered insulating glass hermetically sealed placed into an exterior bed of silicone.
- UCD has 3/4" IG with removable interior vinyl glazing stops with clear wood covers, no visible fasteners.
- UCD2.25 has 1" IG with nailed on glazing stops.
- Glazing Method: Tempered Insulating Glass (Altitude Adjusted)
- Glass Type: Clear; Bronze; Gray; Reflective Bronze; Low E2 Argon or without Argon; Low E3 Argon or without Argon; Low E2/ERS Argon or air; Low E3/ERS Argon or air; Obscure; Laminated; Decorative glass options.

CE Optional Glazing:

- Glazing Seal: Silicone beading exterior
- Standard Glazing: Low E2 Argon or air
- Optional Glazing: Clear insulating glass, Low E3 Argon or air, Low E1 Argon or Air, Low E2/ERS Argon or air, Low E3/ERS Argon or air, Laminated, Laminated Bronze tint, Laminated Gray tint, Laminated Green tint, Laminated White tint, Sandblaster
- Glass panes available in 3,4, and 6mm thicknesses
- Insulating glass will be altitude adjusted with capillary tubes for higher elevations, Argon gas not included

Unit Features

Hardware:

- Hinges: 4 1/2" (114) x 4 1/2" (114) square corner ball bearing hinges. Standard finish color and substrate: Satin Chrome (US26D) over brass substrate.
 - Optional: Bronze finish over Brass substrate (US10A), Solid Brass (US3), Stainless Steel (US32D).
- UCD panel: Three hinges per panel for units less than 85 9/16" (2173) high rough opening, four hinges per panel on doors with 85 9/16" or larger (2173) rough opening.
- UCD2.25 panel: Three hinges per panel up to 85 9/16" (2173) high. Four hinges per panel over 85 9/16" (2173), 5 hinges per panel on units over 95" (2413) high. If panel width is greater than 35 13/16" (910), door has 4 hinges.
- No lock no bore is standard.
 - Optional Commercial Hardware Package:
 - Closer, rim device, mortise lock, removable mullion and kick plate.
 - Optional hardware Routs and Preps.
 - Von Duprin Push pad Rim Devices and Trim Sets.
 - Von Duprin Cross Bar Device and Trim Sets.
 - Von Duprin 5547 Concealed Vertical Rod Exit Device. (2 1/4" Door only)
 - Sargent 8200 Mortise Lock Prep.
 - Schlage L Mortise Lock and Trim Sets.
 - Schlage ND Cylindrical locks.
 - Alarm Lock.

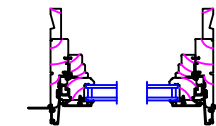
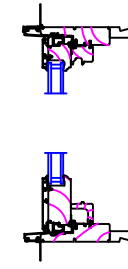
Raised/Flat Panel Option:

- 6" (152) Intermediate rail is constructed of finger-joint, edge-glued pine, or laminated veneer lumber (LVL) core.
 - Raised or Flat Extira® panel constructed of medium density fiberboard (MDF) core with wood laminate veneer to interior.
 - Exterior Standard Stamped Raised Panel uses .080" (2) aluminum with foam backing.
- Two placement options are available:
 - Low Placement, 26" (660) on center (OC) of 6" (152) intermediate rail from bottom of door sill for a 10 13/16" (275) visible panel height.
 - High Placement, 40 5/16" (1024) OC of 6" (152) intermediate rail from bottom of door sill for a 25 1/8" (638) visible panel height.

Weather Strip:

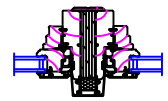
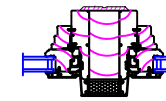
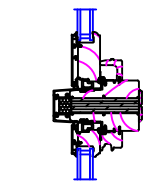
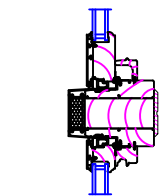
- Beige bulb type weather strip at top rails and hinge stiles.
 - Optional: Black.
- Black pile type weather strip at locking stiles.
- Panel drips and screws will be color matched to the panel clad color, for Custom Color clad the panel drips will be painted to match the panels but the screws will remain stainless steel.
- Sweep across panel bottom.
 - Optional: Bronze or Beige.


