



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City Council Chambers, 448 East First Street, Salida, CO
April 27, 2023 - 4:00 PM

AGENDA

Email public comments to: publiccomment@cityofsalida.com

Please register for the Historic Preservation Commission meeting:
<https://attendee.gotowebinar.com/register/3554519206418386960>

CALL TO ORDER

APPROVAL OF THE MINUTES

- 1. December 01, 2022 - Draft Minutes

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

- 2. **Curran Finch/Confectioner, Major Certificate of Approval - 138 North F Street** - The request is to receive approval for exterior alterations to the façade at 138 North F Street. The building is also known as "Curran Finch/Confectioner".

COMMISSIONERS' COMMENTS

ADJOURN



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City Council Chambers, 448 East First Street, Salida, CO
December 01, 2022 - 4:00 PM

MINUTES

Email public comments to: publiccomment@cityofsalida.com

Please register for the Historic Preservation Commission meeting:
<https://attendee.gotowebinar.com/register/3554519206418386960>

CALL TO ORDER

PRESENT

Chairman Keith Krebs
Co-Chairman Steve Harris
Commissioner Jack Chivvis
Commissioner Patrick Regan
Commissioner Steve Chapman

ABSENT

Alternate Commissioner Ryan Short

APPROVAL OF THE MINUTES

1. October 27, 2022 - Draft Minutes

Motion made by Co-Chairman Harris, Seconded by Commissioner Chapman.
Voting Yea: Chairman Krebs, Co-Chairman Harris, Commissioner Chivvis, Commissioner Regan,
Commissioner Chapman

THE MOTION PASSED.

UNSCHEDULED CITIZENS: NA

AMENDMENT(S) TO AGENDA: NA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

2. Certificate of Approval - Vail Block, Sam Romeo Saloon, Witham Rooms (Bensons) 128 N. F Street

The request is to receive a Certificate of Approval to enclose the covered patio on the north side of the building at 128 North F Street.

A. Open Public Hearing- 4:03pm

B. Staff Review of Application- Planner Jefferson reviewed the application.

Staff recommends the approval of the application with two conditions. The first condition was that the applicant needs to apply for a building permit and the second condition was to contact the City for staff and commission to review the work.

Commission asked the following questions:

- What materials will the owner be using?

- What will the color of the garage door and the glass be?
- Do the garage doors need to be framed in?
- Are there plans to restrain the columns?
- Will the fence stay?

C. Applicant's Presentation- Brett Ziehmke appeared in person to speak on his application.

D. Public Input- NA

E. Close Public Hearing: 4:12pm

F. Commissioner Discussion:

Commission discussed the following:

- More information about the shiplap and whether the shiplap would have a natural finish

Planner Jefferson asked Commission whether Brett can have a 4 feet aluminum wainscoat on the lower half and then have the upper half be shiplap.

Commission asked the question:

If the fence did come out, would the metal be aluminum or rusting metal?

G. Commissioner Decision:

Motion made by Commissioner Chapman, Seconded by Commissioner Regan.

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

COMMISSIONERS' COMMENTS

ADJOURN: The meeting was adjourned at 4:17pm



STAFF REPORT

MEETING DATE: April 27, 2023
AGENDA ITEM TITLE: 138 North F Street- Major Certificate of Approval
AGENDA SECTION: Public Hearing

REQUEST: The request is to receive approval for exterior alterations to the façade of the building at 138 North F Street. The building is also known as “Curran Finch/Confectioner”.

