



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

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

August 27, 2020 - 5:30 PM

AGENDA

CALL TO ORDER

APPROVAL OF THE MINUTES

1. Historic Preservation Commission draft minutes - 02.27.2020

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

2. Argys Brothers Garage – 223 E. First Street - Major Certificate of Approval Application-

The purpose of the request is to receive approval for exterior alterations to the back wall of the structure at 223 E. First Street. The applicant is requesting to increase the 8'x8' garage door opening to allow for a 12'x12' garage door opening on the rear (south) wall of the building adjacent to the alley.

UNFINISHED BUSINESS:

NEW BUSINESS:

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, he cannot vote on the agenda item if the alternate has been designated.**

MEETING DATE: Thursday, February 27, 2020
MEETING TIME: 5:30 p.m.
MEETING LOCATION: City Council Chambers, 448 East First Street, Suite 190, Salida, CO

Present: Regan, Tomkiewicz, Chivvis, Chapman, Jefferson, Van Nimwegen, Almquist

Absent: Krebs, Harris, Hunnicutt

I. CALL TO ORDER: Regan called the meeting to order at 5:34 pm

II. APPROVAL OF THE MINUTES: December 26, 2019 -

Tomkiewicz made a motion to approve the minutes as written. Chapman seconded the motion. All were in favor and the motion carried.

III. UNSCHEDULED CITIZENS: None

IV. AMENDMENT(S) TO AGENDA: None

V. REVIEW OF APPLICATIONS:

1. Major Certificate of Approval – Laura Evans House/Victory Hotel, 129 West Sackett

Avenue – The applicant is requesting approval for revisions to the approved May 30, 2019 Certificate of Approval for the property at 129 W. Sackett Ave.

A. Staff Review of Application – Jefferson gave an overview of the application and stated that 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 a member of the Historic Preservation Commission.

B. Applicant's Presentation – Tom Pokorny explained the proposal for the revisions to the end unit (unit D) and was available to answer questions. Pokorny stated that he is requesting to use a darker brick for this unit to help breakup the massing of all of the units. Chivvis said that in the 1920's and 1930's downtown building owners were starting to replace the wood kick panels on their building with darker brick because of the maintenance of the wood.

C. Commission Discussion: Regan opened the Commission discussion. Chivvis stated that he liked the way the applicant has broken up the verticality of the three buildings because it fits with the downtown buildings. Regan thanked the applicant for going through the process each time he has revisions.

D. Commission Decision: Chivvis made a motion to approve the major certificate of approval with staff's recommended condition.

Tomkiewicz seconded the motion. All were in favor and the motion carried.

VI. UNFINISHED BUSINESS:

VII. NEW BUSINESS:

VIII. COMMISSIONER COMMENTS:

IX. ADJOURN: With no further business to come before the Commission, the meeting adjourned at 5:47 PM

STAFF REPORT

MEETING DATE: August 27, 2020
AGENDA ITEM TITLE: Argys Brothers Garage – 223 E. First Street - Major Certificate of Approval Application
AGENDA SECTION: Public Hearing

REQUEST: The purpose of the request is to receive approval for exterior alterations to the back wall of the structure at 223 E. First Street. The applicant is requesting to increase the 8'x8' garage door opening to allow for a 12'x12' garage door opening on the rear (south) wall of the building.

APPLICANT:

The applicant is Sam Mick, PO Box 1008, Salida, CO 81201.

LOCATION:

The property is described as Lots 8-10, Block No. 23, to the Town (now City) of Salida, Chaffee County, Colorado and is addressed as 223 E. First Street. The historic building name is Argys Brothers Garage.

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 Central Business (C-2) zone district and is located within the Downtown Historic District. This property is considered contributing to the downtown historic district.
2. According to the Architectural Inventory Form statement of significance for this property: "This building is associated with the development of automobile-related service buildings in downtown Salida, having been erected in the 1920s to house the Argys Brothers Garage, an automobile sales and service firm. The Argys Brothers' automobile business continued in this building for more than half a century. The building is an extremely well preserved example of an automobile dealership, and is notable for its stepped parapet, decorative brickwork, large display windows with clerestories, and intact entrances. The building is potentially eligible to the National Register."



