HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City Council Chambers, 448 East First Street, Salida, CO
September 22, 2022 - 4:00 PM

AGENDA

Email public comments to: publiccomment@cityofsalida.com

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

CALL TO ORDER

APPROVAL OF THE MINUTES

1. **June 23, 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. **Sherman Hotel - Major Certificate of Approval** - The applicant, Greg Kenny, is requesting approval to remove three (3) windows and expand the openings to accommodate a single door in each opening at the Sherman Hotel located at 121 G 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.

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
June 23, 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/2506620843408938511

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. May 26, 2022 Draft Minutes

   Motion made by Commissioner Chapman, Seconded by Commissioner Regan.
   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. **Sherman Hotel - Major Certificate of Approval Application**- The applicant, Greg Kenny, is requesting approval for the following exterior alterations to the Sherman Hotel building located at 121 G Street:

   1. Remove one window and fill in with brick.

   2. Remove two windows and remove removing the brick wall between windows to create an opening to install sliding accordion style glass patio doors.

   3. Add a second story balcony that will connect with the existing balcony and stairs.

   4. Remove one window and expand the opening to accommodate double patio doors.

A. Open Public Hearing- 4:05pm

B. Staff Review of Application-

Planner Dunleavy, reviewed the application.

C. Applicant's Presentation-

Applicant's Architect, Steve Riden, was present to represent the applicant, Greg Kenny. Mr. Ridden spoke about the history of the building and the plans for the windows.

Commissioners asked Mr. Riden about:

- The empty lot next to the property
- The visibility of the proposed changes
- The placement of the windows

Mr. Riden responds to Commissioners questions and discusses:

- The matching materials that will be used
- The homogenization of different uses of the building over the years
- How other downtown buildings have large openings and that visibility should not be a significant issue

Commissioners propose other alternatives to the glass openings in the original application.

Mr. Riden discusses the different changes that have happened on the property and to the façade. Mr. Ridden argues that the applicant was attempting to tie the rest of the project together to make it viable.

D. Public Input- NA

E. Close Public Hearing: 4:41pm.

F. Commissioner Discussion:

Commissioners agreed that they do not believe this project is consistent with the historic preservation guidelines and historic structure.

Chairman Krebs moved to approve the application for the proposed changes A and C. Proposed changes B and D are denied with a recommendation that the applicant bring forward a new plan before the commission stipulating that the three existing windows become appropriately sized doors. Co-Chairman Harris seconded.

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

THE MOTION PASSED.

COMMISSIONERS' COMMENTS

Planner Jefferson said that Council approved the Historic Plan in the past Council meeting. Lloyd would like to start applying for grants.

ADJOURN: 4:45pm

STAFF REPORT

MEETING DATE: September 22, 2022

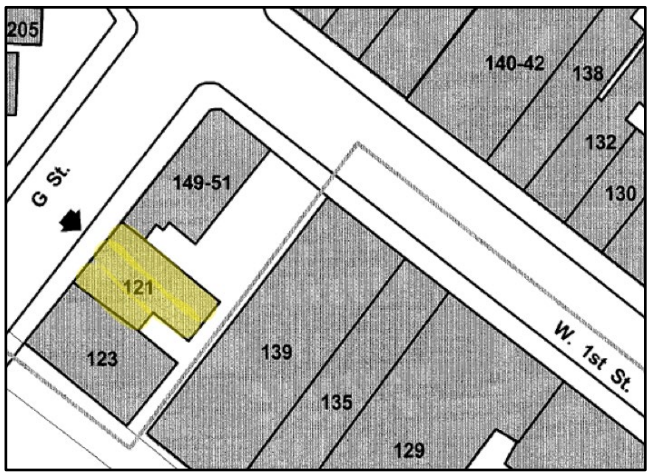
AGENDA ITEM TITLE: Sherman Hotel Major Certificate of Approval – 121 G Street

AGENDA SECTION: Public Hearing

REQUEST: The request is to receive a Certificate of Approval on the following external work that is being proposed for the Sherman Hotel.

Elongate 3 window openings to replace the windows with doors.

