



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

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

August 22, 2024 - 4:00 PM

AGENDA

Email public comments to: planning@cityofsalida.com

Please register for the Historic Preservation Commission meeting:
<https://attendee.gotowebinar.com/register/2506620843408938511>

CALL TO ORDER

APPROVAL OF THE MINUTES

1. Approval of Minutes of April 27, 2023 - Regular Meeting

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. Museum of Authenticity, LLC, represented by Thordis Simonsen: Major Certificate of Approval for 124 East Second Street - The request is for a Certificate of Approval to construct a 363 square foot addition attached to the rear of the main structure.

UNFINISHED BUSINESS

NEW BUSINESS

3. History Colorado CLG Overview (Lindsey Flewelling, Ph.D.)

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
April 27, 2023 - 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
Alternate Commissioner Ryan Short

ABSENT

Commissioner Steve Chapman

APPROVAL OF THE MINUTES

1. December 01, 2022 - Draft Minutes

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

THE MOTION PASSED.

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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| A. Open Public Hearing | E. Close Public Hearing |
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| 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".

A. Open Public Hearing- 4:02pm

B. Staff Review of Application-

Planner Jefferson presented the application. Staff recommended approval with two conditions. The first condition is that upon completion of the project, the applicant must contact staff. The second condition was to apply for building permits if the project called for it.

C. Applicant's Presentation-

Applicant, Michael Hawley, was present and spoke on the application.

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.

Commissioner asked the applicant whether the applicant knew what was under the stucco and whether the applicant would be willing to test to see if it was brick.

D. Public Input- NA

E. Close Public Hearing: 4:07pm

F. Commissioner Discussion:

Commissioners discussed the following:

- Which stone will you go with on the lower part of the building and what pattern will you decide on?
- Will you have panels about the windows?
- Is there a conforming or contributing building in the downtown area that has glass block?
- What are the functional reasons for making changes to the building and removing the glass blocks?
- Does our historic district have a period of significance? The period of significance does not have to be when the building was built.
- Is there a period of significance associated with the Downtown historic district?
- Does the fact that it is a non conforming building impact what materials are used?

G. Commissioner Decision:

Motion made to approve by Alternate Commissioner Short, Seconded by Chairman Krebs.

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

THE MOTION PASSED.

COMMISSIONERS' COMMENTS

Commissioners spoke about the conference and doing some public lectures.

ADJOURN The meeting was adjourned at 4:30pm



STAFF REPORT

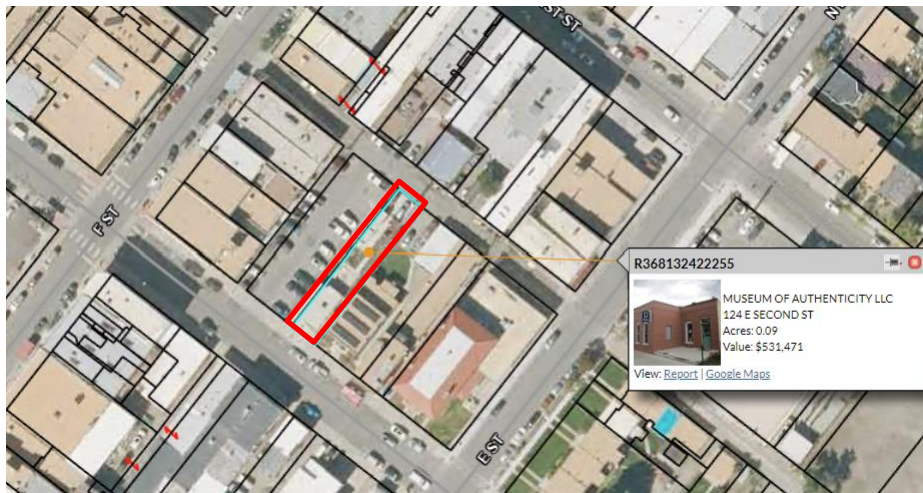
MEETING DATE: August 22, 2024
AGENDA ITEM TITLE: 124 East Second Street - Major Certificate of Approval
AGENDA SECTION: Public Hearing

REQUEST: The request is for a Certificate of Approval to construct a 363 square foot addition attached to the rear of the main structure.

APPLICANT:

The applicant is Museum of Authenticity, LLC represented by Thordis 124 E. 2nd Street, Salida, CO 81201.

LOCATION: The parcel # 368132422003 Lot 20 Block 22, addressed as 124 East Second Street. Assessor's Link: [gPublic.net - Chaffee County, CO - Report: R368132422255 \(schneidercorp.com\)](https://public.net - Chaffee County, CO - Report: R368132422255 (schneidercorp.com))



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.

BACKGROUND / OBSERVATIONS:

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

2. The historic name of the building is the Dr. Jessine M. Hartwell Residence. The property was considered a noncontributing building to the downtown historic district when the Colorado Cultural Resources Survey was completed in 2002, however, much of the original brick façades have been restored and better represent the historic period of its 1888-90 construction.

The following information is from the CCRS Architectural Inventory Form

General Architectural Description:

One-story rectangular commercial building with flat roof stepped down toward rear. Façade clad with University of Colorado style sandstone laid in pieces of varied length and width. Angled inset wall at west side of façade has plate glass window with stone sill and door. Wrought iron support at east end of inset. Wall west of inset has no openings. East and west walls are stuccoed. West wall has chimney projection without top, opening with air conditioner unit, and tall 1/1-light double-hung sash window. Rear wall has one segmental arched 2/2-light double-hung sash window, an entrance with paneled and glazed door, and triple window.

Rectangular brick garage with flat roof, triple paneled and glazed doors on west wall and modern overhead sectional door on east wall.

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

The 1888 Sanborn map indicates that this parcel was vacant. By 1890 this building is shown as a one-story L-shaped dwelling with small off-center porch in the angle of the L. A small rear projection was added between 1898 and 1904.

Historical Background:

This building was erected between 1888 and 1890, according to Sanborn fire insurance maps. The 1890 and 1893 maps identify this building as a dwelling. In 1893 it is shown as a doctor's office. The 1898 through 1914 maps show this as a dwelling. An office was shown in the building on the 1929 and 1945 Sanborn maps.

The 1903-04 through 1922 city directories list the office and residence of Dr. Jessine M. Hartwell at this address. Manuscript returns for the 1920 Census revealed that Dr. Hartwell was then sixty-six years old and a native of Massachusetts. She listed her occupation as homeopathic physician.

In 1961, an engineering and surveying firm was housed in the building: Robert Harrison and Associates.

Statement of Significance:

This building is associated with the construction of residential housing near downtown Salida in the late nineteenth century. Alterations to the building have diminished its historic physical integrity relating to its history as a dwelling, but it is representative of postwar commercial architecture utilizing University of Colorado style sandstone.

Assessment of Historic Physical Integrity Related to Significance:

This building retains few of its architectural features from the time of its original construction, although its present appearance is representative of a popular design of the post-World War II period.

NATIONAL REGISTER ELIGIBILITY ASSESSMENT

National Register Field Eligibility Assessment: Not eligible

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

If the building is in an existing NRHP district, indicate contributing status: Noncontributing

For additional historical information, see:

- [Salida Regional Library archive real estate appraisal card](#)
- [CHNC Dec. 2, 1887](#)

3. There have been several Certificates of Approval issued for this property. IN some cases, specific conditions were included with the C of A (see attachments):
 - March 14, 2019 – replacing front façade brick; removing a door; adding a display window; reducing the size of two windows; and filling in a bathroom window
 - March 15, 2016 – removal of a/c unit and enclosure of opening on west wall
 - November 3, 2014 – construction of fencing
 - April 29, 2014 – construction of addition to accessory structure

- November 3, 2006 – sign permit
 - May 1, 2006 – removal of an addition and sandstone siding, exposure of historic external wall and substantial return of front façade to original façade depicted in 1937 photograph
4. 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.

Although some restoration work has been completed, the architectural integrity of the structure has 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:**
 - 1) ***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. Because of its previous alterations, the property at 124 E. 2nd Street is considered noncontributing to the district, however, previous work on the structures has helped restore its architectural integrity to a degree. The rear addition is intended for storage and is proposed to have brick facades and will re-use the windows previously installed that are compatible with the structure.
 - Some of the addition will be visible from the public right-of-way and rear alley, as well as from the adjacent private parking lot, so the massing / scale and materials of the addition should be complimentary to the historic features and style of the main building.
 - 2) ***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 addition will be compatible with the general character and materials of buildings within the Historic District.
 - 3) ***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 proposed building will harmonize with the surrounding buildings in the historic district. The window and door styles and brick patterns reasonably reflect the period and are compatible with other historic commercial buildings on the block.

4) **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. The new construction will be required to meet all building, fire and zoning requirements.

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 addition does not have a significant impact on the district as it is a single-story, rear addition that is not highly visible and is generally compatible with the historic character of neighboring buildings and the Historic District.

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 conditions:

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

RECOMMENDED MOTION:

“I make a motion to approve the application for a Certificate of Approval to construct a 363 square foot addition attached to the rear of the main structure at 124 East Second Street.”

Attachments: Application materials & existing condition photographs
CCRS Architectural Inventory Form and previous COA letters



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-539-4555 Fax: 719-539-5271

Email: planning@cityofsalida.com

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

- | | |
|---|---|
| ☐ Annexation | ☐ Administrative Review:
(Type) _____ |
| ☐ Pre-Annexation Agreement | |
| ☐ Appeal Application (Interpretation) | |
| ☒ Certificate of Approval <i>\$300 + \$100 - BP fee</i> | ☐ Limited Impact Review:
(Type) _____ |
| ☐ Creative Sign Permit | |
| ☐ Historic Landmark/District | |
| ☐ License to Encroach | ☐ Major Impact Review:
(Type) _____ |
| ☐ Text Amendment to Land Use Code <i>(\$400 total)</i> | |
| ☐ Watershed Protection Permit | |
| ☐ Conditional Use | ☐ Other: _____ |

FEES PAID 7/23/24

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

A. Applicant Information

Name of Applicant: Thordis Niela Simonsen

Mailing Address: PO Box 1091, Salida CO 81201

Telephone Number: 303-585-1783 FAX: _____

Email Address: thordis@museumofauthenticity.org

Power of Attorney/ Authorized Representative: NA
(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: Museum of Authenticity LLC

Street Address: 124 E. 2nd Street, Salida

Legal Description: Lot 20 Block 22 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 Thordis Niela Simonsen Date 7/23/24

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

9

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.