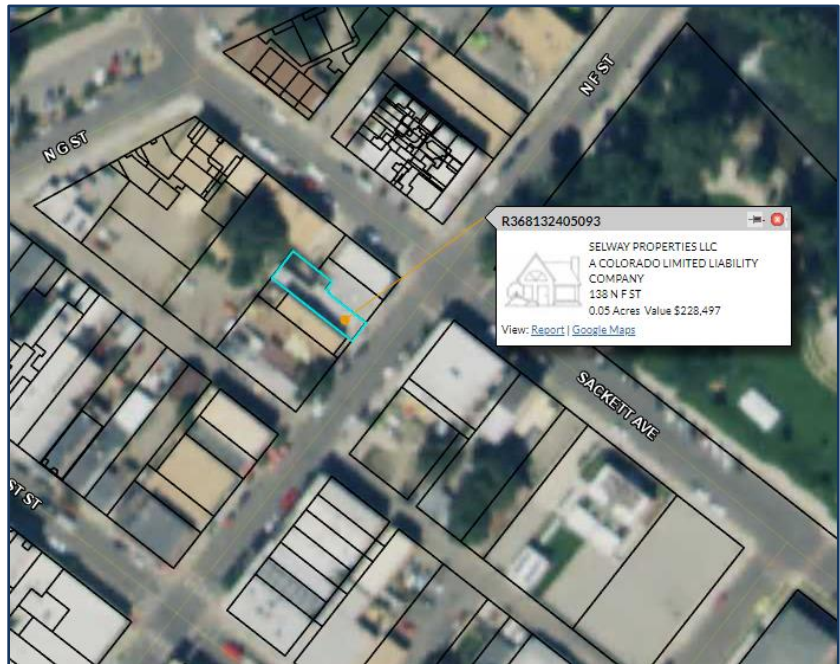
APPLICANT:

The applicant is Michael Hawley/Selway Properties, 19 Trailside Circle, Salida, CO 81201.

LOCATION: The property is located at pt. Lots 1 thru 4, lock 5, Salida, CO and is addressed as 138 North F Street.

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 Salida Downtown Historic District the Central Business (C-2) District.

2. The building is considered a noncontributing building to the downtown historic district. According to the Architectural Inventory for this property, “This building is associated with the development of North F St. at the turn of the century and housed a barber shop for many years. The façade of the building has undergone major alterations.” In the assessment of historic physical integrity related to significance, the inventory form states, “This building has undergone major alterations to its façade and a rear wing was built after 1945.”
3. On September 28, 2017, the Commission approved a major certificate of approval application to construct a second story addition and exterior alterations to the building at 138 North F Street. The applicant is not building the second story addition but is requesting similar alterations to the single-story façade as previously approved.

4. The applicant is requesting approval for the following alterations to the façade: Remove the upper rows of glass block and replace with clear transom windows, cover the existing stucco with a new smooth stucco finish, replace the front door, replace the storefront windows and remove the lower rows of glass block and replace with stone veneer.



Remove glass block and install clear transom windows above the entry.

Replace entry door and both storefront windows.

Remove glass block below the storefront windows and install stone veneer.

5. The following standards are #9 of the Secretary of the Interior’s Standards for Rehabilitation:
 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The applicant, in this case, is not attempting to restore the building to its original design; rather he is planning to modify the façade. The architectural integrity of the structure has already been altered substantially and the structure is not considered to be contributing to the historic district.

REVIEW STANDARDS:

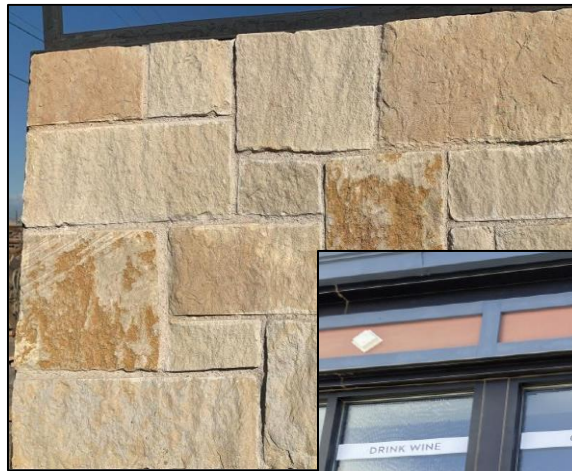
1. Conformance with Certificate of Approval Review Standards for a noncontributing building (Section 16-12- 90(c)) using the Design Guidelines in the review:

- A. Enhance District. Whether and/or to what extent the proposed work will enhance and advance the purposes and intent underlying the establishment of the district.
 - The significant architecture in the Salida Downtown Historic District is that of turn of the century commercial architecture. In its current configuration the property at 138 North F Street is not contributing to the national register district or the Downtown Historic District. The openings have all been altered since the original construction of the building and stucco has been applied in such a way that successful rehabilitation may not be technically feasible or economically viable.

Compatible and differentiated design- the Salida Downtown Guidelines for Non-Contributing Structures, policy states the following: Alterations and additions to non-contributing buildings should improve the character of the building and its compatibility with Salida’s historic downtown.

- The new storefront is compatible with the character of neighboring buildings and the Historic District.