APPLICANT:
The applicant is Greg Kenny of 123 G Street, represented by Steve Riden.



LOCATION:
The property is located on Lots 11, 12 and part of 13, Block 21, City of Salida, Chaffee County, Colorado. The property is known as 149-151West First Street, 121 G Street and 123 G Street. The building where these changes are proposed is identified as 121 G 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.

On June 23rd, the Commission ruled upon an application for this site that included a request to remove the subject 3 windows and replace them with expanded door openings. That portion of their request was denied, and the Commission directed the applicant to come back with a request to replace the 3 windows with doors without changing the width of the opening. This will allow access to the balcony that was approved as part of the June 23rd Certificate of Approval.

OBSERVATIONS:

View of Subject Building from across First Street.

1. The subject property is located within the Central Business (C-2) District and the Salida Downtown Historic District (SDHD) and is considered a contributing building to the downtown historic district.

2. The applicant is in the process of remodeling an existing office on the second floor of the building into a living unit, and is requesting this change as part of that remodel.

3. Per HPC's request on June 23rd, the applicant has modified their request for expanded door openings and is now requesting 3 door openings that will be the same with as the current windows they will be replacing. The door style is to match the 2nd floor exterior doors on the adjacent building (151 First Street) that face the same courtyard.

4. According to the architectural inventory form for 121 G Street; this building was built between 1909 and 1914 as the first expansion to the adjacent Sherman Hotel at 123 G Street.

5. The structure is considered a contributing building to the downtown historic district. According to the Architectural Inventory for this property, "this building is associated with the history of tourism and lodging facilities in Salida, having been erected in the early twentieth century as an expansion of an older hotel building to the south. The building is notable for its decorative cornice and tall double-hung sash windows with stone lintels and sills.

6. Rehabilitation is defined by the Secretary of the Interior's Standards as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

REVIEW STANDARDS:

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

1. **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 applicant is proposing to elongate three existing windows to create exterior door openings that would open out onto a previously approved balcony. According to Part 3, Section C of the Salida Design Guidelines; making a window opening into a door opening is preferable to installing a new door opening.

2. **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.
   - According to Part 3, Section C of the Salida Design Guidelines, replacement windows shall match the original windows and replacement doors shall have a design that has a

similar appearance to the original door. The proposal is to match the doors that were previously approved at this site and are currently being utilized as the second floor balcony doors facing this same courtyard from the 151 First Street Building. This is a photo of the current and proposed door:

3. **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 on the structure or site.

   The HPC recommended this modification to minimize the amount of change requested from the first request (which was to expand the openings horizontally as well as vertically).

4. **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.
   - By matching the proposed doors to the doors currently used onsite, they should not detract from the existing historic structure.

5. **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.
   - None of the proposed work is to return the original historic appearance.

6. **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 contributing structures in the historic district because the proposed work maintains the architectural character by

preserving the width of the horizontal openings and only extending them vertically to accommodate doors.

RECOMMENDED ACTION: Based upon the observations and review standards outlined above, staff recommends the following:

1. That the Commission **APPROVE** elongating three window openings to accommodate doors that match the existing 2nd floor balcony doors on 151 West First Street.

RECOMMENDED MOTION:

I move to **APPROVE** the major certificate of approval.

Attachment: Application
Architectural Inventory Form for 121 G. Street.

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
- [x] 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: GREG KENNY

Mailing Address: 123 G. STREET

Telephone Number: 214.789.3583 FAX: _____

Email Address: olgkenny@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: THE SHERMAN HOTEL

Street Address: 123 G. STREET (This specific building is 121 G Street).