6 9/16"
1" IG



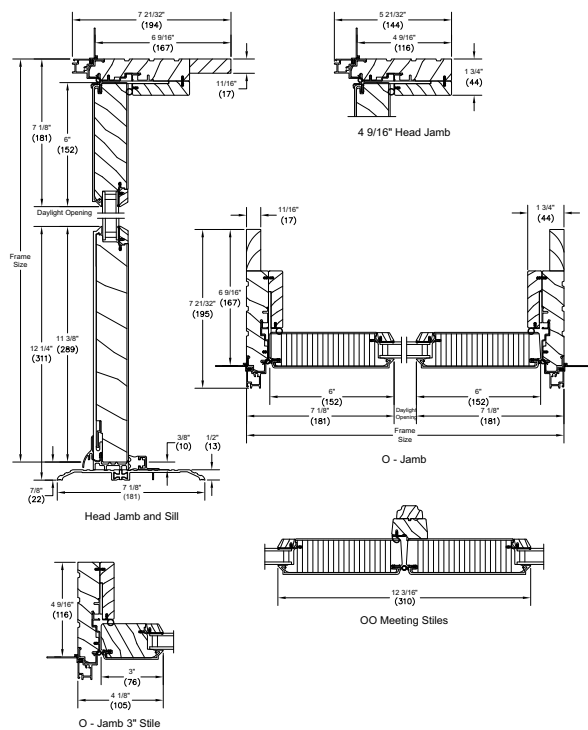
SOLID SPACE
(3/8, 1, 2, 3, 4 & 6")

STRUCTURAL(1 & 2")



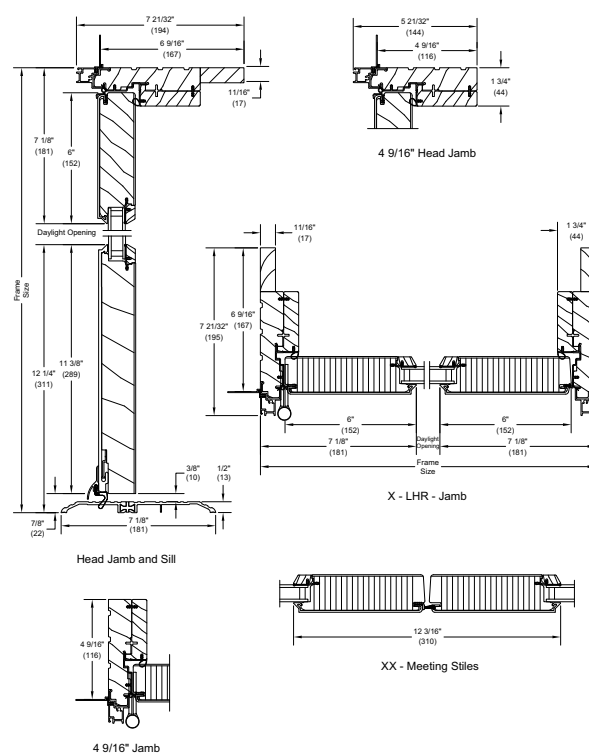
MARVIN  Ultimate Commercial Door
 1 3/4" Commercial Section Details: Stationary and Sidelite


Scale: 3" = 1' 0"



