



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City Council Chambers, 448 East First Street, Salida, CO
December 01, 2022 - 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. October 27, 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. 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

COMMISSIONERS' COMMENTS

ADJOURN

**An alternate can only vote on, or make a motion on an agenda item if they are designated as a voting member at the beginning of an agenda item. If there is a vacant seat or a conflict of interest, the Chairman shall designate the alternate that will vote on the matter. If a Voting member shows up late to a meeting, they cannot vote on the agenda item if the alternate has been designated.



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City Council Chambers, 448 East First Street, Salida, CO
October 27, 2022 - 4:00 PM

MINUTES

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<https://register.gotowebinar.com/register/3554519206418386960>

CALL TO ORDER

PRESENT

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

APPROVAL OF THE MINUTES

1. September 22, 2022 - Draft Minutes

Motion to approve the minutes was made by Commissioner Regan, Seconded by Commissioner Chivvis.

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

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2. Major Certificate of Approval - Moore & Killen Block, Mildred Hotel (The Vic) - 135-143 North F Street

The request is to receive a Certificate of Approval on the following exterior alterations that is being proposed for the Moore & Killen Block, Mildred Hotel located at 143 North F Street and the Indian Grill, Salida Café located at 135 N. F Street.

- 1) Sackett Avenue façade- remove boarding and enlarge one (1) window to restore the original window opening.
- 2) North F Street façade - enlarge two (2) existing window openings to restore the original window openings.
- 3) Remove all of the awnings.
- 4) Repoint and repair the brick as needed.

- 5) Remove and replace deck at the rear of the building.
- 6) Repaint the mural on the Sackett Avenue façade.

The only request for the 135 N. F Street building is to add mechanical screening on the roof of the building for security around the equipment which will also visually hide the equipment. The screening will be placed towards the back alley to reduce its visibility.

A. Open Public Hearing- 4:05pm

B. Staff Review of Application-

Planner Jefferson reviewed the application. Staff recommends approval with two conditions; upon completion of the project the applicant contact staff to schedule an inspection of the approved work with members of the Historic Preservation Commission and any changes or modifications from the approved application the Historic Preservation Commission's review and approval is required.

C. Applicant's Presentation-

Erica Hewitt was present online and reviewed the application.

Commission discussed the following items with the applicant and staff:

- Whether the restoration of the exterior of the building was the main goal of the project
- The mural and Victoria Sign with suggestions for its restoration and/or repainting
- The front doors, window sizing, handrails, balcony, roof and whether these items will remain, be restored or be replaced
- The property's eligibility for the national register
- If the fencing in the alley will remain or be replaced.

D. Public Input- NA

E. Close Public Hearing: 4:25pm

F. Commissioner Discussion:

Commission discussed the handrails in the alley. The initial proposed handrails were steel and cable and commission suggested that the applicant use other materials.

G. Commissioner Decision:

Co-Chairman Harris motioned to approve the major certificate with the conditions presented by staff and added a third condition that the new railing on the rear deck be vertical metal railings, Seconded by Commissioner Chapman.

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

THE MOTION PASSED.

COMMISSIONERS' COMMENTS

Planner Dunleavy explained that no additional work sessions were needed in November or December but there may be an applicant submit materials for a January work session.

ADJOURN: The meeting was adjourned at 4:41pm



STAFF REPORT

MEETING DATE: December 1, 2022
AGENDA ITEM TITLE: Vail Block, Sam Romeo Saloon, Witham Rooms- Major Certificate of Approval – 128 North F Street
AGENDA SECTION: Public Hearing