Historic photo from the Bob Rush collection

3. The applicant is requesting to enlarge the existing garage door opening on the rear (south) wall adjacent to the alley. The current opening is 8'x8' and the applicant is requesting to increase the opening to 12'x12'.



4. The applicant has provided specifications on the proposed 12'x12' door which will be a metal faux wood grain insulated door with two rows of windows toward the top of the door.

REVIEW STANDARDS:

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

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

- The Secretary of Interior Standards for rehabilitation recommends identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window



Historic photo from the Salida Regional library collection

architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.

- The applicant will not be destroying the appearance or the integrity of the building. The request is to enlarge an existing opening on the south wall which is in the rear of the property along the alley. According to the Architectural Inventory form, the rear wall (south) is the only part of the building that has been altered by the addition of stucco and windows.
 - The Secretary of Interior Standards for Alterations/Additions for new Use: Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features or finishes.
 - The applicant is requesting to increase the opening on the south wall in order to get his equipment in the building. The applicant has not stated his intentions for the use of the building.
 - The south wall is adjacent the alley and not visible to First Street or E Street. Enlarging the door opening on the South wall should not detract from the appearance of the structure and should not destroy any character defining features of the structure.
- B. Original Materials. Whether original designs, materials, finishes and construction techniques that characterize the historic value and appearance of a structure or site can be retained, restored or repaired as opposed to replaced, and whether replacement designs, materials or finishes can match and/or accurately replicate the originals.
- According to the Downtown Design Guidelines, Part III, Section C- Doors, Policy: The character-defining features of a historic door and its distinct materials and placement should be preserved. In addition, a new door should be in character with the historic building. This is especially important on primary façades.
 - The applicant is proposing a metal faux wood grain insulated door in the enlarged opening. The existing door is not on the primary façade and it has no character-defining features.
- C. Minimum Change. Whether and/or to what extent the proposed work will require more than a minimal change to the historic appearance, materials or integrity of the structure or site.
- Enlarging the door opening on the rear wall will not be highly visible and will have minimal change to the historic appearance of the structure. The change to the overall historic appearance of the building should not have a negative effect to the historic appearance of the structure or site.
- D. New Construction. New additions, exterior alterations and related work shall not destroy or detract from the existing historic structure and materials to the maximum extent feasible, and such new work or alterations shall be differentiated from, but compatible with, the existing size, scale and exterior architectural features of the structure or site so as to protect its historic identity and integrity.

- The alterations should not detract from the existing structure since the work will be to the rear (south) wall. The proposed work will be compatible with the existing features of the building.

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

- There are no historic photos of the south wall of the building. Enlargement of the door on the south wall and installation of the new door will not destroy or detract from the historic structure or site.

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

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

RECOMMENDED FINDINGS:

1. That the application for the proposed exterior alterations are in compliance with the review standards for contributing structures in the historic district, with recommended conditions, because the changes to the rear door opening will not destroy or detract from the historic building or site.

RECOMMENDED ACTION:

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

Approve the Major Certificate of Approval application for the proposed exterior alterations to the south wall of the building at 223 East First Street subject to the following condition(s):

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

RECOMMENDED MOTION:

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

Attachment: Application
Site plan
Architectural Inventory Form for 223 E. First 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:** 5CF406.81
2. **Temporary Resource Number:** 72
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Argys Brothers Garage
6. **Current Building Name:** Planit Systems, Inc.
7. **Building Address:** 223 E. 1st St.
8. **Owner Name and Address:** Lindstrom, Kenneth E. & Cathie B., 223 E. 1st St., Salida, CO 81201

Parcel Number: 368132423259

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** 413711 **Northing** 4265450
11. **USGS Quad Name:** Salida East, Colo.
Year: 1994 **Map Scale:** 7.5' Attach photo copy of appropriate map section.
12. **Lot (s):** 8-10 **Block(s):** 23
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** 150 **X Width** 83
16. **Stories:** 1
17. **Primary External Wall Material(s) (enter no more than two):**
Brick
18. **Roof Configuration (enter no more than one):**
Barrel
19. **Primary External Roof Material (enter no more than one):** Asphalt
20. **Special Features (enter all that apply):**
Chimney
21. **General Architectural Description:**