CERTIFICATE OF APPROVAL APPLICATION

CONTENTS

124 E. 2nd Street

Thordis Niela Simonsen

thordis@museumofauthenticity.org

303.585.1783

July 2024

CONTENTS

A ***Review of improvements to 124 E 2nd Street under the current ownership***

B design philosophy and building program

1. Considerations
2. Proposal
3. Requirements

C color samples

D quote for Sierra Pacific 36" back/north door for new construction

E estimate for masonry labor and price of brick

F estimate for stucco application

C color photographs of Museum building front/south, west, and back/north elevations

scale drawing of floor plan of existing Museum building and new construction

scale drawing of demolition

scale drawings of east, north, and west elevations including existing and new construction

D color photographs of Gatehouse front/south, east, and north elevations

E color photographs of existing walkways, ramps, and terraces

site map indicating all improvements made to property by current owner including Gatehouse housing ADA lavatory, paved ADA walkway and ramp, paved terraces, garden shed, and rear parking including ADA space for van parking, and fencing along both north/south property lines

topographical map including sidewalk, alley, and adjacent parking lot [created 01/11/14 before improvements to property indicated on accompanying site map were made]

CERTIFICATE OF APPROVAL APPLICATION

124 E 2nd Street Addition
Thordis Niela Simonsen, Owner/applicant
thordis@museumofauthenticity.org 303.585.1783

July 2024

A. Review of previous improvements to 124 E 2nd Street under the current ownership

MUSEUM BUILDING

1. Replaced 2nd front entry door with window display case
2. Replaced plywood knee-walls on front porch with custom designed/built railings
3. Replaced brick veneer on entire front of building
4. Replaced three front/south windows and matched the scale of the front two western windows to the older window beside the front door
5. Replaced back/north set of 3 double-hung windows with Sierra Pacific double-hung thermopane windows
6. Rebuilt frame of kitchenette window

ADJUNCT BUILDING (Gatehouse)

7. Added ± 150 sq ft to front/south side of with roof raised ± 1 foot
8. Infilled north overhead garage door opening with brick and 4 glass blocks
9. Installed ADA compliant lavatory in existing adjunct building

PLOT

1. Replaced white plastic perimeter fencing with custom designed wood-and-steel fencing
2. Removed ubiquitous asphalt pavement
3. Replaced and buried utilities [gas, electricity, water]
4. Installed ADA compliant ramp, 7-foot-wide concrete terrace on south side of Gatehouse, and 17-foot-wide by 24-foot-deep concrete terrace off back/north of Museum building.
5. Installed north custom designed/built entry gate and custom designed/built ADA ramp railings to match railings on front porch
6. Trucked out riverbed, trucked in amended topsoil, and installed ± 650 sq ft gardens planted with a pencil Juniper and Hawthorne tree and primarily draught-tolerant bedding plants

B. A written statement of the design philosophy and building program for the proposed addition to the MUSEUM building at 124 E 2nd Street, Salida.

Considerations

1. The Museum of Authenticity—an elegant but intimate museum of art & culture with exhibits, shop, and gardens—draws visitors from the local community and abroad.
2. We are committed to historic preservation.
3. We are committed to the visual integrity of improvements to the property with particular emphasis on unification through repetition of building materials, architectural design elements, and repetition of color.
4. We take the human need for beauty and relationship to nature to heart.
5. We believe in quality workmanship and materials.
6. We appreciate the importance of ADA accessibility.
7. We believe in and practice energy conservation and recycling.
8. Security, light, and wall space, as well as "curb appeal," materials, and workmanship are major considerations for a Museum of art and culture.

Proposal

Because the demands for exhibit space and shop space precluded the possibility of including adequate storage space within the confines of the Museum building, we have been fulfilling that need off-site. We wish to create

storage space on site by building a 363 GSF addition onto the back/north side of the existing Museum building. The north façade of the proposed new construction will mirror the front/south façade of the Gatehouse, which it will face: parapet, matching brick color and pattern, matching color of windows and exterior door, and matching exterior light fixture. (Note: the existing triple double-hung window unit and exterior light fixture both meet today's codes and will be re-used.)

requirements

1. Demolition of the existing back/north wall of the Museum building between the east edge of the existing double-hung windows and the west edge of the existing back door, including the "post" between the window unit and door.
2. Installation of a beam to support the wall above the new wider opening
3. Reinstallation of existing triple double-hung window unit and installation of a new Sierra Pacific 36" undivided glass back/north door finished to match the color of the windows. [Note: the door of the new construction matches style and color of facing door of Gatehouse.]
4. Stucco east and west walls except for brick wrap-around to match front of Museum building and paint neutral light gray.
5. Brick back/north wall to match brick wall of Gatehouse it faces.
6. Reinstallation of existing exterior light fixture on wall between window bank and door. [Note: fixture matches those on front/south facades of Museum building and Gatehouse exterior fixtures and is code approved.]
7. Creation of fully compliant ADA access running from a landing at the top/south end of the existing north/south ramp to a 7'-wide east/west ramp across the back/north side of the new construction to a landing at the back/north door of the new construction.

Colors

1. Brick will match as closely as possible the Summit Brick Bonfire tumbled smooth modular brick used in the construction of the addition to the Gatehouse and the front/south façade of the Museum building.
2. Existing Sierra Pacific triple double-hung window unit that will be reused and new Sierra Pacific door will match the Sierra Pacific windows and door of the Gatehouse with respect to design and color (#26 clay).
3. Brick molding, windowsills, and kitchenette window will be painted to match the baked enamel of the windows and doors (Benjamin Moore low luster G-9 1599).
4. All stucco including east and west walls of the new construction and the west wall and remaining north wall of the Museum will be painted a neutral light gray (Benjamin Moore low luster Balboa Mist #1549).

Summary

The new addition will enhance the functioning of the Museum of Authenticity by providing adequate on-site space for museum storage. And the new construction will enhance the beauty of the site by setting off the museum gardens and decorative metalwork.

Thank you for your time and attention.

Thordis Niela Simonsen, owner

WARRANTY DEED

THIS DEED is dated **March 20, 2013**, and is made between **Joel K. Husen and Aaron Armstrong** (whether one, or more than one), the "Grantor," of the County of **CHAFFEE** and State of **CO**, and **Thordis Niela Simonsen** (whether one, or more than one), the "Grantee," whose legal address is **P.O. Box 460681, Denver, CO 80246** of the City and County of **DENVER** and State of **CO**.

State Documentary Fee

Date **MAR 20 2013**\$ **23.90**

WITNESS, that the Grantor, for and in consideration of the sum of **TWO HUNDRED THIRTY NINE THOUSAND AND 00/100 DOLLARS, (\$239,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heir, successors and assigns forever, all the real property, together with any improvements thereon, located in the County of **CHAFFEE** and State of **Colorado**, described as follows:

Lot No. 20
Block No. 22
in the Town (now City) of Salida
Chaffee County, Colorado

also known by street address as: **124 East Second Street, Salida, CO 81201**
and assessor's schedule or parcel number: **368132422255**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs, successors and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs, successors and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs, successors and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to: ☐ none; or ☒ the following matters: **general taxes for the year 2013 and subsequent years, and those items accepted by Grantee pursuant to the Contract to Buy and Sell Real Estate between Grantor and Grantee with respect to the premises above described, specifically including all matters excluded or excepted pursuant to the Title Commitment issued by First American Title Insurance Company as Commitment Number 1306929.**

And the Grantor shall and will **WARRANT AND FOREVER DEFEND** the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantee and the heirs, successors and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Aaron Armstrong
Aaron Armstrong

STATE OF OREGON)
County of Lane) ss.
)

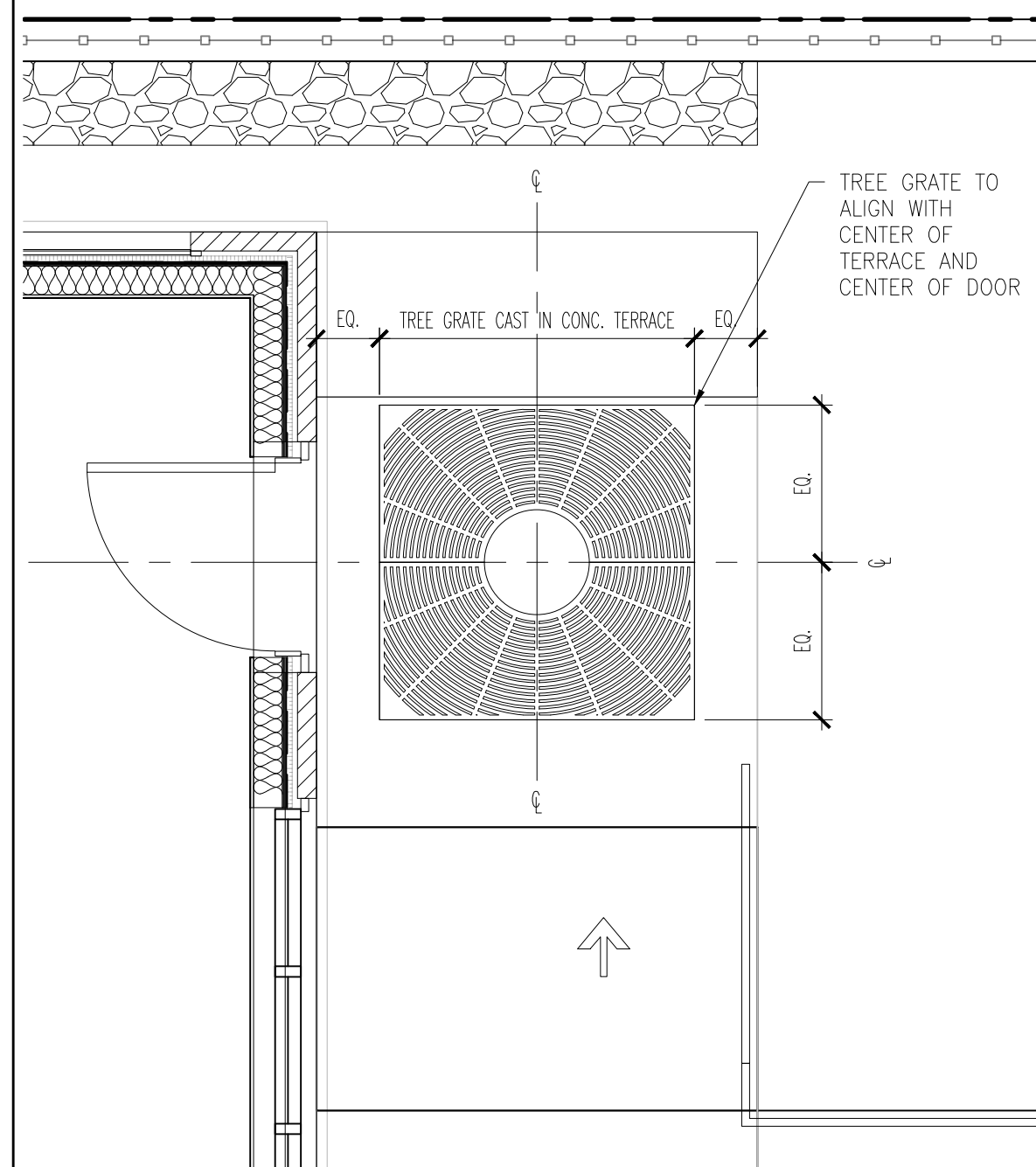
The foregoing instrument was acknowledged before me this 19th day of March, 2013, by Aaron Armstrong.