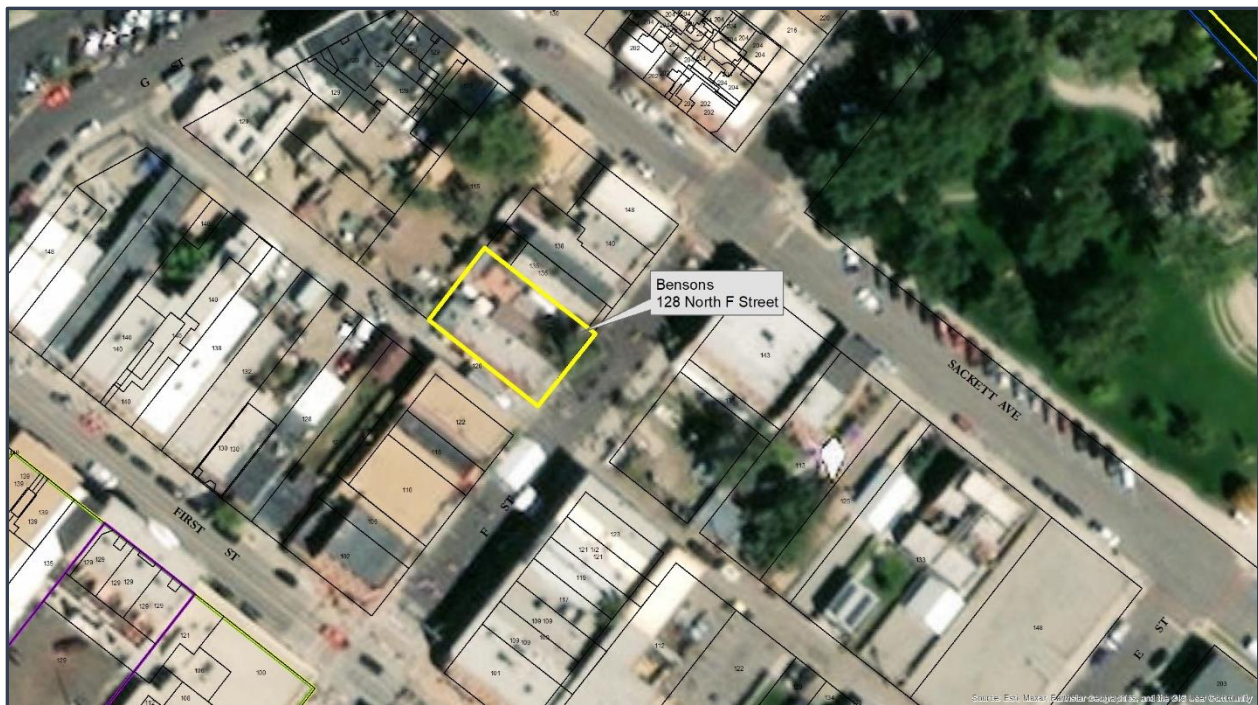
REQUEST: The request is to receive a Certificate of Approval to enclose the covered patio on the north side of the building at 128 North F Street.

APPLICANT:

The applicant is Benson's Tavern business owner Brett Ziehmke, 128 North F Street.

LOCATION:

The property is located at 128 N. F Street, City of Salida, Chaffee County, Colorado. The property is also historically known as the Vail Block, Sam Romeo Saloon, Witham Rooms.



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 historic district and is located within the Central Business (C-2) District. The building is considered a **non-contributing** to the downtown historic district.
2. The architectural inventory form states for 128 N. F Street that, "This building was erected between 1890 and 1893. The 1890 Sanborn map shows a different, smaller, one-story saloon on this parcel. By 1893 the current building is shown, although it was originally a much larger two-story building. The building is shown housing a saloon on Sanborn maps of 1893, 1898, 1904, and 1909. The 1903-04 city directory indicates that this building was known as the Vail Block. In that year the building housed Sam Romeo Saloon (Romeo also lived here) and furnished rooms operated by Mrs. Mary C. Witham. In 1905-06 the Louis Dalla Saloon was listed here, together with the furnished rooms run by Mary Witham. The 1909 city directory listed the Silver Dollar Saloon (operated by Nick Muto and Anton Presta) at this address. The 1914 Sanborn map indicated that the building housed a billiard parlor and confectionery in the space of the present building. By 1927-28, Mrs. Josephine Botz operated a restaurant here. In 1930-31, this was the location of the New Grand Cafe, managed by Sim Wong. On 10 March 1948 the Salida Mail reported that Louis Schneider's building had been gutted by fire. Damages were estimated at \$60,000. The paper reported that the Albany Hotel and the M&O Poolroom were ruined and heavy damage was sustained by General Auto Supply and the Stancati Liquor Store. By 1951, Frank Stancati operated a liquor store here in the rebuilt, smaller building, Stancati Liquor."

3. The applicant is requesting approval to replace the plastic roll down walls on north side of the building and enclose the covered patio with garage style doors. The east wall will have an exit door and the west wall (interior to the property) will have a patio door. There is a fence along the F Street frontage so the enclosed patio is partially visible but enclosing the patio will be more visually appealing than what is existing.



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.