Legal Description: Lot_____ Block _____ 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 5.31.22

Signature of property owner_____ Date 5.31.22

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 #:**_____

THE NEW SHERMAN
149 WEST 1ST STREET
SALIDA, COLORADO, 81201
INTERIOR TENNANT FINISH

OWNER/CONTRACTOR
THE SHERMAN HOTEL LLC
26592 WOLVERINE TRAIL
EVERGREEN, CO 80439
ARCHITECT:
STEVEN JAMES RIDEN AIA ARCHITECT PC
6849 US HWY 50
HOWARD, COLORADO 81233-9618
STRUCTURAL ENGINEER:
CARY LOVETT,PE
SOUTHERN COLORADO ENGINEERING LLC
1109 ELKHORN ROAD
COTOPAXI, COLORADO 81223
719.792.9771

PROJECT DATA:
OCCUPANT LOADING CALCULATIONS:
1200/200=6 PERSONS
OCCUPANCY TYPE = R-2
CONSTRUCTION TYPE = V
BUILDING CODE:
2015 International Residential Code
2015 International Building Code
2015 International Fire Code
2015 International Plumbing Code
2015 International Mechanical Code
2015 International Fuel Gas Code
2006 International Energy Conservation Code
2015 International Existing Building Code
2020 National Electric Code
2015 International Building Codes (Ordinance 2018-02)
Local Amendments to the Codes
Ground Snow Load - 40 psf
Wind Speed - 120 mph Vult.
Seismic Design Category - C
Frost Depth - 24"
Winter Design Temp 0° F

STATE OF COLORADO
STEVEN JAMES RIDEN
202680
08.31.2022
LICENSED ARCHITECT

STRUCTURAL STEEL

1. Structural steel shall be detailed, fabricated and erected in accordance with latest provisions of the AISC Manual of Steel Construction and AISC Code of Standard Practice. Structural shapes shall conform to ASTM A36 except A992 for wide flanges, A53 Grade B for round HSS columns and A500 Grade B for rectangular HSS sections.

2. Bolts shall conform to ASTM A307, unless noted otherwise on plans. Bolted connections specifying A325 or A490 shall be bearing type installed in accordance with the latest AISC specifications and verified by periodic inspection by a special inspector as required by the Building Official.

3. Anchor rods shall be ASTM F1554 unless otherwise noted. Adhesive anchors shall have periodic special inspection as required by the Building Official.

4. Structural Steel fabrication drawings shall be submitted to the Engineer for approval in accordance with the latest edition of the AISC "Steel Construction Manual."

5. All welds shall be made with E70XX electrodes. Field welding shall have periodic special inspection in accordance with IBC section 1704 and as required herein. Inspection of field or shop welds less than or equal to $\frac{5}{16}$" shall be periodic. Inspection of fillet welds greater than $\frac{5}{16}$", multi-pass fillet welds and complete or partial penetrations groove welds shall be continuous.

6. Welders shall have passed the American Welding Society (AWS) standard qualifications tests per AWS D1.1.

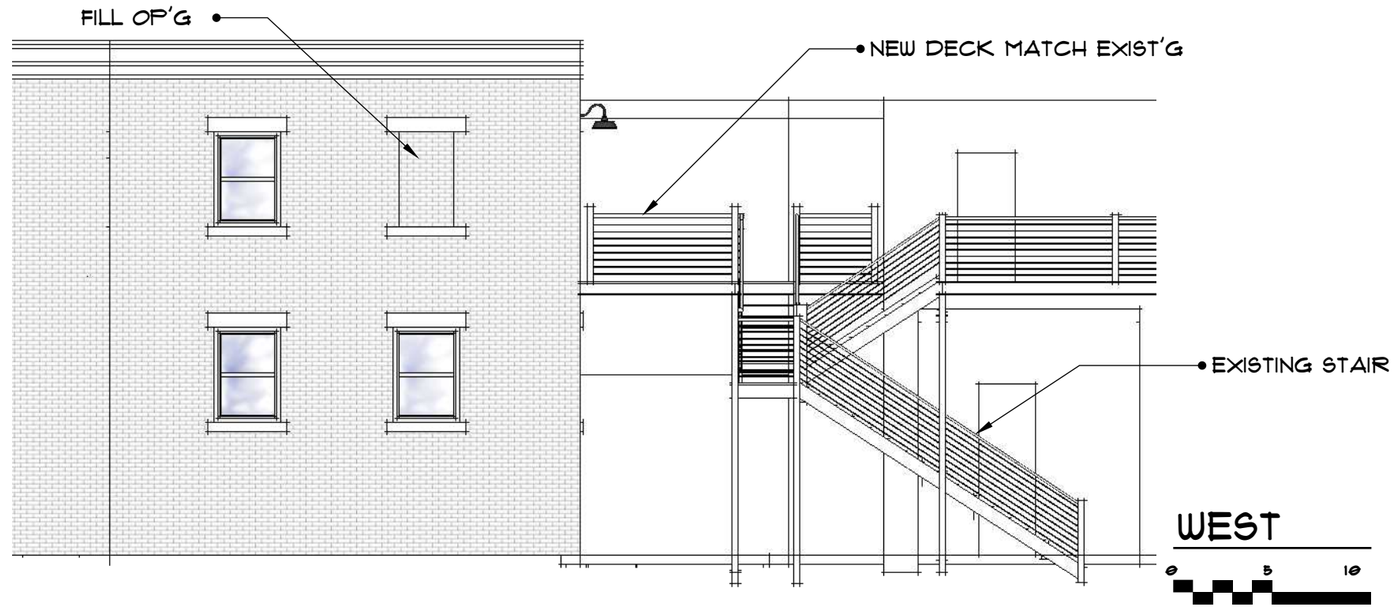
7. Adequate bracing/shoring shall be installed to withstand construction/wind/seismic loads until field connections are complete, shear walls are in place, and the structure is secure.