Witness my hand and official seal.

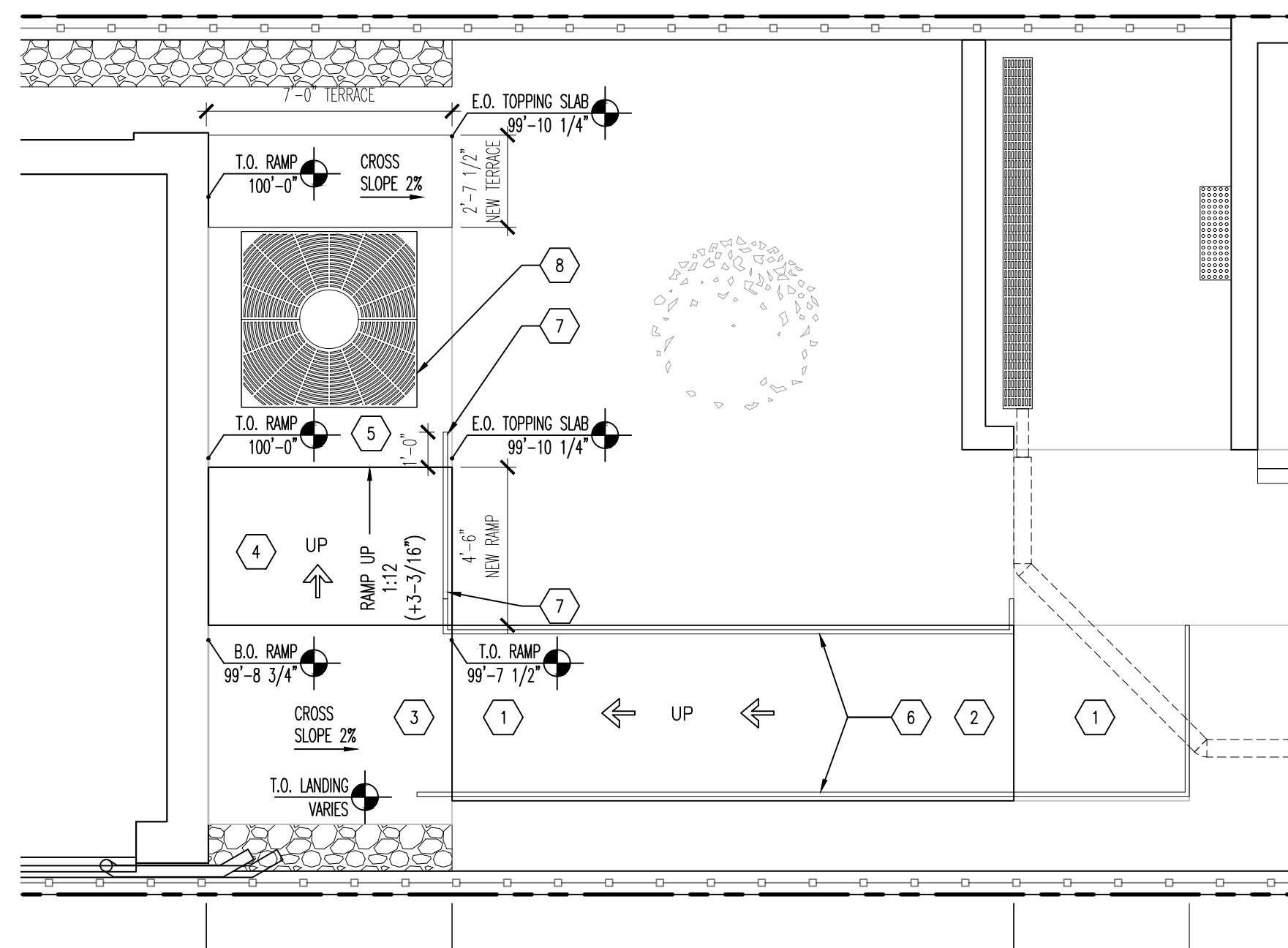
My commission expires: October 27, 2013

Notary Public

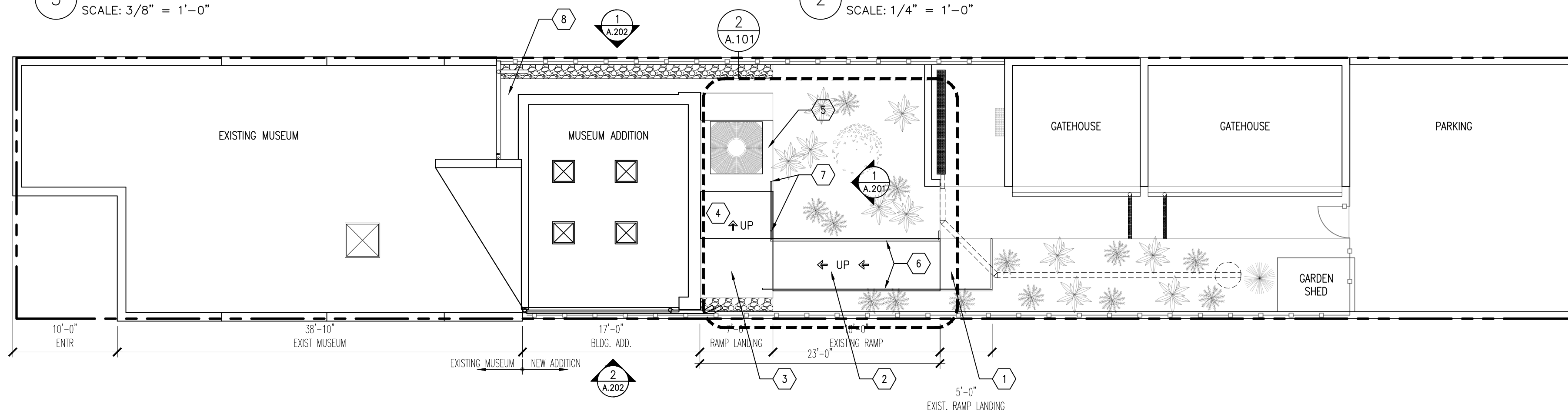




3 TREE GRATE ALIGNMENT
SCALE: 3/8" = 1'-0"



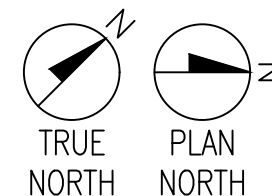
2 RAMP EXTENSION
SCALE: 1/4" = 1'-0"



8' 0 4' 8

SCALE: $\frac{1}{8}" = 1'-0"$

1 SITE PLAN
SCALE: 1/8" = 1'-0"



KEY NOTES

SITE PLAN

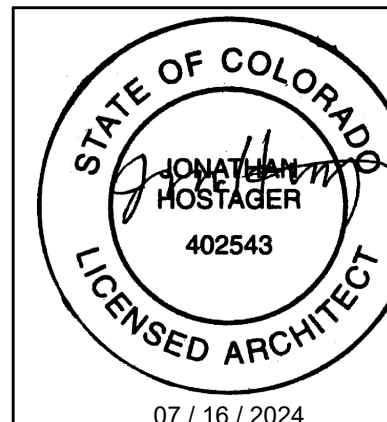
- 1 EXISTING RAMP LANDING
- 2 EXISTING RAMP
- 3 EXISTING RAMP LANDING
- 4 NEW RAMP, SLOPE 1:12, MAX.
CROSSLOPE: 2%, REF: 1/A.303
- 5 NEW RAMP LANDING
- 6 EXISTING RAMP HANDRAILS

- 7 NEW HANDRAIL EXTENSION AT NEW RAMP
- 8 SEE DETAIL 3/A.111 NON-STRUCTURAL
PORTION OF FOUNDATION

KEY NOTES

SITE PLAN - RAMP EXTENSION

- 1 EXISTING RAMP LANDING
- 2 EXISTING RAMP
- 3 EXISTING RAMP LANDING
- 4 NEW RAMP, SLOPE 1:12, MAX.
CROSSLOPE: 2%, REF: 1/A.303
- 5 NEW RAMP LANDING
- 6 EXISTING RAMP HANDRAILS
- 7 NEW HANDRAIL EXTENSION AT NEW RAMP
- 8 CAST TREE GRATE IN NEW TOPPING SLAB.
ALIGN TREE GRATE PER 3/A.101



ADDITION

MUSEUM OF AUTHENTICITY

124 EAST 2ND STREET, SALIDA, CO 81201

[illegible]

JOB NUMBER:

DRAWN BY: JH

APPROVED BY: LP

DATE: 07.16.24

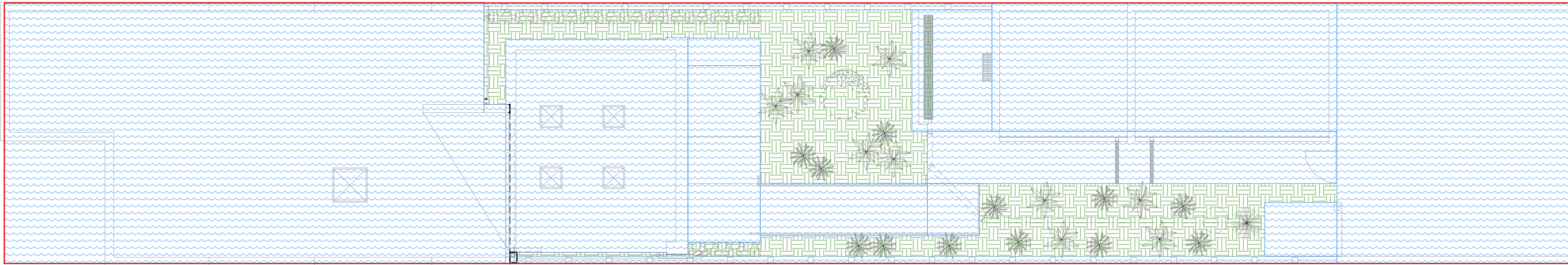
Original drawing is 18" x 24"
Scale entities accordingly if reduced

SHEET TITLE:

SITE PLAN

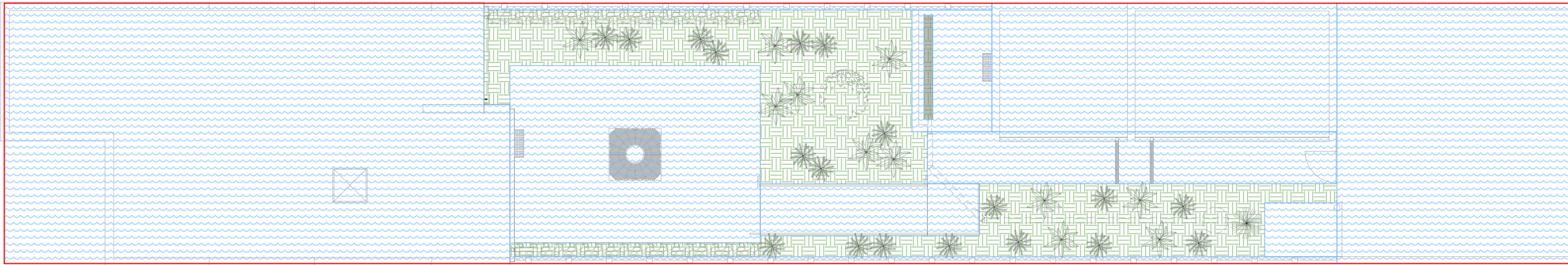
SHEET:

A.101



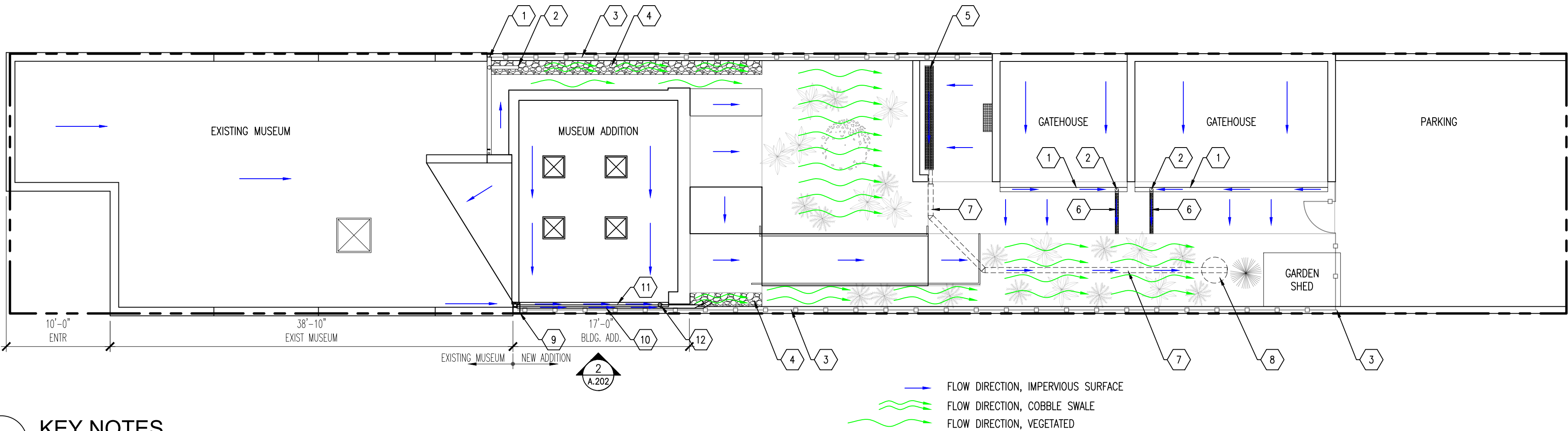
PROPOSED PERVIOUS vs. IMPERVIOUS			
		SF	%
	IMPERVIOUS	3,143	83.82%
	PERVIOUS	607	16.18%
		3,750	100.00%

3 SITE DRAINAGE CALCS – PROPOSED
SCALE: 3/32" = 1'-0"



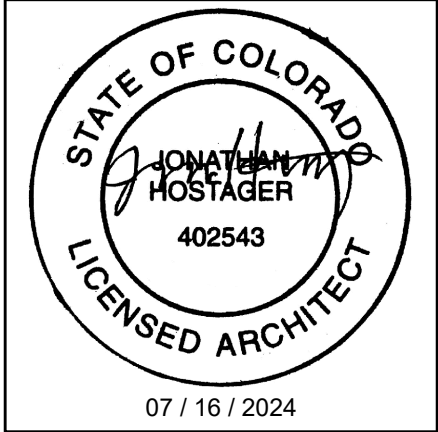
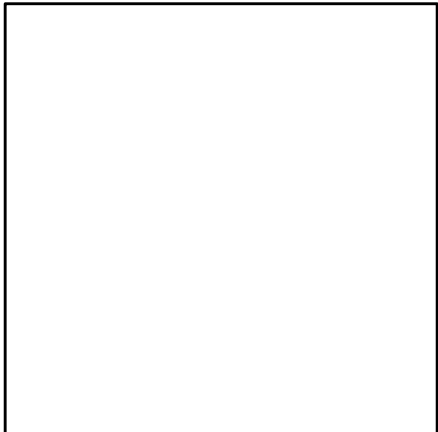
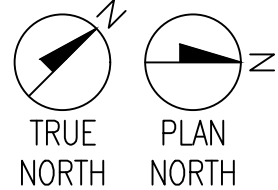
EXISTING PERVIOUS vs. IMPERVIOUS			
		SF	%
	IMPERVIOUS	3,063	81.69%
	PERVIOUS	687	18.31%
		3,750	100.00%

2 SITE DRAINAGE CALCS – EXISTING
SCALE: 3/32" = 1'-0"



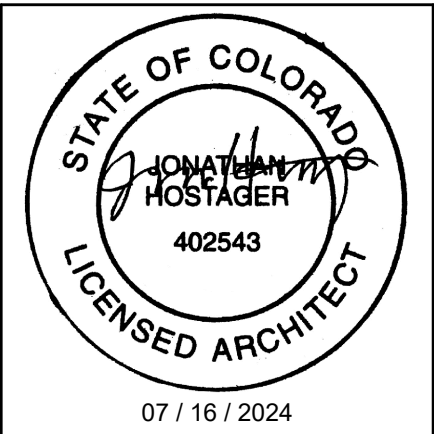
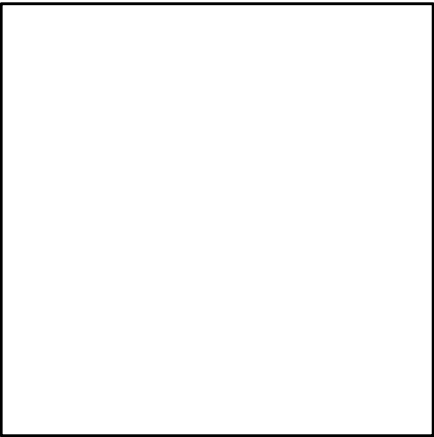
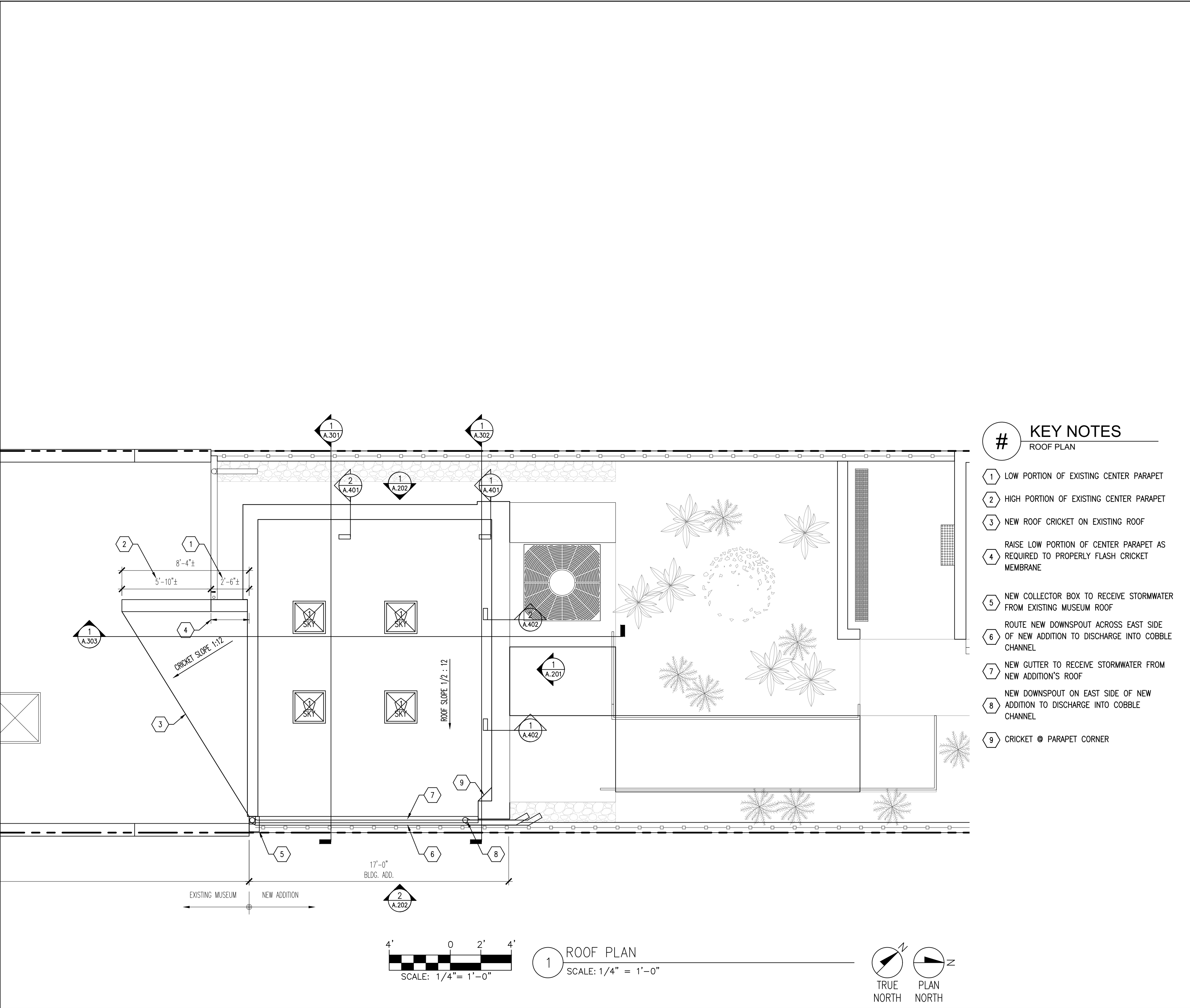
- # KEY NOTES
SITE DRAINAGE, PROPOSED
- 1 EXISTING GUTTER TO REMAIN
 - 2 EXISTING DOWNSPOUT TO REMAIN
 - 3 EXISTING FENCE
 - 4 EXISTING COBBLE CHANNEL
 - 5 EXISTING FRENCH DRAIN, 10" W x 10'-0" L
 - 6 EXISTING FRENCH DRAIN, 4" W
 - 7 EXISTING 6" PERFORATED UG PIPE
 - 8 EXISTING DRY WELL
 - 9 NEW COLLECTOR BOX TO RECEIVE STORMWATER FROM EXISTING MUSEUM ROOF
 - 10 ROUTE NEW DOWNSPOUT ACROSS EAST SIDE OF NEW ADDITION TO DISCHARGE INTO COBBLE CHANNEL
 - 11 NEW GUTTER TO RECEIVE STORMWATER FROM NEW ADDITION'S ROOF
 - 12 NEW DOWNSPOUT ON EAST SIDE OF NEW ADDITION TO DISCHARGE INTO COBBLE CHANNEL