- This property is not contributing to the downtown historic district but improvements to the building can be made that contribute to the overall integrity and vitality of the downtown.
- The proposal to remove the temporary plastic roll down walls on the existing covered patio to enclose the patio with garage style doors on the north, patio doors on the west and a single exit door on the east wall will create a more permanent space.

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.

- The proposed exterior alterations are compatible with the historic architectural character and materials in the district.
- The garage doors and proposed wood siding will be compatible with materials found in the district and should not be highly visible.



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.

- The height, shape, size, setbacks and landscaping are not being altered with the proposed exterior alterations. The proposed materials, wood siding, garage and patio doors will harmonize with the existing building and neighboring structures.

Enclosing the existing covered patio will be an improvement from the plastic roll down walls that is currently used. The work should not destroy or detract from the historic materials or features of the historic building and site.



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 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. That the application is in compliance with the review standards for non-contributing structures in the historic district.
2. The overall design is consistent with the requirements of the Salida Downtown Historic District.
3. The work is not necessary to comply with any building, fire or life safety code.

RECOMMENDED ACTION: Based upon the observations and review standards outlined above, staff recommends **APPROVAL** of the application with the following conditions.

- That the applicant applies for a building permit as required by the Chaffee County Building Department.
- Upon completion of the project the applicant contact staff to schedule an inspection of the approved work with members of the Historic Preservation Commission.

RECOMMENDED MOTION: “I make a motion to approve the 128 North F Street application as it meets the Certificate of Approval Review Standards, subject to the conditions recommended by staff.

Attachment: Application
 Architectural Inventory Form for 128 N F Street

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

1. Resource Number: 5CF406.8
2. Temporary Resource Number: 39
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Vail Block, Sam Romeo Saloon, Witham Rooms
6. Current Building Name: La Frontera Restaurant
7. Building Address: 128 N. F St.
8. Owner Name and Address: Bernick, Philip A., 1115 Taylor Ave., Idaho Falls, ID 83404

Parcel Number: 368132405095
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 413623 Northing 4265637

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

14. Building Plan (footprint, shape): Rectangular

15. Dimensions in Feet: Length 64 X Width 21

16. Stories: 1

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, Chimneys

21. General Architectural Description:

One-story, rectangular, brick and concrete block commercial building with flat roof stepped down toward rear. Façade clad in red brick has cornice of multiple narrow corbelled bands of brick. Brick end piers enframe façade. Band of decorative brickwork with bricks on end above continuous clerestory. Continuous lintel below clerestory. Plate glass windows with brick under windows. Center inset entrance with angled walls flanking paneled and glazed door. Painted brick south wall is adjacent to alley. Storefront design continues for one bay on south wall. Two brick chimneys with metal tops visible on south. North wall is adjacent open lot, and is painted concrete block with murals

and French doors. Shed roof frame addition on rear.

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

23. Landscaping or Special Setting Features:

N/A

24. Associated Buildings, Features, or Objects:

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate 1890-93 Actual

Source of Information: Sanborn maps, 1890 and 1893

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):

The current building represents only a small portion of the original building. The building is not shown on the 1890 Sanborn, when a smaller one-story structure was located here. In 1893 the original building appears on the Sanborn, a large two-story business block with three storefronts. The 1945 Sanborn map shows the original building. The building was heavily damaged in a fire in 1948, leaving only the present part of the building, which was also partially rebuilt.

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

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Commerce and Trade/Restaurant/Bar

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

33. Current Use(s): Commerce and Trade/Restaurant

34. Site Type(s): Commercial Building

35. Historical Background:

This building was erected between 1890 and 1893. The 1890 Sanborn map shows a different, smaller, one-story saloon on this parcel. By 1893 the current building is shown, although it was originally a much larger two-story building. The building is shown housing a saloon on Sanborn maps of 1893, 1898, 1904, and 1909. The 1903-04 city directory indicates that this building was known as the Vail Block. In that year the building housed Sam Romeo Saloon (Romeo also lived here) and furnished rooms operated by Mrs. Mary C. Witham. In 1905-06 the Louis Dalla Saloon was listed here, together with the furnished rooms run by Mary Witham. The 1909 city directory listed the Silver Dollar Saloon (operated by Nick Muto and Anton Presta) at this address. The 1914 Sanborn map indicated that the building housed a billiard parlor and confectionery in the space of the present building. By 1927-28, Mrs. Josephine Botz operated a restaurant here. In 1930-31, this was the location of the New Grand Café, managed by Sim Wong. On 10 March 1948 the Salida Mail reported that Louis Schneider's building had been gutted by fire. Damages were estimated at \$60,000. The paper reported that the Albany Hotel and the M&O Poolroom were ruined and heavy damage was sustained by General Auto Supply and the Stancati Liquor Store. By 1951, Frank Stancati operated a liquor store here in the rebuilt, smaller building, Stancati Liquor.