The applicant is proposing to remove the upper rows of glass block and replace with clear transom windows, cover the existing stucco with a new smooth stucco finish, replace the front door, replace the storefront windows facing F Street and remove the lower rows of glass block and replace with stone veneer.



The new transom and storefront windows will be similar to the building at 109 North F Street and the stone veneer and front entry door will be similar to the building located at 139 W. First Street as shown in the application materials.



B. Overall Character. New structures and additions to, or the exterior repair or alteration of, existing nonlandmark and noncontributing structures shall be compatible with the historic architectural character, scale, shapes, sizes, heights, facades and materials predominant in the district to the maximum extent feasible.

- There is not much in the way of original design or finishes of the building exterior. The proposed work to the façade of this building will be compatible with the character and materials of buildings within the Historic District.

C. Specific Compatibility. New structures and additions to, or the exterior repair or alteration of, existing nonlandmark and noncontributing structures shall specifically harmonize with neighboring landmark and/or contributing structures or sites with regard to height, scale, shape, size, façade, materials, setback, landscaping and exterior architectural features to the maximum extent feasible.

- In general the proposed building will harmonize with the surrounding buildings in the historic district. The current building located at 138 North F Street has lost its historical significance due to past remodels and alterations.

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

- The proposed work is not necessary to comply with any codes, although the new construction will be required to meet all building, fire and zoning requirements.

RECOMMENDED FINDINGS:

1. That the application is in compliance with the review standards for noncontributing structures in the historic district.
2. The changes will be compatible with neighboring properties and will enhance the overall district.

RECOMMENDED ACTION:

Based upon the observations and review standards outlined above, staff recommends **approval** of the application with the following condition:

1. Upon completion of the project the applicant contact staff to schedule an inspection of the approved work with members of the Historic Preservation Commission.
2. The Historic Preservation Commission’s review and approval is required for any changes or modifications from the approved application.

RECOMMENDED MOTION:

Attachments: Application materials
Architectural Inventory Form for 138 North F Street

Technical Preservation Services

Standards

HOME
Standards
Guidelines
Masonry
Wood
Metals
Roofs
Windows
Entrances/Porches
Storefronts
Structural Systems
Spaces/Features/Finishes
Mechanical Systems
Site
Setting
Energy
New Additions
Accessibility
Health/Safety

The Secretary of the Interior's Standards for Rehabilitation

Introduction to the Standards

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."



Credits

"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the **Standards for Rehabilitation** have been widely used over the years--particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide

cultural values."

for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments--if improperly applied--may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.



The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
- 8. Significant archeological resources affected by a project shall be**

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

[Home](#) | [Next](#) | [Previous](#)

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 3

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

I. IDENTIFICATION

- Resource Number:** 5CF406.117
- Temporary Resource Number:** 42
- County:** Chaffee
- City:** Salida
- Historic Building Name:** Curran Finch, Confectioner
- Current Building Name:** Independent Optical
- Building Address:** 138 N. F St.
- Owner Name and Address:** Veatch, Greg W. & Ardell M., 138 N. F Street, Salida, CO 81201

Parcel Number: 368132405093
SHF Grant Number: 2001-02-004

II. GEOGRAPHIC INFORMATION

9. **P.M.** N.M. **Township** 50N **Range** 9E
 1/4 1/4 SE 1/4 SE 1/4 **of Section** 32

10. **UTM Reference**
Zone 13 **Easting** 413638 **Northing** 4265657

11. **USGS Quad Name:** Salida East, Colo.
Year: 1994 **Map Scale:** 7.5' Attach photo copy of appropriate map section.

12. **Lot (s):** 1-2 (part) **Block(s):** 5
Addition: Salida Original Townsite **Year of Addition:** 1880

13. **Boundary Description and Justification:**
 Boundary includes the building and the urban parcel on which it is situated.

III. ARCHITECTURAL DESCRIPTION

- Building Plan (footprint, shape):** L-Shaped
- Dimensions in Feet: Length** 87 **X Width** 22
- Stories:** 1
- Primary External Wall Material(s) (enter no more than two):**
Stucco
- Roof Configuration (enter no more than one):**
Flat
- Primary External Roof Material (enter no more than one):** Asphalt
- Special Features (enter all that apply):**
Glass Block

21. **General Architectural Description:**
 One-story commercial building with flat roof with brick coping. Façade clad with textured stucco. Sign attached to upper wall above storefront and hanging sign above entrance. Panel of double row of glass blocks above storefront. Center entrance with wood door with large rectangular light; narrow transom. Flanking door are metal frame plate glass display windows.