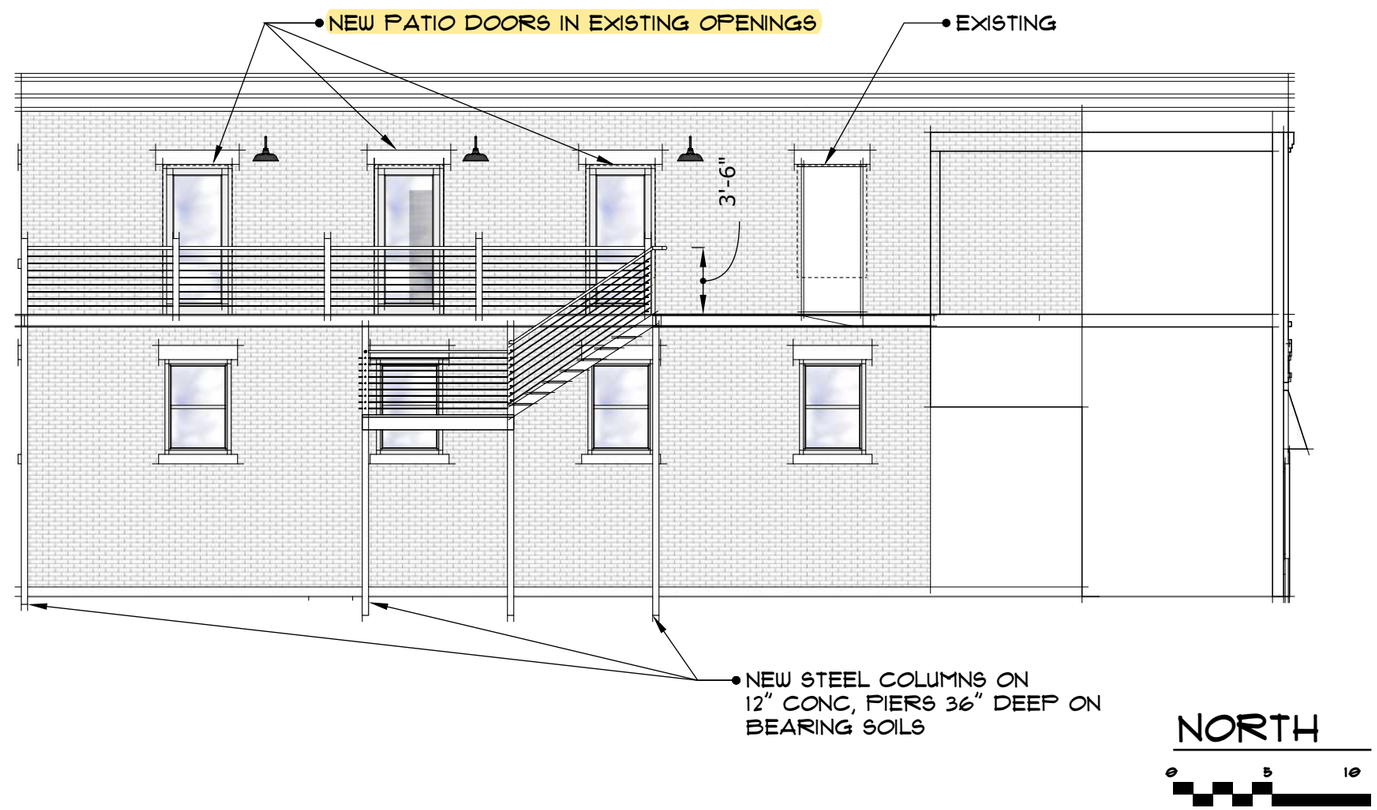
8. Dry pack grout shall be shrink resistant per industry standards. All column base plates shall have 1" minimum dry pack grout to provide continuous bearing.