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Salida Walking Tours; Survey Form, 128 N. F St., 1981; Salida Mail, 10 March 1948.

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).

☒ 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 represents a small part of a larger historic building on this site, most of which was destroyed by fire in the 1940s. The present appearance of the building dates to 1948, which falls outside the district's period of significance.

43. Assessment of Historic Physical Integrity Related to Significance:

The building's current appearance represents its 1948 remodeling; it was once a small part of a much larger building.

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 within 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): 4: 7, 9, 11, 13.

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

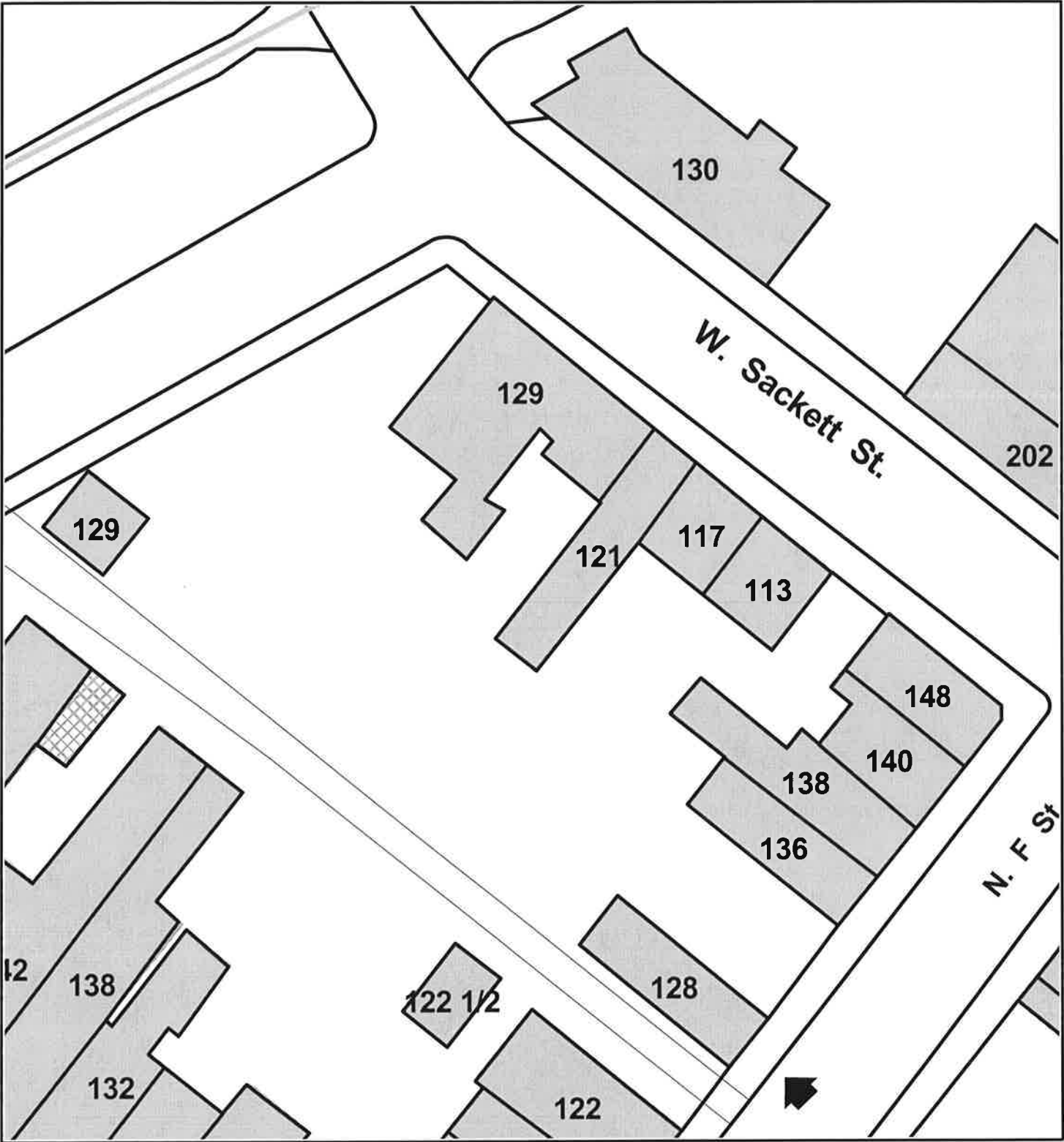
51. Organization: Front Range Research Associates, Inc.