22. **Architectural Style/Building Type:** No Style

23. Landscaping or Special Setting Features:

N/A

24. Associated Buildings, Features, or Objects:

None

IV. ARCHITECTURAL HISTORY**25. Date of Construction: Estimate 1898-1903 Actual****Source of Information:** Sanborn map, 1898 and 1903-04 city directory**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 parcel was vacant in 1898. The current building appears on the 1904 Sanborn map. A rear off-center wing was built after 1945.

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):** Commerce and Trade/Professional**34. Site Type(s):** Commercial Building**35. Historical Background:**

This building was erected between 1898 and 1903, based on Sanborn maps and city directories. The lot was vacant in 1898, and the present building appears in the 1903-04 city directory, when it housed Curran Finch, confectionery. The 1904 Sanborn map indicates that it housed a tailor. The 1909 city directory listed H.H. Parker, barber, here, and a barber shop was also shown on the 1914 Sanborn map. The 1922-23 and 1927-28 city directories list Homer C. Stanley, barber, at this location (then addressed 140 N. F St.).

36. Sources of Information:

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

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 North F St. at the turn of the century and housed a barber shop for many years. The façade of the building has undergone major alterations.

43. Assessment of Historic Physical Integrity Related to Significance:

This building has undergone major alterations to its façade and a rear wing was built after 1945.

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: Noncontributing**VIII. RECORDING INFORMATION****47. Photographic Reference(s):** 3: 28, 36.

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

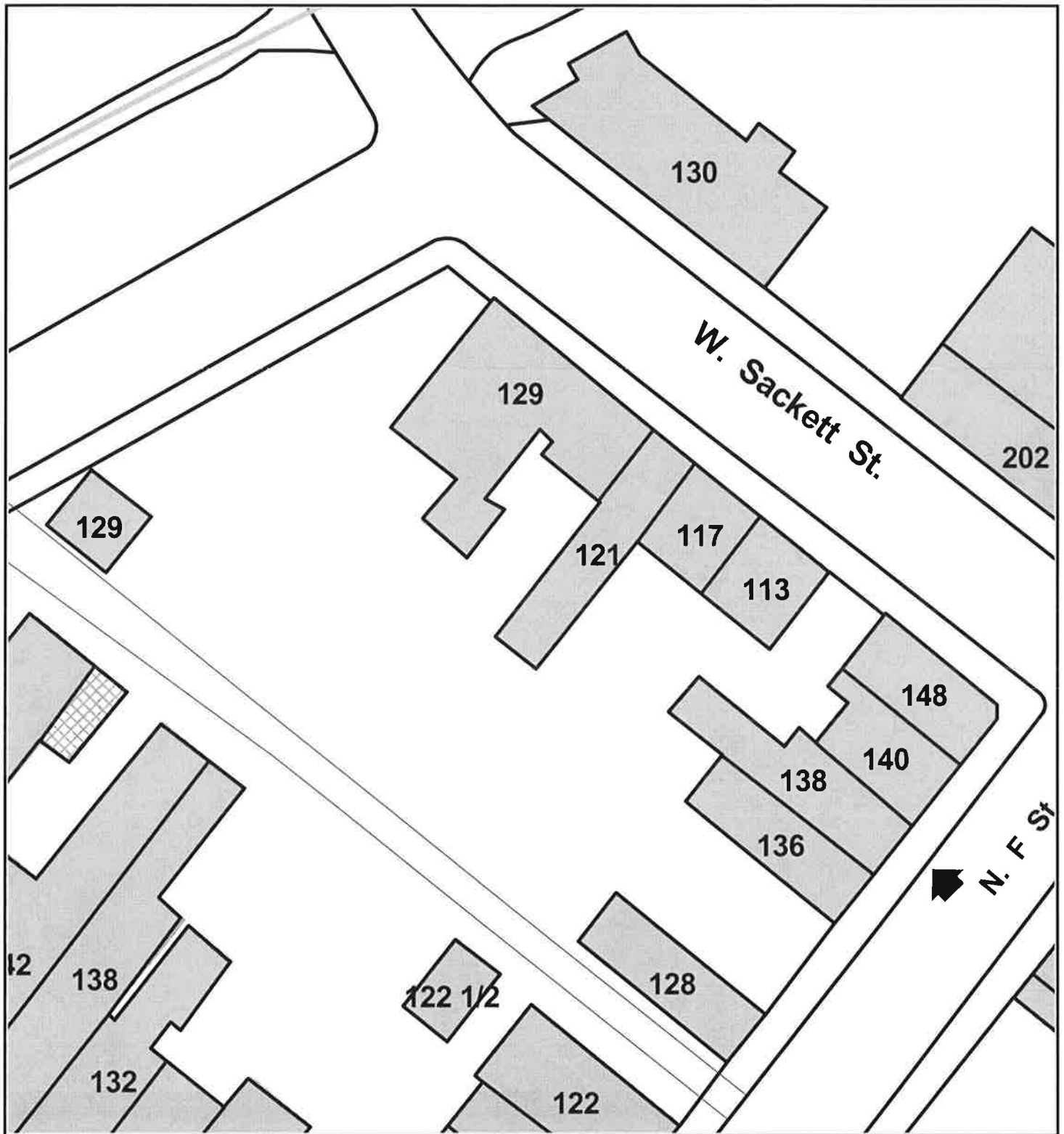
51. Organization: Front Range Research Associates, Inc.