One-story rectangular brick automobile service garage with arched roof. Stepped parapet on façade outlined with contrasting brick. Projecting sign attached to wall at center of parapet. Below parapet the brick wall is divided into panels by contrasting brick, with soldier course of brick forming lintel. Façade has tan wire-drawn brick with contrasting brick on piers. Concrete foundation. Piers and brickwork divide the façade into three bays. Center bay has a large paneled and glazed garage door flanked by brick piers and pedestrian doors with large rectangular lights, transoms, and clerestory windows on each side. Each pier has globe-shaped light attached. Bays flanking

central bay have large plate glass display windows surmounted by clerestory windows composed of multiple small lights. Brick below display windows. Tall red brick chimney on east near center of wall. East and west walls of building are red brick and the rear wall is stuccoed.

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 1926-1929

Actual

Source of Information: Sanborn Map, 1929 and 1926 Photograph

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: Argys Brothers Garage

Source of Information: Salida Walking Tour, 2002

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

Footprint of the building remains unchanged on Sanborn maps of 1929 and 1945. A 1981 survey form states that there were gas pumps in front of the building; there are no pumps in front of the building today.

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/Business

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

35. Historical Background:

This garage was constructed between 1926 and 1929. The building is not shown on an overview photograph of Salida from Tenderfoot Mountain taken in 1926, but it does appear on the 1929 Sanborn fire insurance map. The 1950 year of construction reported by the Chaffee County Assessor is not correct. The garage was variously addressed as 221, 211-23, and 215 E. 1st Street over the years.

This building was the home of the Argys Brothers Garage and Argys Motor Company for more than fifty years. The Argys brothers (Dick, Gus, and Theodore) began a mercantile, grocery, and meat store on North F Street in 1912. In 1917, Dick and Gus Argys took over the local Nash automobile dealership. The 1927 "Booster Edition" of the Salida Mail reported that Dick Argys was in charge of the office and auto sales, while Gus handled the service department. The article noted that "they maintain an adequate service department and garage so affording the owners every assurance of service."

According to the Salida Walking Tour, the Argys brothers built this building. The 1929 Sanborn map stated that it had a capacity of seventy-five cars. The Argys Brothers Garage was listed here in the 1930-31 city directory, which listed Richard A. and Theodore A. Argys as the proprietors. The 1951 city directory showed D.A. and Gus Argys as partners in the firm. The Argys Motor Company still occupied this building at the time of the 1981 historic buildings survey. At that time they were dealers in Jeep, Scout, Farmall, and International Harvester brands.

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; "Salida Walking Tour," 2002; Salida Mail, Booster Edition, 21 October 1927; Russ Collman, Trails Among the Columbine (Denver: Sundance

Publications, 1992), 244-45.

VI. SIGNIFICANCE

37. Local Landmark Designation: No

Date of Designation:

Designating Authority:

38. Applicable National Register Criteria:

- X 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;
- X 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: Architecture
Commerce

40. Period of Significance: 1926-29 to 1953

41. Level of Significance: Local

42. Statement of Significance:

This building is associated with the development of automobile-related service buildings in downtown Salida, having been erected in the 1920s to house the Argys Brothers Garage, an automobile sales and service firm. The Argys Brothers' automobile business continued in this building for more than half a century. The building is an extremely well preserved example of an automobile dealership, and is notable for its stepped parapet, decorative brickwork, large display windows with clerestories, and intact entrances. The building is potentially eligible to the National Register.

43. Assessment of Historic Physical Integrity Related to Significance:

This building maintains substantial integrity. The façade of the building remains unchanged. The rear wall (south) has been stuccoed and windows have been added. Some windows have been replaced on the sides.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: 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): 10: 7A, 9A, 19A, 22A.