52. Address: 3635 W. 46th Ave.

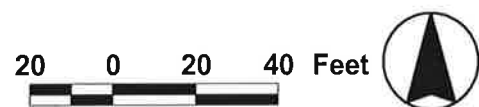
53. Phone Number(s): (303) 477-7597

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

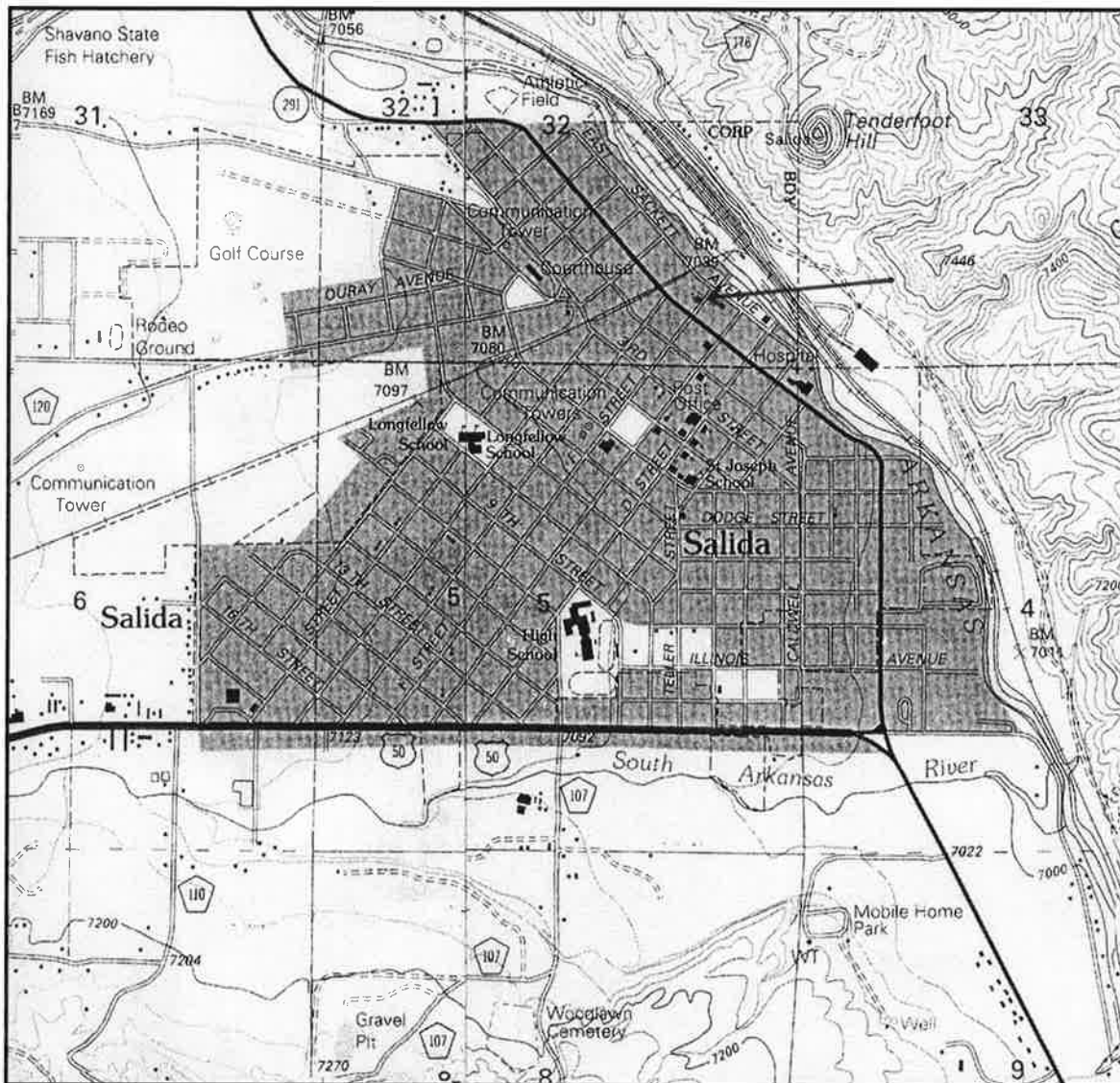


128 N. F Street, 5CF406.8



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

128 N F St, 5CF406.8



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: Brett Ziehmke

Mailing Address: 128 N F Street