9. Adhesive anchors shall be Hilti HIT HY200 or approved equal two part resin epoxy anchor. Expansion bolts shall be "SIMPSON" or approved wedge type, installed in accordance with the manufacturer's requirements.

10. All steel connections on the drawings that are labeled "CUSTOM" are to be detailed by the steel fabricator. Submit shop drawings to the engineer for approval before fabrication.

STEVEN JAMES RIDEN A.I.A.
ARCHITECT
970-389-0150
steve@riden1.com
www.steveridenarchitect.com





STATE OF COLORADO
STEVEN JAMES RIDEN
202680
08.31.2022
LICENSED ARCHITECT

STEVEN JAMES RIDEN AIA ARCHITECT PC
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HOWARD CO 81233
970.389.0150
steve@riden1.com

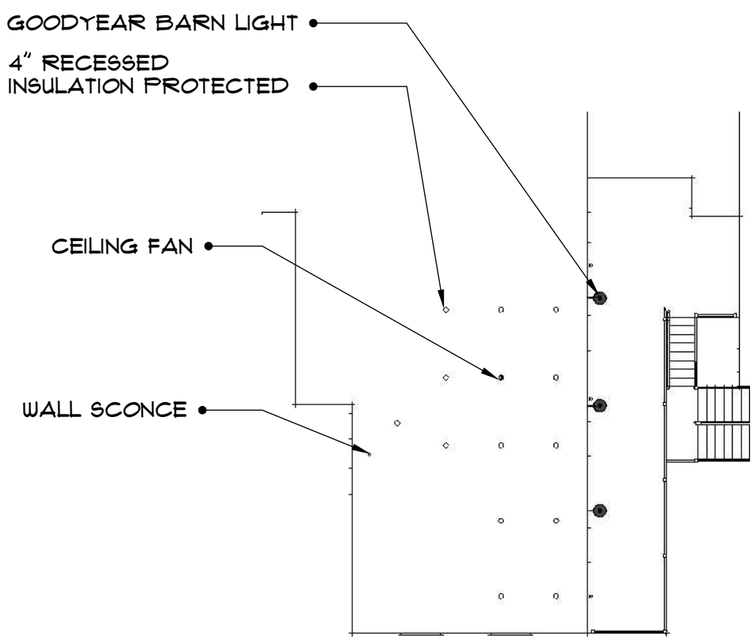
UNIT # 4 NEW SHERMAN
123 "G" STREET
SALIDA COLORADO 81201