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

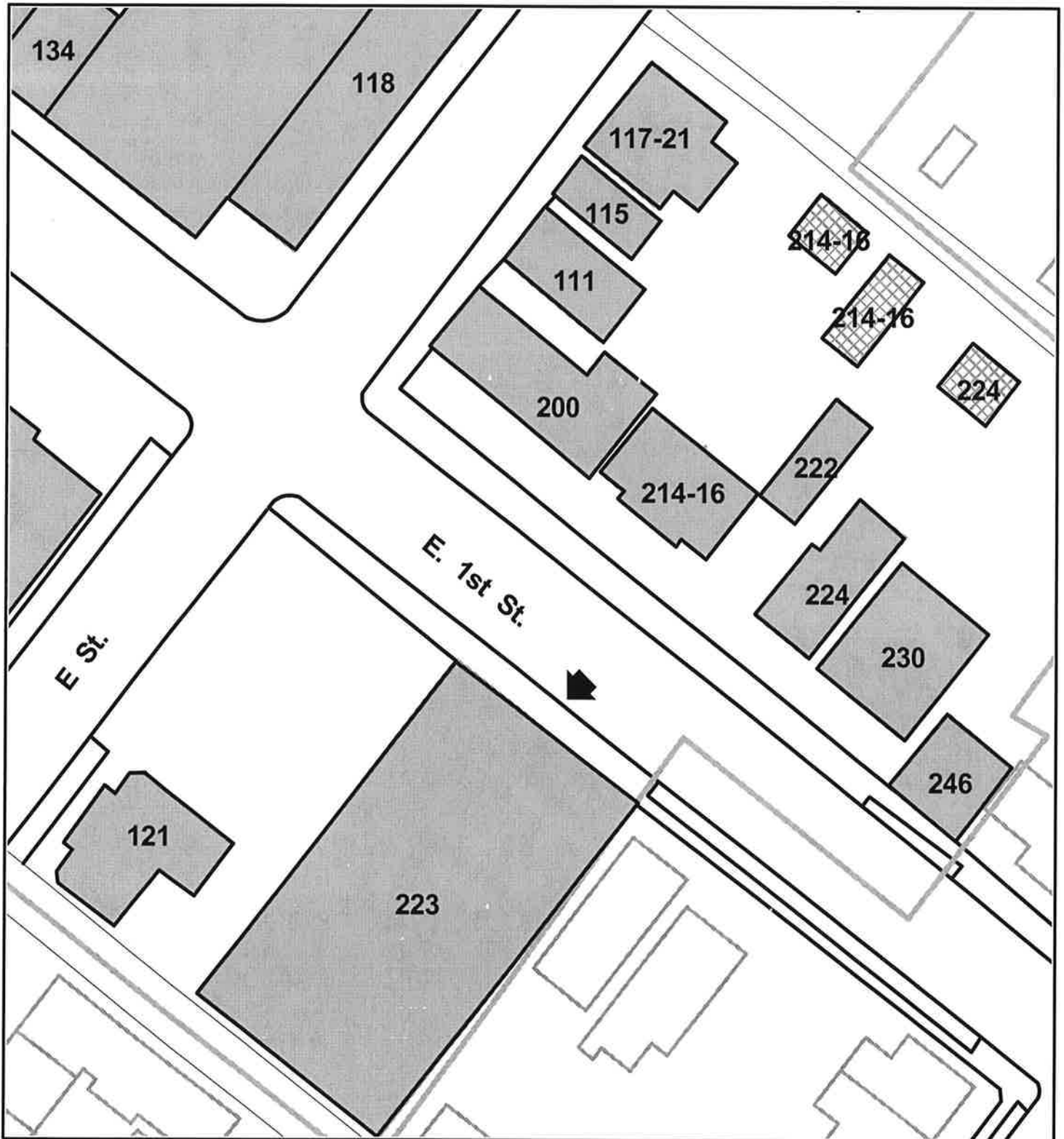
51. Organization: Front Range Research Associates, Inc.