52. Address: 3635 W. 46th Ave.

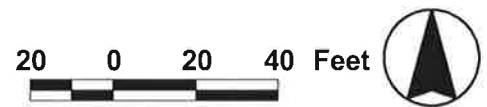
53. Phone Number(s): (303) 477-7597

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

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

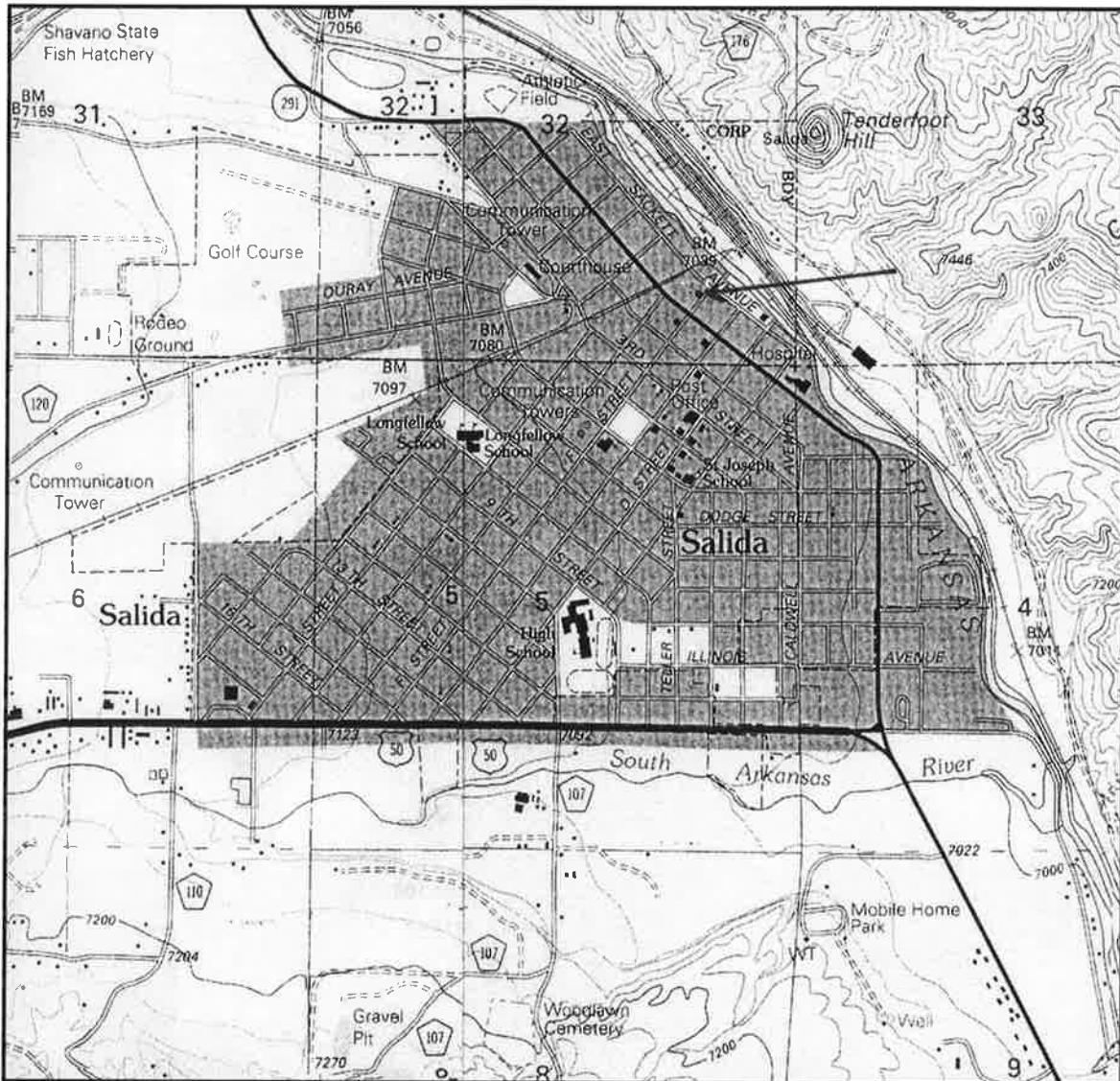


138 N. F Street, 5CF406.117