Telephone Number: 970231 1870 FAX: _____

Email Address: bensonstavern@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: Benson's Patio

Street Address: 128 N F Street

Legal Description: Lot 1-4 Block 5 Subdivision Salida (attach description) 442511

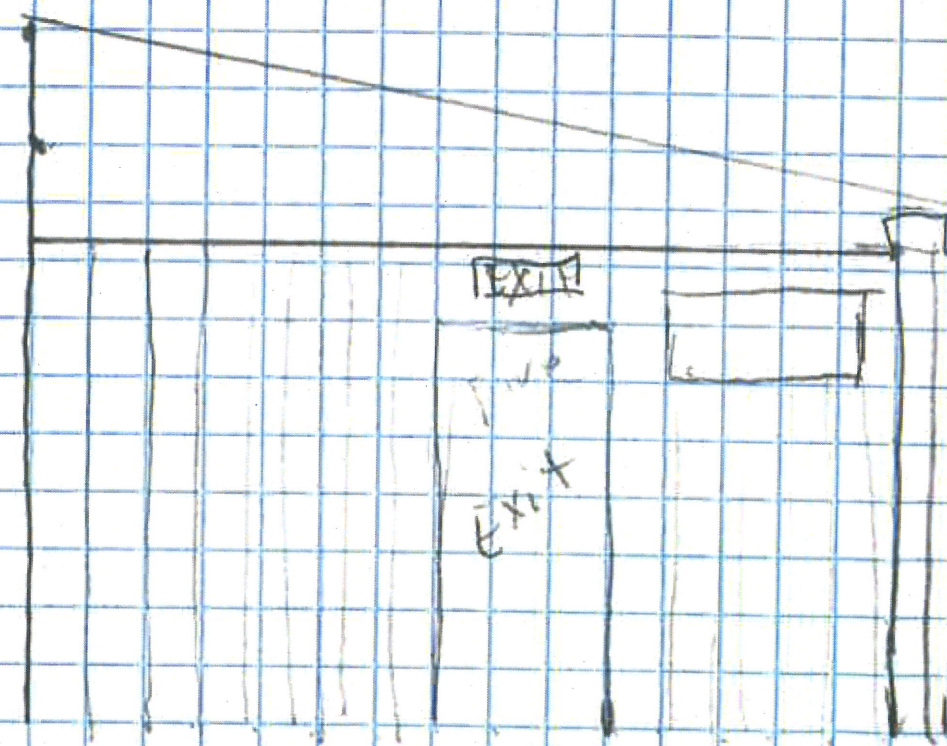
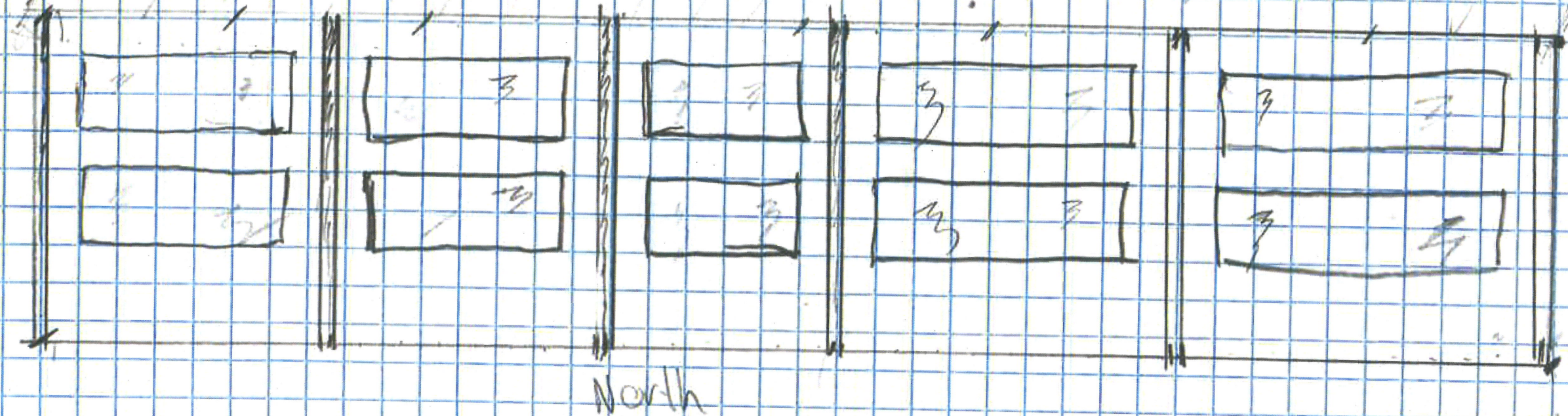
Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable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