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



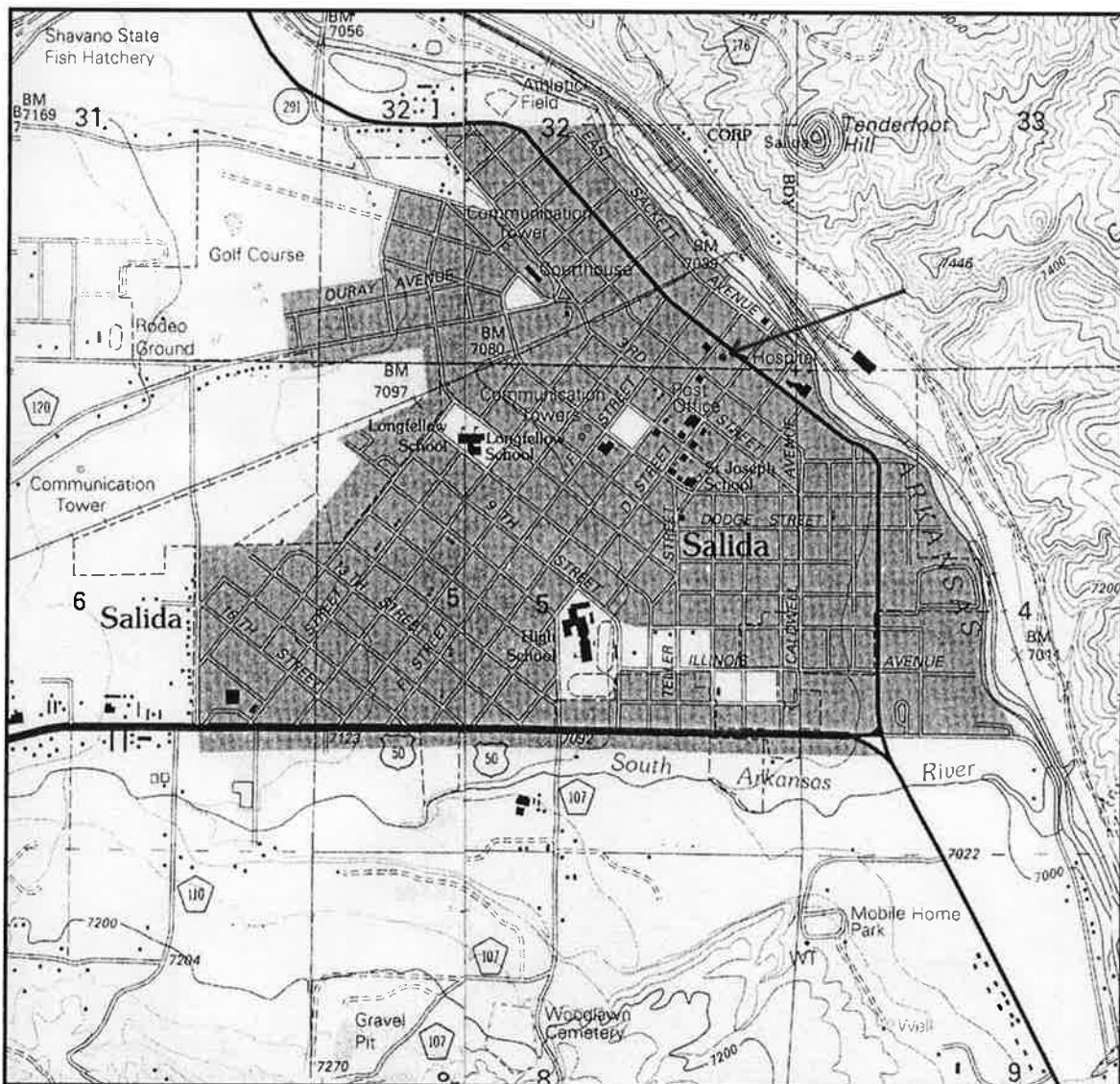
223 E. 1st Street, 5CF406.81

20 0 20 40 Feet



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

223 E 1st St, 5CF406.81



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

Print File
ARCHIVAL PRESERVERS

P.O. BOX 607638 • ORLANDO, FL 32860 • (407) 886-3100

STYLE NO. 35-8P





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)