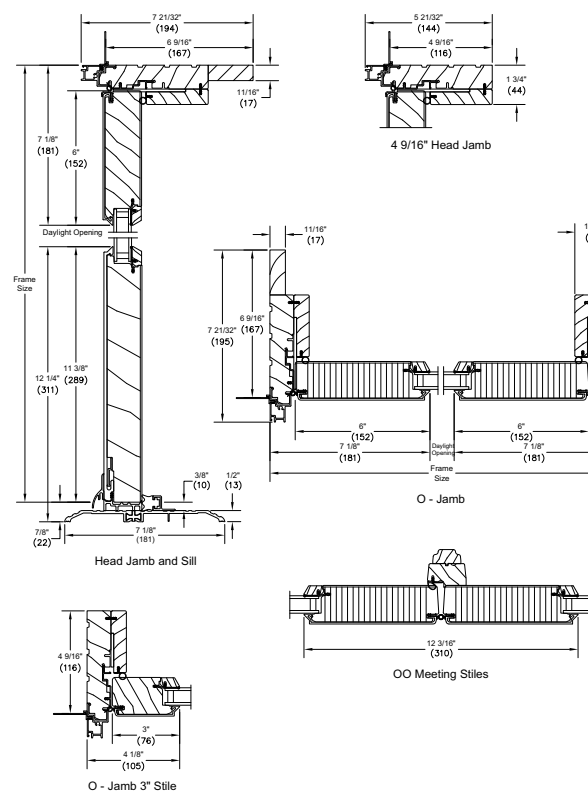
MARVIN  Ultimate Commercial Door
 1 3/4" Commercial Section Details: Operating

Scale: 3" = 1' 0"



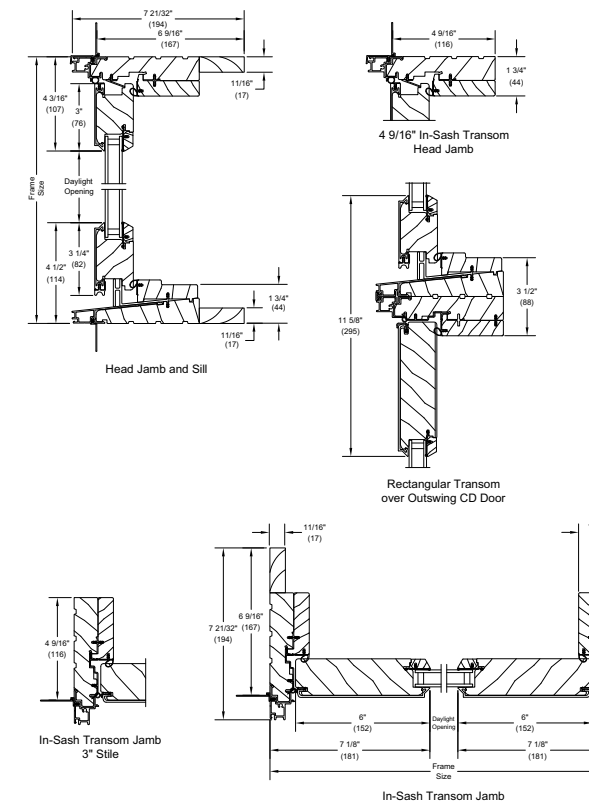
MARVIN  Ultimate Commercial Door
 1 3/4" Commercial Section Details: Stationary and Sidelite

Scale: 3" = 1' 0"



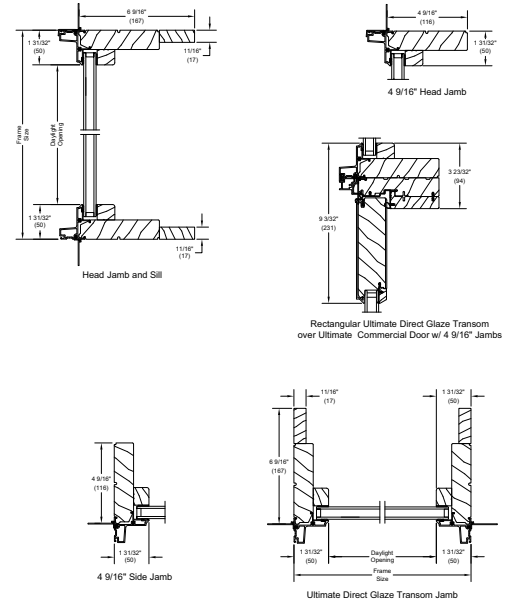
MARVIN  Ultimate Commercial Door
 1 3/4" and 2 1/4" Commercial Section Details: In-Sash Transom

Scale: 3" = 1' 0"



MARVIN  Ultimate Commercial Door
 1 3/4" and 2 1/4" Commercial Section Details: Direct Glaze Transom

Scale: 3" = 1' 0"



NOTE: Sidelite Transom not available with CE mark.