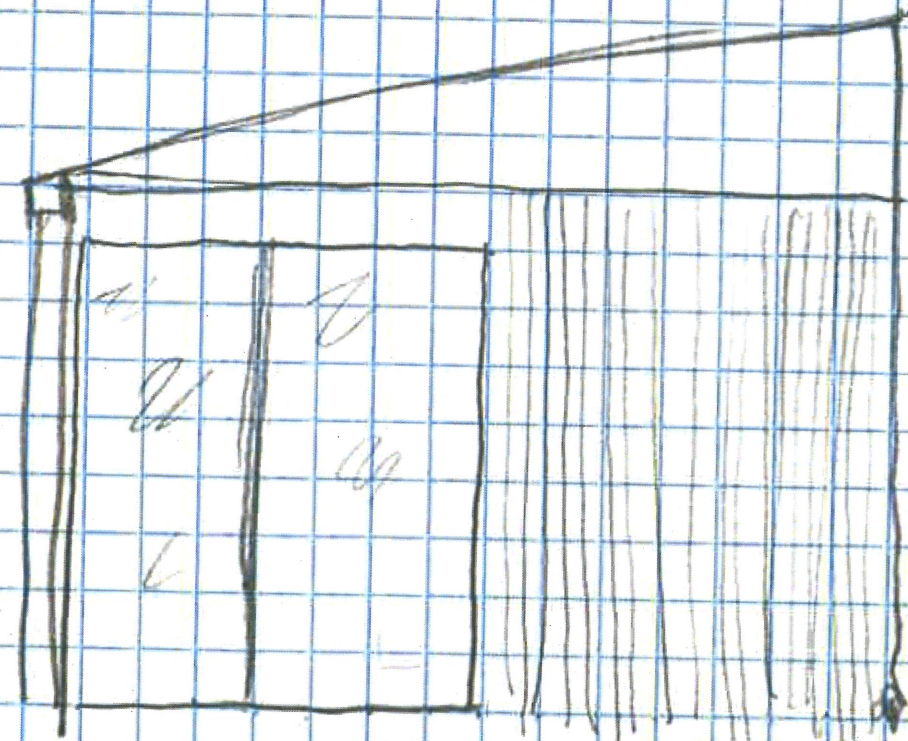
Signature of applicant/agent _____ Date 10-20-22

Signature of property owner _____ Date 10-20-22

Over the last eighteen years the plastic roll down walls on our covered patio at Benson's have served their purpose. However; in recent years the Salida winds have finally taken their toll, and the time has come for them to be replaced. Although they have been functional I feel replacing them with garage doors is a much more permanent solution, one that affords us safer operations, a permanent fire exit, and a little warmer space when the temperatures dip in the spring winter and fall.



F Street East



Patio West

COMMERCIAL GLASS OVERHEAD DOORS
ALUMINUM OR STEEL FRAME



 ARCHITECTURAL SERIES
aluminum full-view doors and steel insulated full-view doors



Clopay’s full-view series doors are ideal for commercial buildings requiring visibility, access to natural lighting and modern look. They're the perfect choice for everything from restaurants and fire stations to service stations and car dealerships.

These overhead doors are available with aluminum or steel frame construction, providing options that ensure maximum durability and reliability. Customize your door with a wide variety of window, color, design and performance options.

WHERE TO BUY

ARCHITECT DESIGN SUPPORT

SPEC WIZARD