- | | |
|--|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Administrative Review:
(Type)_____ |
| <input type="checkbox"/> Pre-Annexation Agreement | |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Limited Impact Review:
(Type)_____ |
| <input type="checkbox"/> Appeal Application (Interpretation) | |
| <input type="checkbox"/> Certificate of Approval | <input type="checkbox"/> Major Impact Review:
(Type)_____ |
| <input type="checkbox"/> Creative Sign Permit | |
| <input checked="" type="checkbox"/> Historic Landmark/District | <input type="checkbox"/> Other:_____ |
| <input type="checkbox"/> License to Encroach | |
| <input type="checkbox"/> Text Amendment to Land Use Code | |
| <input type="checkbox"/> Watershed Protection Permit | |
| <input type="checkbox"/> Conditional Use | |

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

A. Applicant Information

Name of Applicant: 223 E 1st ST LLC

Mailing Address: P.O. Box 2049 Salida Co 81201

Telephone Number: 719.839.1001 FAX: _____

Email Address: samuelmick61@live.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: _____

Street Address: 223 East First Street Salida CO 81201

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description) **See attached**

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 07/21/20

Signature of property owner _____ Date _____



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

14

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

A. Type

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

- 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;
- The installation, removal or replacement of a fence, awning, roofing material or dumpster enclosure;
- 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;
- 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:

- An activity not defined or qualifying as an insubstantial or minor activity, including, but not limited to, reconstruction, rehabilitation, remodeling, renovation, relocation or demolition;
- 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;
- The installation, alteration or removal of a window or door opening;
- 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;
- 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;
- 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;
- 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