THE FLAT @ THE
NEW SHERMAN

ISSUE
08.28.2022
DRAWN BY
SJR

A.2

STATE OF COLORADO
STEVEN JAMES RIDEN
202680
08.31.2022
LICENSED ARCHITECT



LIGHTING

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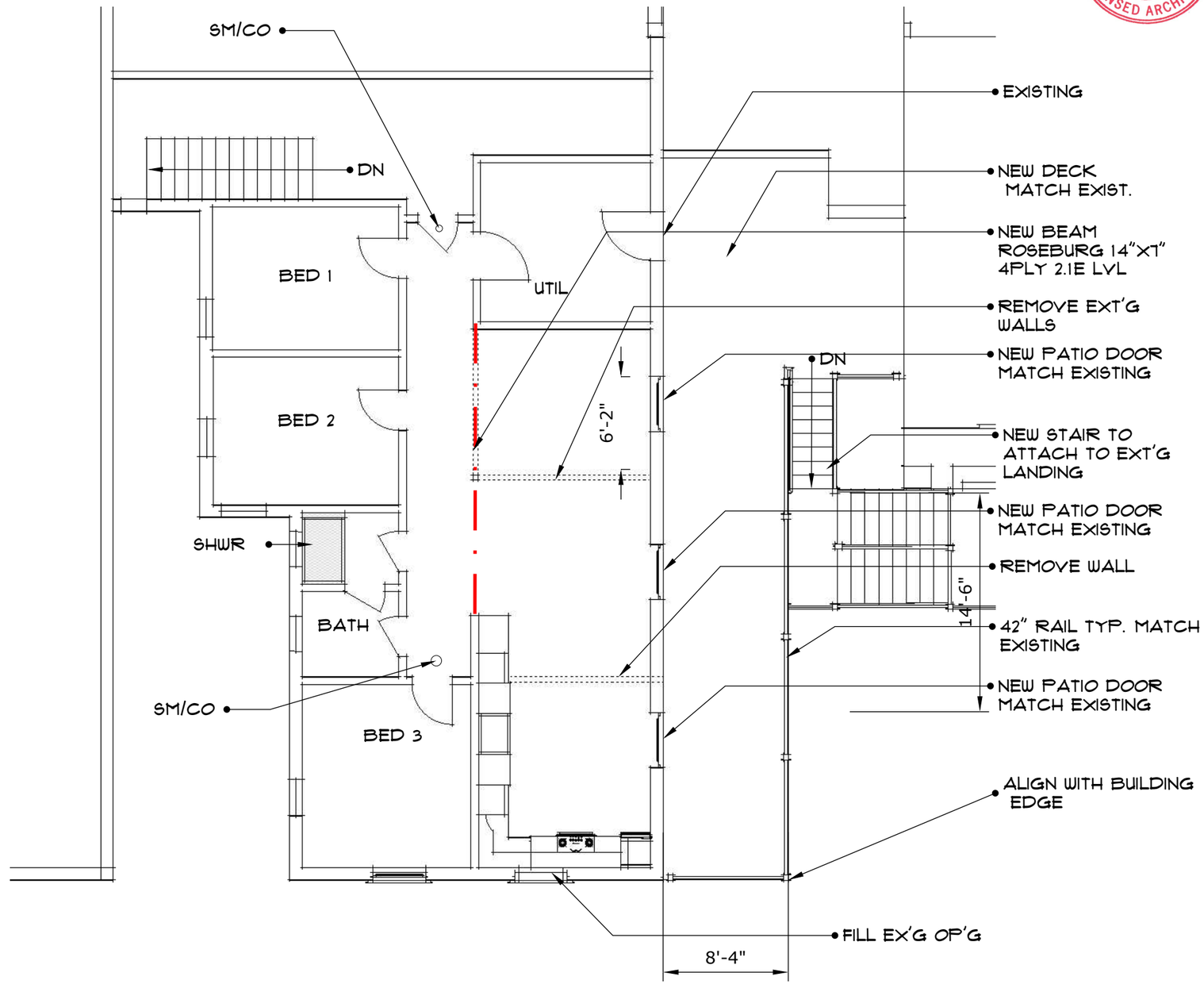

PLAN

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STEVEN JAMES RIDEN AIA ARCHITECT PC
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steve@riden1.com

UNIT # 4 NEW SHERMAN
123 "G" STREET
SALIDA COLORADO 81201

THE FLAT @ THE
NEW SHERMAN

ISSUE
08.28.2022
DRAWN BY
SJR

A.1

Official Eligibility Determination
(OAHP Use Only)