1 SITE DRAINAGE – PROPOSED
SCALE: 1/8" = 1'-0"



ADDITION
MUSEUM OF AUTHENTICITY
124 EAST 2ND STREET, SALIDA, CO 81201

Rev #	ISSUED FOR:	DATE:
	PERMIT	07.16.2024
JOB NUMBER:		
DRAWN BY:		JH
APPROVED BY:		LP
DATE:		07.16.24
Original drawing is 18" x 24" Scale entities accordingly if reduced		
SHEET TITLE:		
SITE DRAINAGE		



ADDITION
MUSEUM OF AUTHENTICITY
124 EAST 2ND STREET, SALIDA, CO 81201

Rev #	ISSUED FOR:	DATE:
1	PERMIT	07.16.2024
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8		
9		

JOB NUMBER:

DRAWN BY: JH

APPROVED BY: LP

DATE: 07.16.24

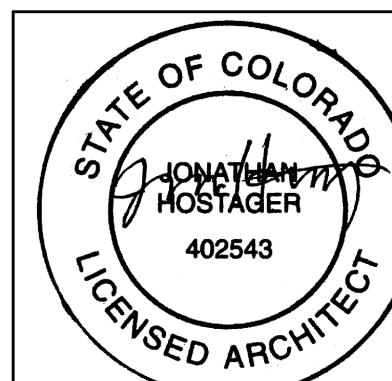
Original drawing is 18" x 24"
Scale entities accordingly if reduced

SHEET TITLE:

ROOF PLAN

SHEET:

A.112



07 / 16 / 2024



ADDITION

MUSEUM OF AUTHENTICITY
124 EAST 2ND STREET, SALIDA, CO 81201

[illegible]

JOB NUMBER:

DRAWN BY: JH

APPROVED BY: _____ LF

DATE: 07.16.24

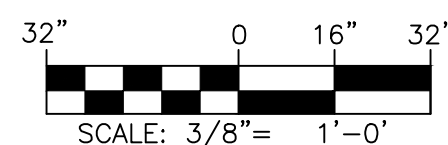
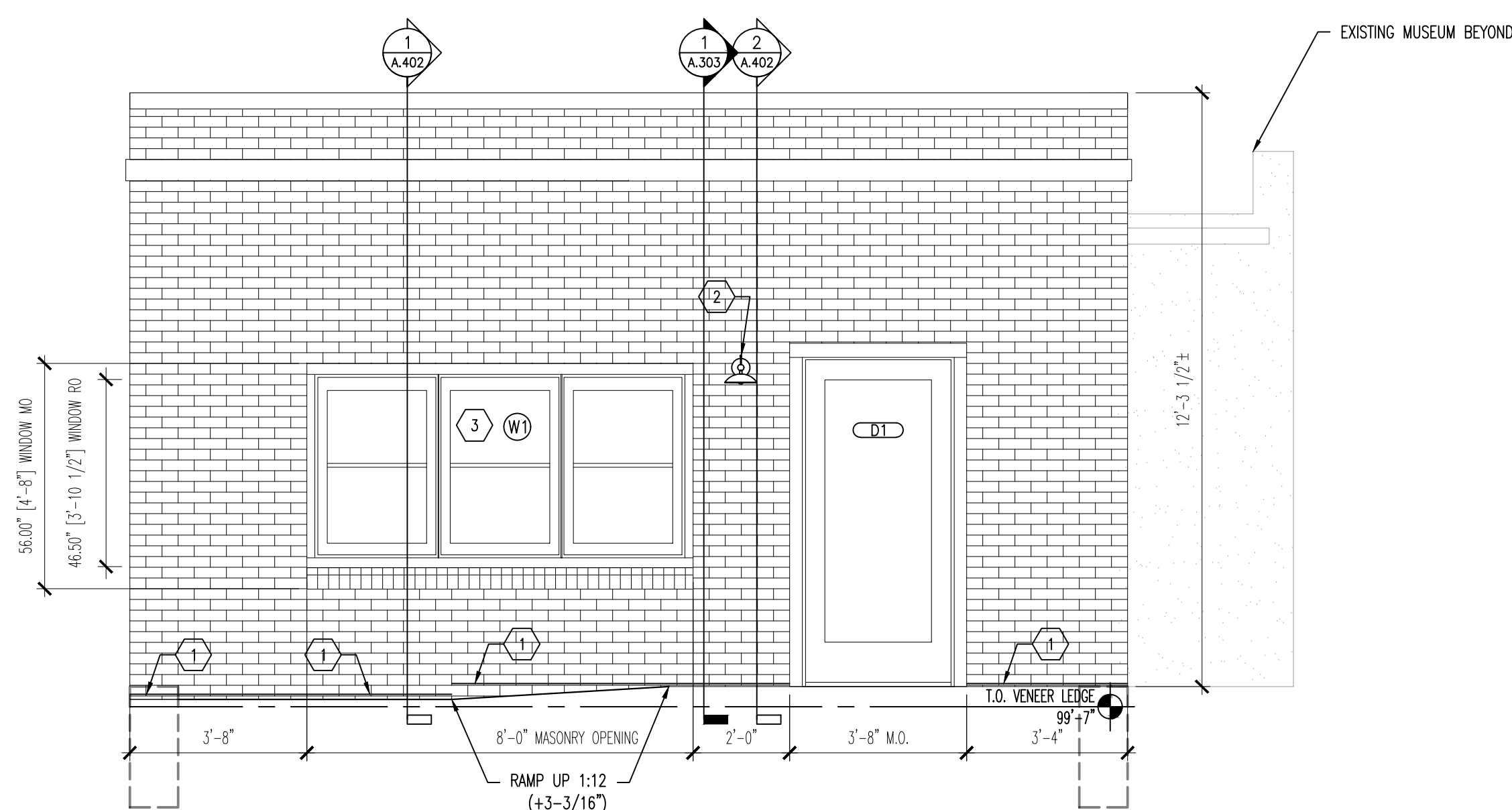
Original drawing is 18" x 24"
Scale entities accordingly if reduced

SHEET TITLE:

BUILDING ELEVATIONS

SHEET:

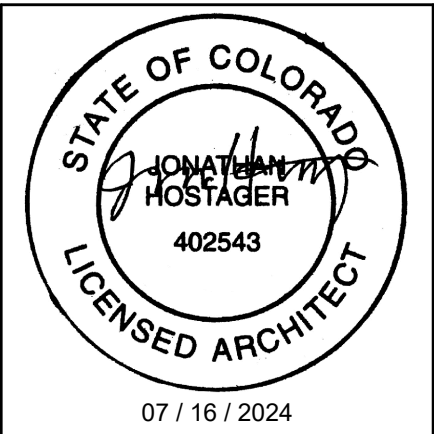
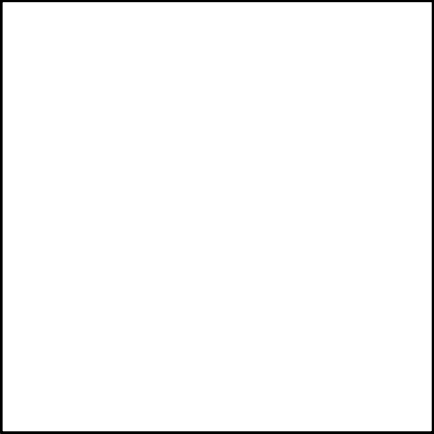
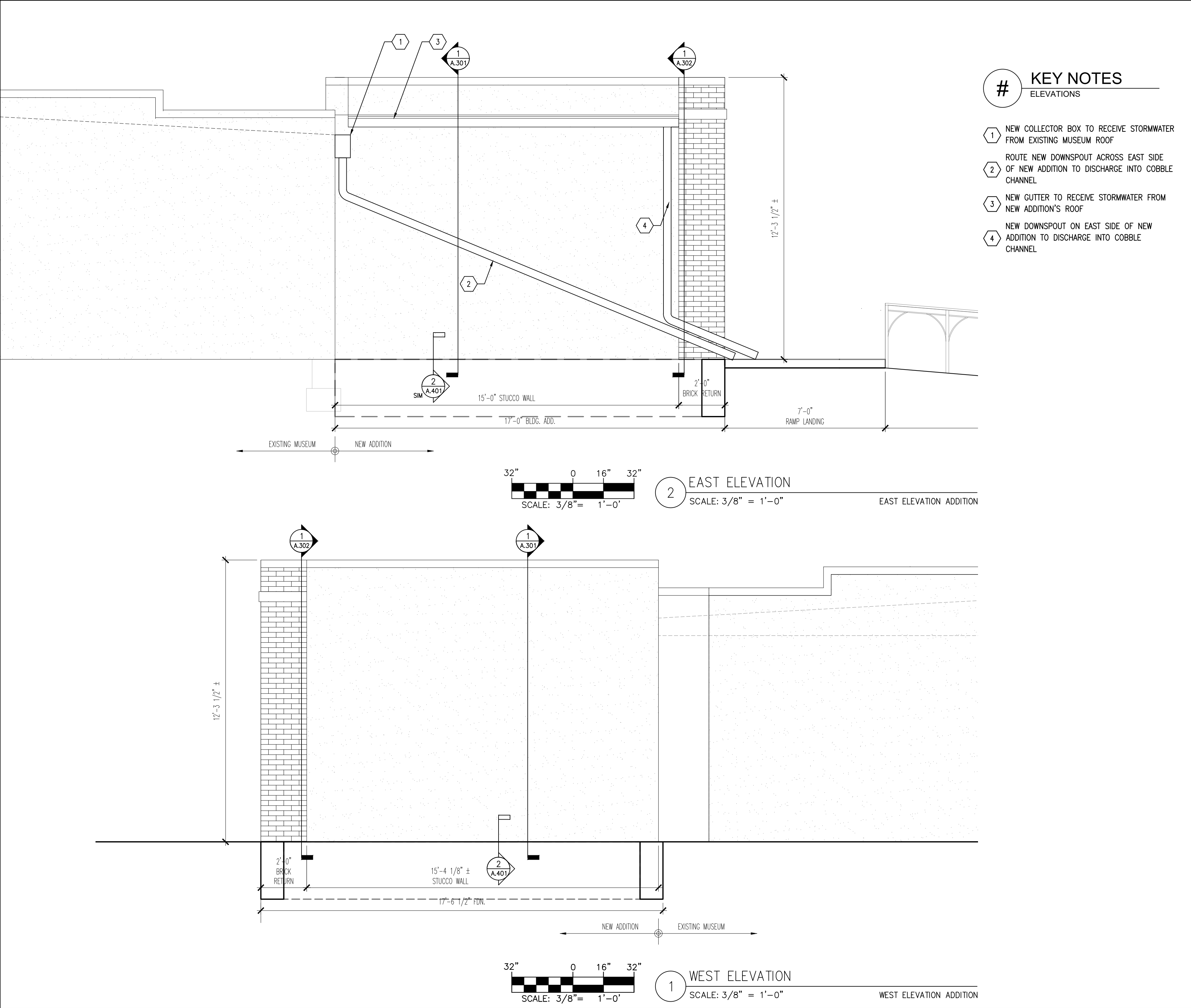
A.201



NORTH ELEVATION

SCALE: $3/8" = 1'-0"$

NORTH ELEVATION ADDITION

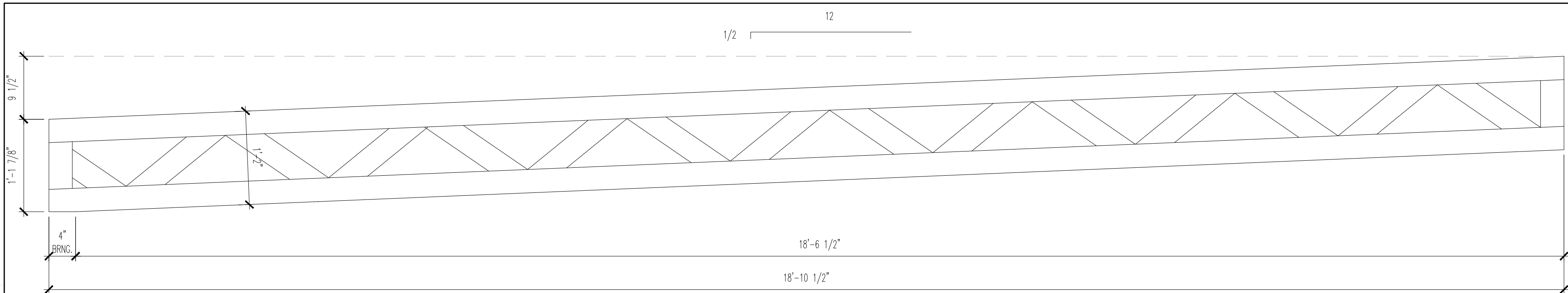


**ADDITION**
MUSEUM OF AUTHENTICITY
124 EAST 2ND STREET, SALIDA, CO 81201

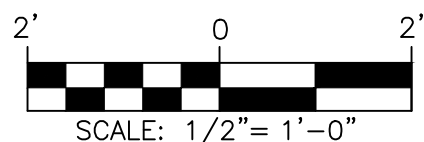
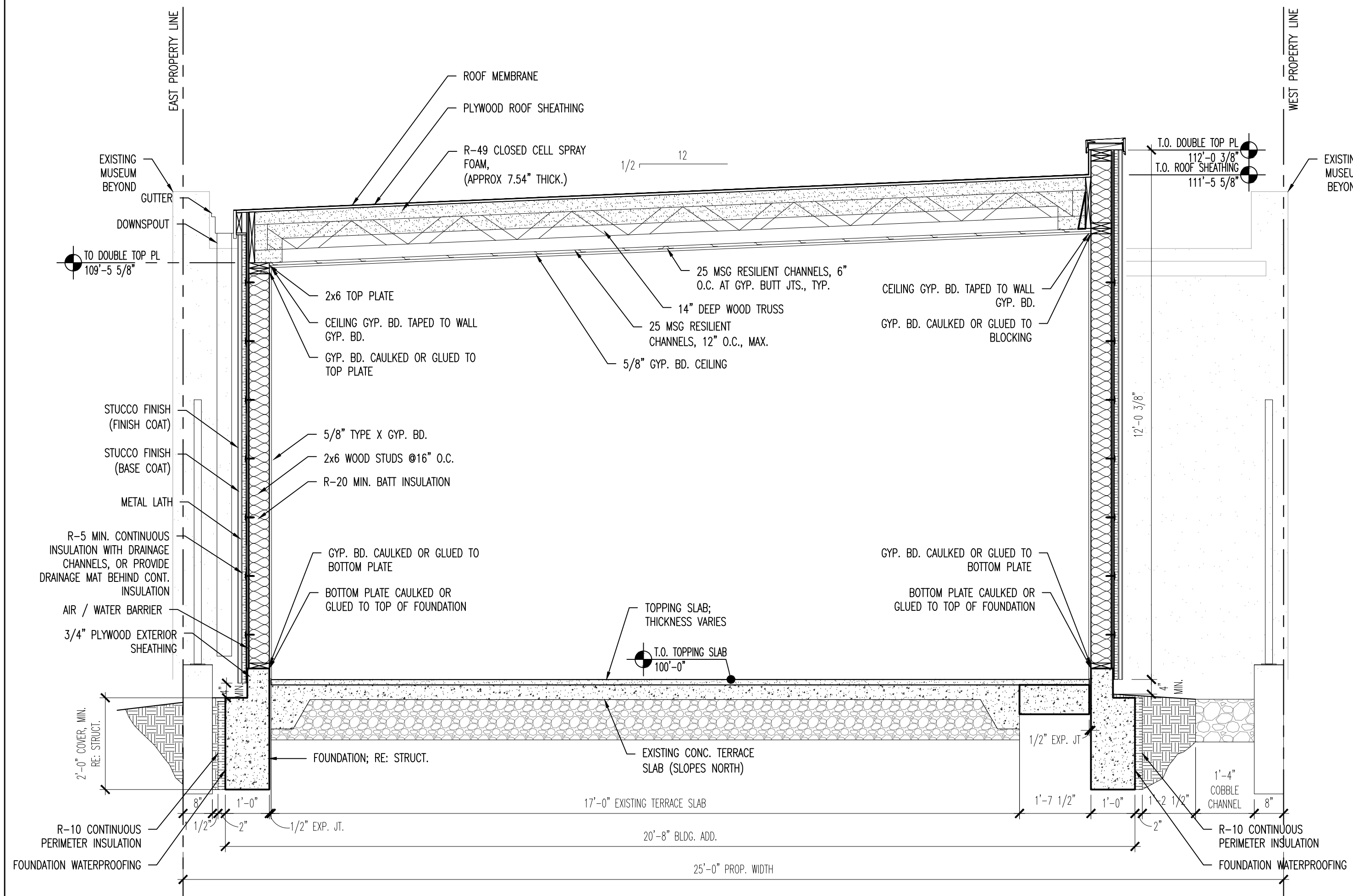
ISSUED FOR:		Rev #
DATE: 07.16.2024	PERMIT	
JOB NUMBER:		
DRAWN BY:		JH
APPROVED BY:		LP
DATE:		07.16.24
Original drawing is 18" x 24" Scale entities accordingly if reduced		
SHEET TITLE:		
BUILDING ELEVATIONS		

SHEET:

A.202

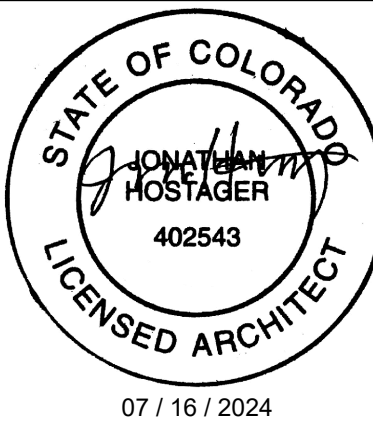


2 CONCEPT 14" DEEP WOOD TRUSS ELEVATION
SCALE: 1" = 1'-0"



1 SECTION
SCALE: 1/2" = 1'-0"

ADDITION



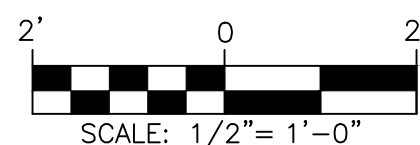
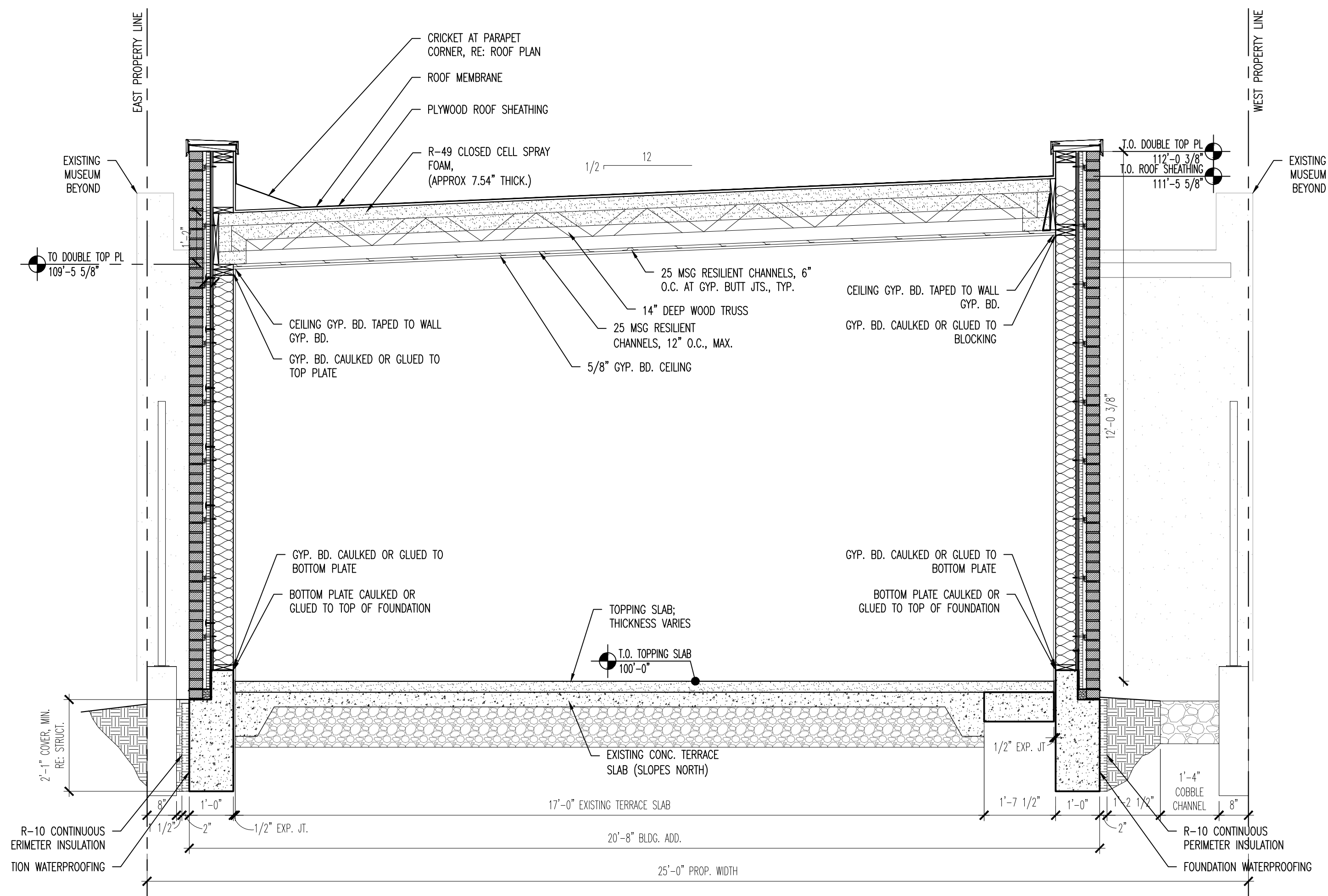
ADDITION
MUSEUM OF AUTHENTICITY
124 EAST 2ND STREET, SALIDA, CO 81201

Rev #	ISSUED FOR:	DATE:
1	PERMIT	07.16.2024
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JOB NUMBER:
DRAWN BY: JH
APPROVED BY: LP
DATE: 07.16.24
Original drawing is 18" x 24"
Scale entitles accordingly if reduced

SHEET TITLE:
BUILDING SECTION

SHEET:
A.301

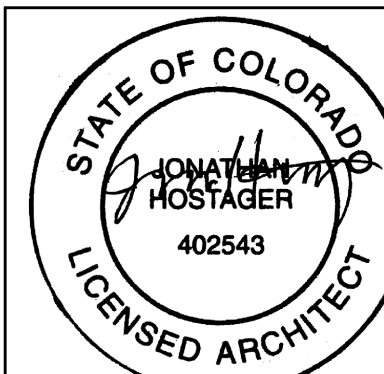


1

SECTION

SCALE: 1/2" = 1'-0"

ADDITION



07 / 16 / 2024



ADDITION

MUSEUM OF AUTHENTICITY
124 EAST 2ND STREET, SALIDA, CO 81201

[illegible]

JOB NUMBER:

DRAWN BY: JH

APPROVED BY: LF

DATE: 07.16.24

Original drawing is 18" x 24"
Scale entities accordingly if reduce

SHEET TITLE:

BUILDING SECTION

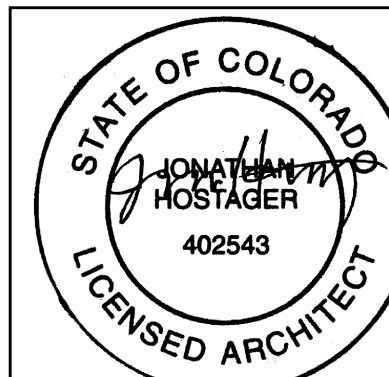
SHEET:

A.302

KEY NOTES

BUILDING SECTIONS

- 1 LOW PORTION OF EXISTING CENTER PARAPET
- 2 HIGH PORTION OF EXISTING CENTER PARAPET
- 3 NEW ROOF CRICKET ON EXISTING ROOF
- 4 RAISE LOW PORTION OF CENTER PARAPET AS REQUIRED TO PROPERLY FLASH CRICKET MEMBRANE



07 / 16 / 2024

ADDITION

MUSEUM OF AUTHENTICITY
124 EAST 2ND STREET, SALIDA, CO 81201

[illegible]

JOB NUMBER:

DRAWN BY: JH

APPROVED BY: _____ LF

DATE: 07.16.24

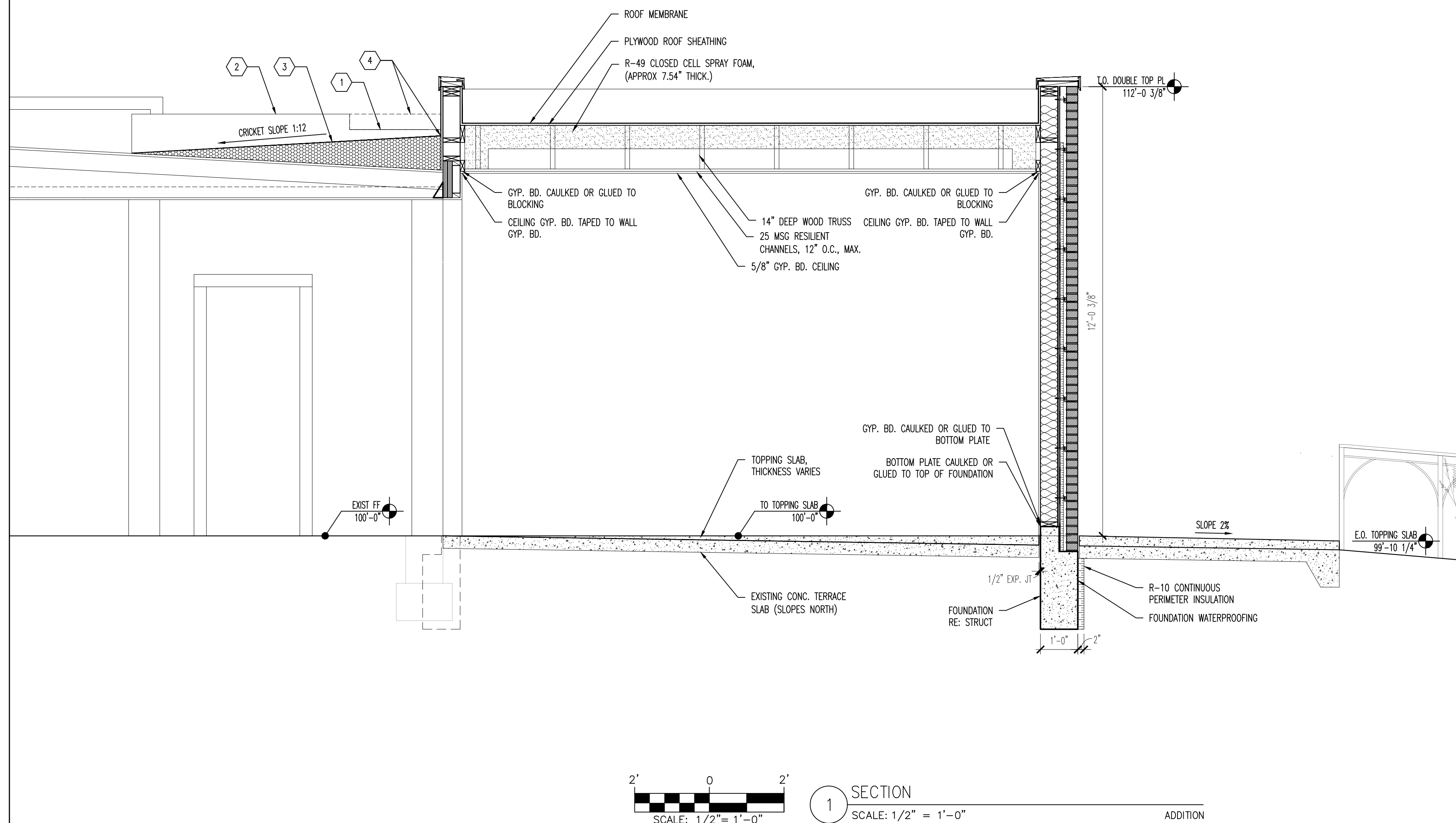
Original drawing is 18" x 24"
Scale entities accordingly if reduced