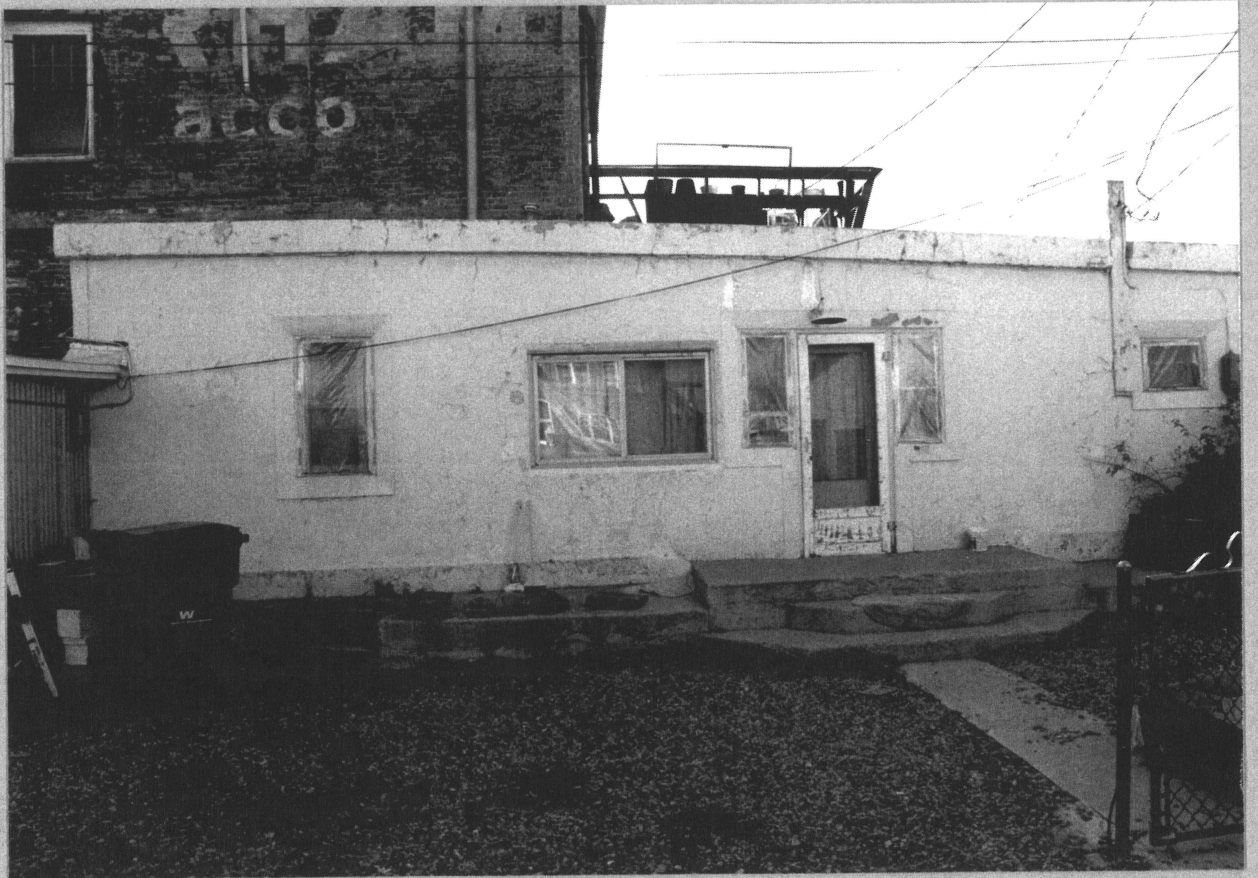


**Downtown Salida Historic Buildings Survey, 2001-02
USGS Location Map**

138 N F St, 5CF406.117



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





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
- 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: _____