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

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

I. IDENTIFICATION

1. Resource Number: 5CF406.119 **Parcel Number:** 368132421230

2. Temporary Resource Number: 96 **SHF Grant Number:** 2001-02-004

3. County: Chaffee

4. City: Salida

5. Historic Building Name: Sherman Hotel

6. Current Building Name: The New Sherman

7. Building Address: 121 G St.

8. Owner Name and Address: New Sherman LLC, P.O. Box 16541, Denver, CO 80216

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** 413505 **Northing** 4265605

11. USGS Quad Name: Salida East, Colo.

Year: 1994 **Map Scale:** 7.5' Attach photo copy of appropriate map section.

12. Lot (s): 11, 12, 13 (part) **Block(s):** 21

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): L-Shaped

15. Dimensions in Feet: Length 63 **X Width** 37

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

21. General Architectural Description:

Two-story rectangular red brick hotel building with flat roof with projecting cornice with paired brackets, dentil molding, and plain frieze. Raised concrete foundation. Second story has tall 1/1-light double-hung sash windows with rock-faced stone (some with concrete) sills and lintels. The windows are divided into three bays, with two windows in the north and center bays and a larger single window in the south bay. The first story has two windows in the north and center bays and an inset entrance in the south bay with a stone lintel above the entrance. The north wall is painted brick and has a brick chimney and four double-hung sash windows.

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

23. Landscaping or Special Setting Features:
Front of building is even with sidewalk.

24. Associated Buildings, Features, or Objects:
South part of Sherman Hotel, 123 S. G St.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate 1909-14 **Actual**

Source of Information: Sanborn Maps, 1909 and 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 was erected between 1909 and 1914 as an addition to the Sherman Hotel to the south. The building appears the same as it did in 1981.

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

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Domestic/Hotel

32. Intermediate Use(s) Domestic/Hotel

33. Current Use(s): Domestic/Hotel

34. Site Type(s): Hotel

35. Historical Background:

This building was built between 1909 and 1914, according to Sanborn fire insurance maps for those years. It was apparently built as the first expansion of the Sherman Hotel that began in the old Red Cross Hospital to the south; it is labeled as part of the hotel on 1914 through 1945 Sanborn maps. The hospital moved in 1909, and the1911-12 city directory lists the Sherman House at 123 S. G Street, with Harold F. Herr, proprietor.

In 1922, the Sherman Hotel was operated by Harold F. and Tillie Herr. Adam Heberer and his son, Max, had acquired the hotel in 1923 and undertook redecorating and improvements to the general equipment of the hotel. The Sherman Coffee Shoppe was operated in connection with the hotel. The senior Heberer had lived in Colorado since about 1887 and had previously operated the Plaza Hotel in Denver. While the Sherman Hotel was "known primarily as a commercial hotel it boasts however of yearly entertaining many wealthy eastern guests who come to visit this wonderful region with their families during the summer months." A free shuttle bus to and from the railroad station was provided for guests.

An article in the October 1927 Salida Mail "Booster Edition" indicated that the owners of the Sherman Hotel (south at 123 and 125 G Street) were planning an expansion of the hotel to eighty rooms that would include "a unique lay out court, flower beds and recreational center as one of the features." This expansion added a second story to the building at the corner of W. 1st and G streets which was subsequently used for guest rooms.

The 1951 and 1961 city directories showed that the Sherman Hotel was still located here. In both years it was operated by the Heberer family: Mrs. Nina Heberer, owner, and Robert C. Heberer, manager.

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Salida Mail Booster Edition, 21 October 1927.

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 history of tourism and lodging facilities in Salida, having been erected in the early twentieth century as an expansion of an older hotel building to the south. The building is notable for its decorative cornice and tall double-hung sash windows with stone lintels and sills.

43. Assessment of Historic Physical Integrity Related to Significance:

The building appears to retain substantial integrity, including brick walls, decorative cornice, and windows with stone lintels and sills.