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

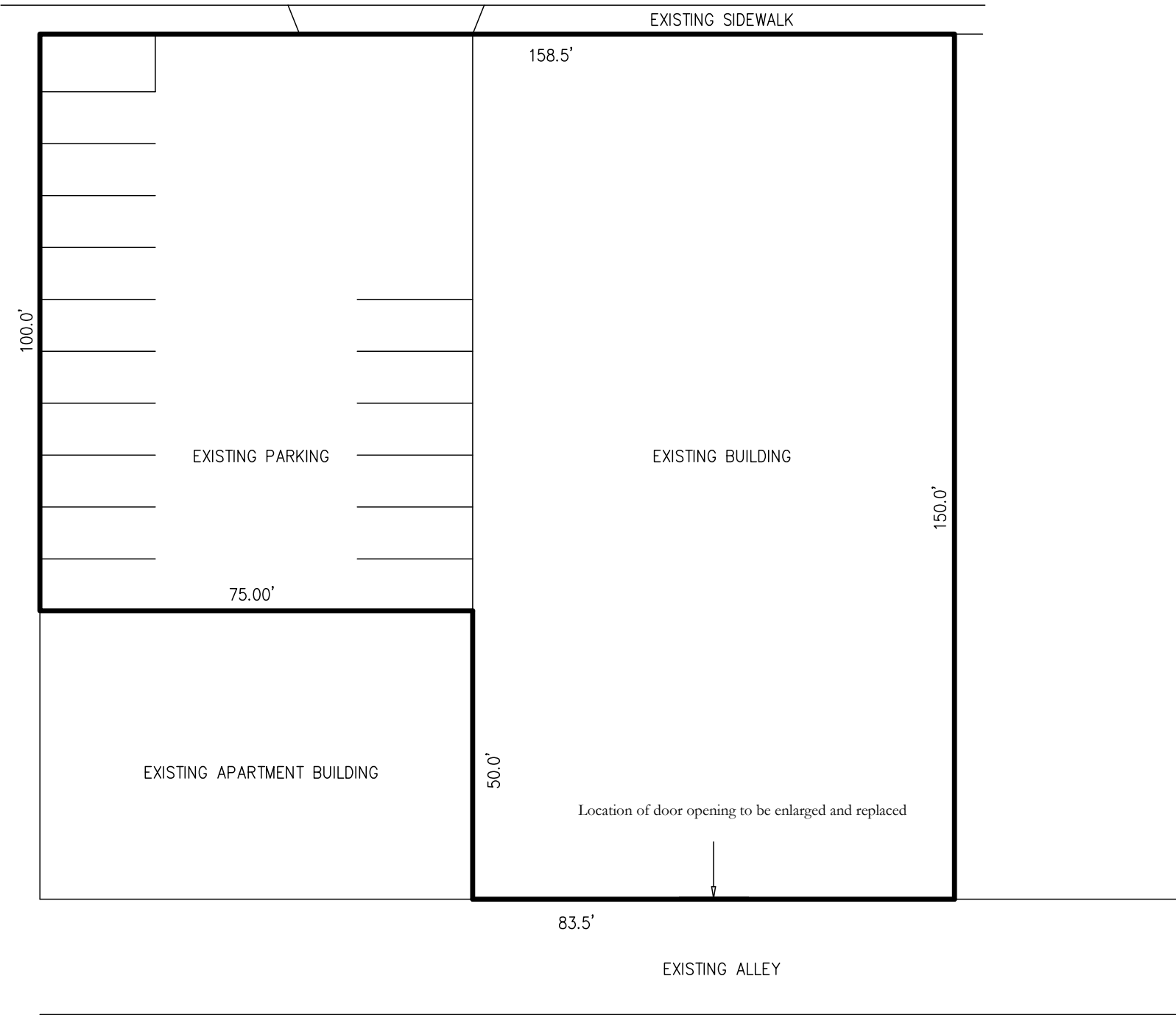
STAFF USE ONLY

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

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

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

EAST FIRST STREET



SITE PLAN

NO SCALE



EXISTING 8'X8' ROLLER
WOOD SHOP DOOR

EXISTING SHOP DOOR



PROPOSED 12'X12' FAUX
METAL WOOD GRAIN
INSULATED OVERHEAD
DOOR, PAINT TO MATCH
EXISTING DOOR / TRIM

PROPOSED SHOP DOOR

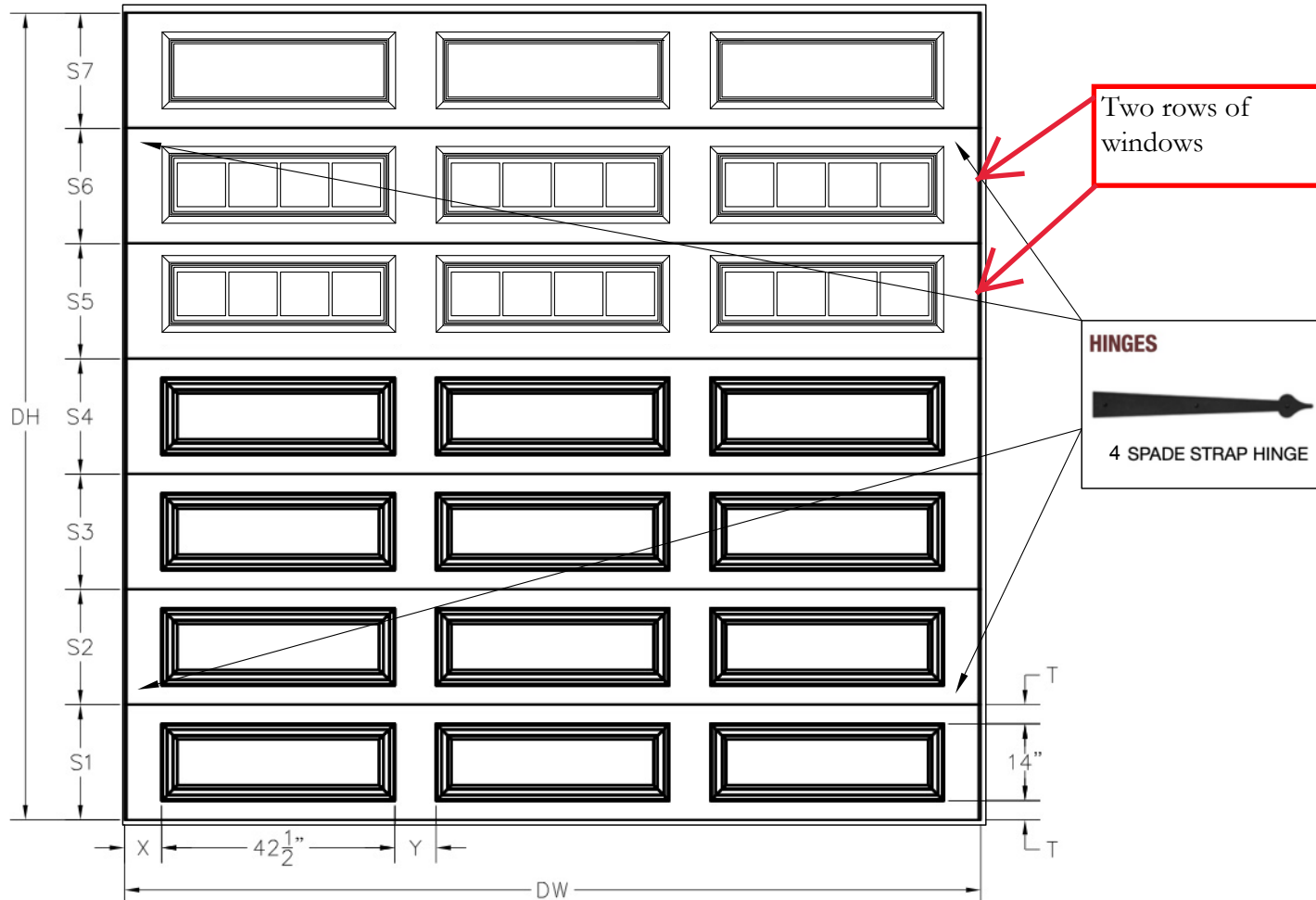
REVISIONS			18
REV. No.	DATE	DESCRIPTION	
00	4/1/16	RELEASED	
01	05/06/17	UPDATED STACKING & NOTES	