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

A. Applicant Information

Name of Applicant: Michael Hawley / Selway Properties LLC

Mailing Address: 19 Trailside Circle

Telephone Number: 719-530-1281 FAX: _____

Email Address: mhawley9@gmail.com

Power of Attorney/ Authorized Representative: _____
(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: 138 North F Street remodel

Street Address: 138 North F Street

Legal Description: Lot pt1-4 Block 5 Subdivision _____ (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: 4/4/23

Signature of property owner: Date: 4/4/23



CERTIFICATE OF APPROVAL 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)

A. Type

1. **Minor Activity** - means or includes:

- a. The replacement of surface materials such as roofing or siding or an exterior architectural feature with materials and design substantially similar to the existing materials or design;
- b. The installation, removal or replacement of a fence, awning, roofing material or dumpster enclosure;
- c. The reuse of an existing window or door opening which has been covered or filled through installation of a replica of a historic door or glazing;
- d. Those activities deemed to not detrimentally impact or influence in any substantial way the historic integrity or appearance of a landmark building, structure, site or designated historic district, or as deemed to be minor upon petition to and determination by the Administrator or his or her designee.

2. **Major Activity** - means and includes:

- a. An activity not defined or qualifying as an insubstantial or minor activity, including, but not limited to, reconstruction, rehabilitation, remodeling, renovation, relocation or demolition;
- b. Alterations, additions or other work performed on a building, structure or site that result in the increase or decrease of site coverage, floor area or exterior wall or roof surface;
- c. The installation, alteration or removal of a window or door opening;
- d. The replacement or repair of surface materials such as roofing or siding or an exterior architectural feature with materials or design not substantially similar to the existing materials or design;
- e. The cleaning of an exterior surface of a contributing or landmark building or structure by sandblasting, high-pressure spraying or other chemical or mechanical means;
- f. Application of sealant, paint, stucco, texture or other material that would conceal, alter or damage the exterior of any contributing or landmark building with an existing unfinished or unpainted brick, masonry or other unfinished siding or structural element;
- g. Those activities deemed to potentially impact or influence in any substantial way the historic integrity or appearance of a landmark building, structure, site or designated historic district, or as deemed to be major upon petition to and determination by the Administrator or his or her designee.

2. PROCEDURE (City Code Section 16-12-80)

A. Development Process

- 1. Pre-Application Conference. Optional.
- 2. Submit Application.
- 3. Staff Review. Determination of Minor or Major Activity.
 - a) Minor Activity. Administrative Review.
 - b) Major Activity. Applicant Notice and Administrative review with advice from HPC.

STAFF USE ONLY

Application received by: _____ Date/Time: _____
 Code: _____ Project Name: _____ File Name: _____
 Fee: _____ Receipt #: _____ Check #: _____

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 Minor Activity, \$100 for Major Activity. Cash or check made out to City of Salida.

138 North F Street Remodel

This application is for HPC approval for a storefront renovation at 138 North F Street in Salida. The existing structure is a non-contributing one story building with single pane windows, older front door, stucco and glass block accents. We plan to replace front door and windows facing F Street, replace lower rows of glass block with stone veneer similar to attached photos, the upper rows of glass block with transom windows and cover existing stucco with a new coat with smooth finish.

Specifications:

Commercial Storefront: Wide Stile full glass door that will swing in, Measuring 3'x7'. Bronze Anodized Aluminum w/Emtek Lever Trim. The glass will be clear LowE insulated units tempered as required by code.

Commercial Storefront: 2 x Side lite for opening 16'-10" x 10'-6". Including Transom Frame. Constructed with Bronze Anodized Aluminum Extrusions.

Glazing: 1" IGU. CLR Low E Temp. 1/4" over 1/4". 2 x 80" x 62".