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: Contributing

VIII. RECORDING INFORMATION

47. Photographic Reference(s): 15: 3, 11, 13, 15.

Negatives Filed At: City of Salida **Photographer:** Roger Whitacre

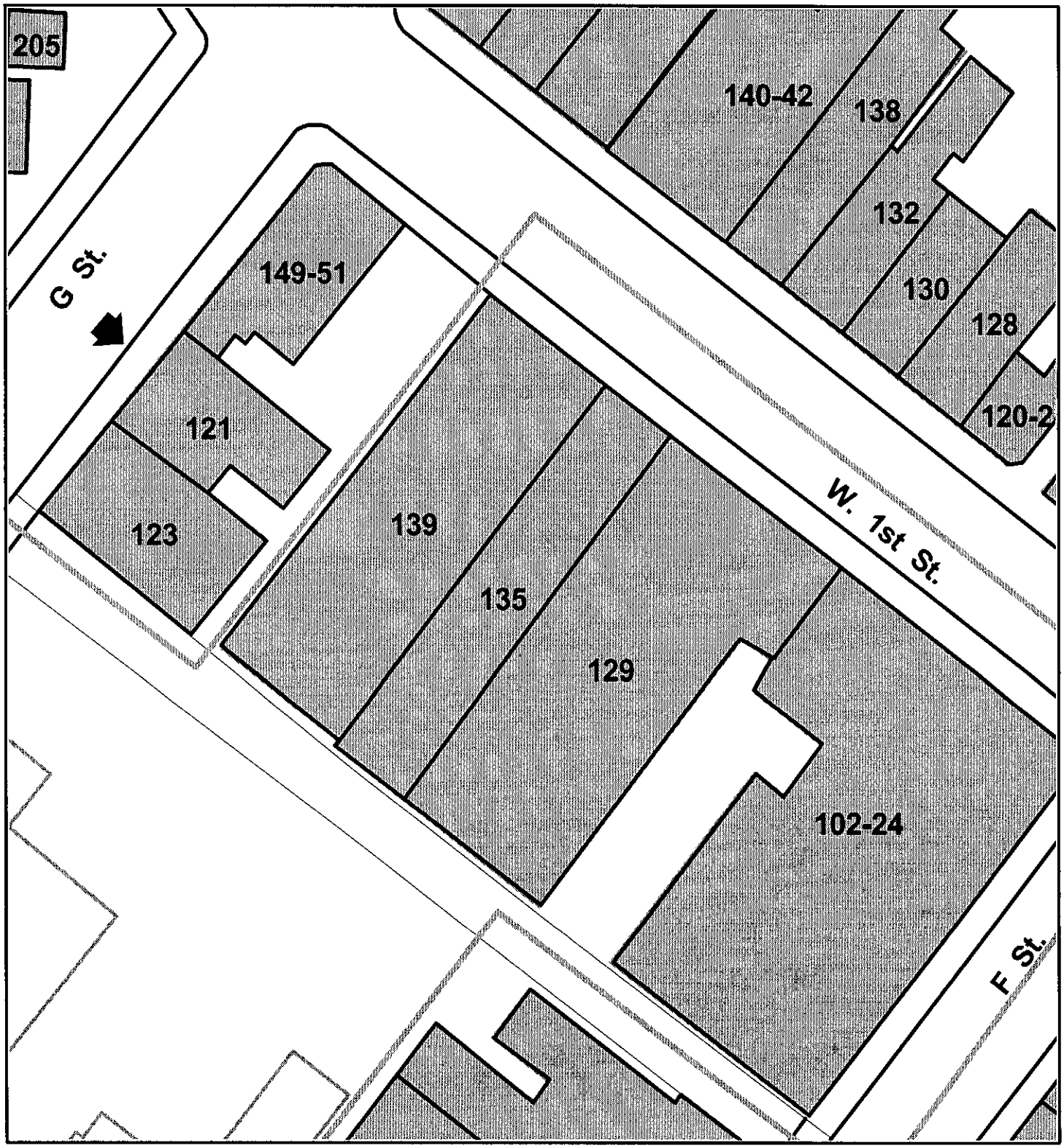
48. Report Title: Downtown Salida Historic Buildings Survey, 2001-02

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.



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