NOTES:

- 1.) CUSTOMER TO SELECT TRACK & COUNTERBALANCE OPTIONS WHEN PLACING ORDER.
- 2.) STANDARD DOOR CONFIGURATION INCLUDES ONE SIDE LOCK. OTHER LOCK OPTIONS ARE AVAILABLE.
- 3.) "T" VALUES FOR SECTIONS ARE: 21"=3.50"
18"=2.00"

DH	S1	S2	S3	S4	S5	S6	S7
10'-9"	18"	18"	18"	18"	18"	18"	21"
11'-0"	21"	18"	18"	18"	18"	18"	21"
11'-3"	21"	21"	18"	18"	18"	18"	21"
11'-6"	21"	21"	21"	18"	18"	18"	21"
11'-9"	21"	21"	21"	21"	18"	18"	21"
12'-0"	21"	21"	21"	21"	21"	18"	21"
12'-3"	21"	21"	21"	21"	21"	21"	21"

DW	X	Y
11'-4"	2.25"	2.00"
11'-6"	2.75"	2.50"
11'-8"	3.25"	3.00"
11'-10"	3.75"	3.50"
12'-0"	3.75"	4.50"
12'-2"	4.75"	4.50"
12'-4"	4.75"	5.50"
12'-6"	5.75"	5.50"
12'-8"	6.75"	5.50"
12'-10"	5.75"	7.50"
13'-0"	6.75"	7.50"
13'-2"	7.75"	7.50"
13'-4"	7.75"	8.50"
13'-6"	7.75"	9.50"
13'-8"	8.75"	9.50"
13'-10"	8.75"	10.50"
14'-0"	10.25"	10.00"
14'-2"	10.75"	10.50"
14'-4"	11.25"	11.00"
14'-6"	11.75"	11.50"
14'-8"	12.25"	12.00"
14'-10"	12.75"	12.50"



WINDOW SECTION IN S7: MADISON 611 (LMAD)

Clopay®
Building Products Company

FRONT ELEVATION
VIEW DRAWING

IMPORTANT: This document must be signed and returned prior to any fabrication. Please reference this drawing number on all correspondence. Thank you!

NOTICE: Confidential/Proprietary information of CLOPAY BUILDING PRODUCTS CO. is contained herein and may not be disclosed, used, duplicated, made available, or distributed without its prior consent. Failure to observe this notice may result in liability for any damages and losses resulting therefrom.

DRAWN BY:

DATE:

APPROVAL SIGNATURE:

APPROVAL DATE:

CUSTOMER: LONG PANEL

JOB: FRONT ELEVATION

CSR/DC: TROY, OHIO

DRAWING NUMBER:

SHEET: 1 of 1