1" IGU. CLR Low E Annealed. 1/4" over 1/4". 1 x 80" x 32".

1" IGU CLR Low E Annealed. 1/4" over 1/4". 1 x 38" x 32".

Stone-natural sandstone similar to attached photos.

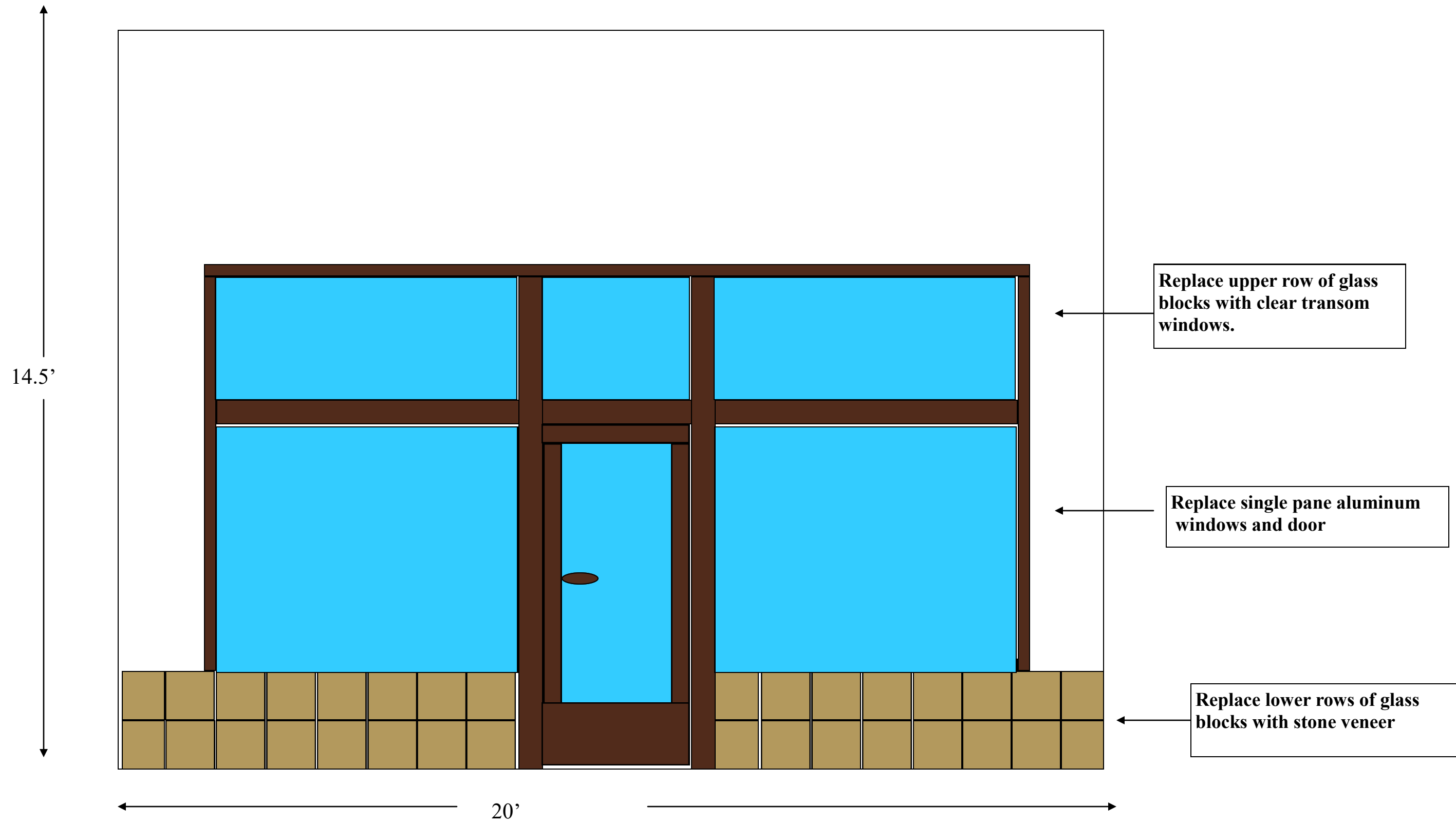


Existing Storefront / 138 North F Street



Located in between J Squared and Senior Murphy's Candy store on North F Street

Proposed Storefront



Photos



Stone



Stone



Window



Window + transom



Front Door