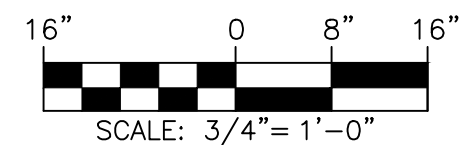
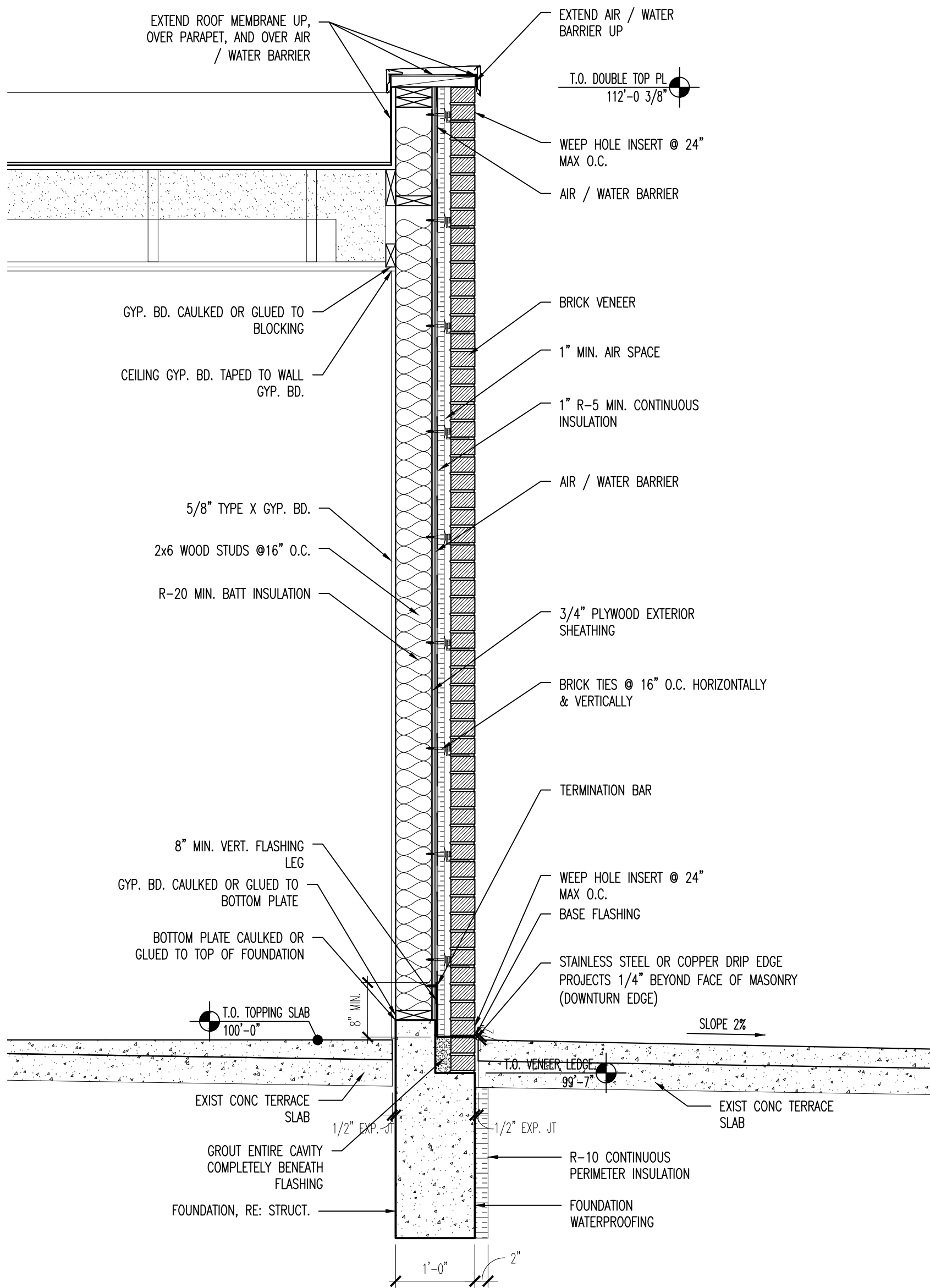
SHEET TITLE:

BUILDING SECTIONS

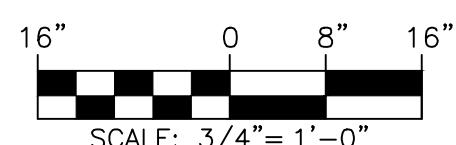
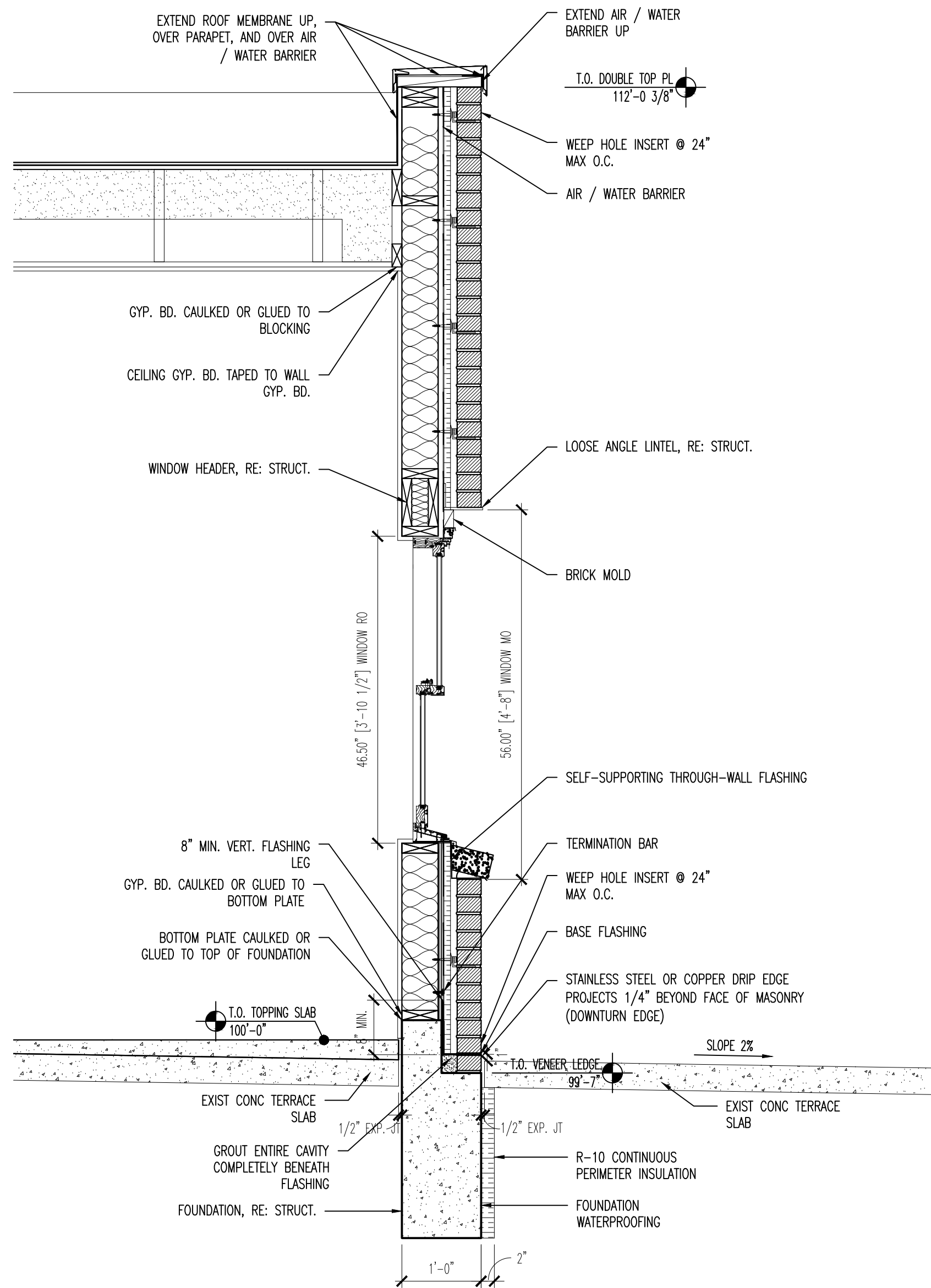
SHEET:

A.303

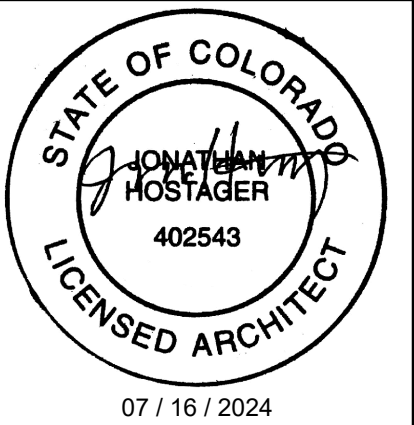




2 MASONRY WALL SECTION
SCALE: 3/4" = 1'-0"
ADJACENT CONC TERRACE
TOP OF NEW RAMP



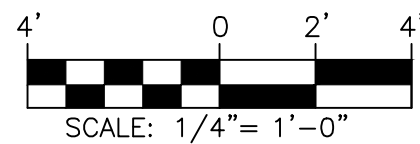
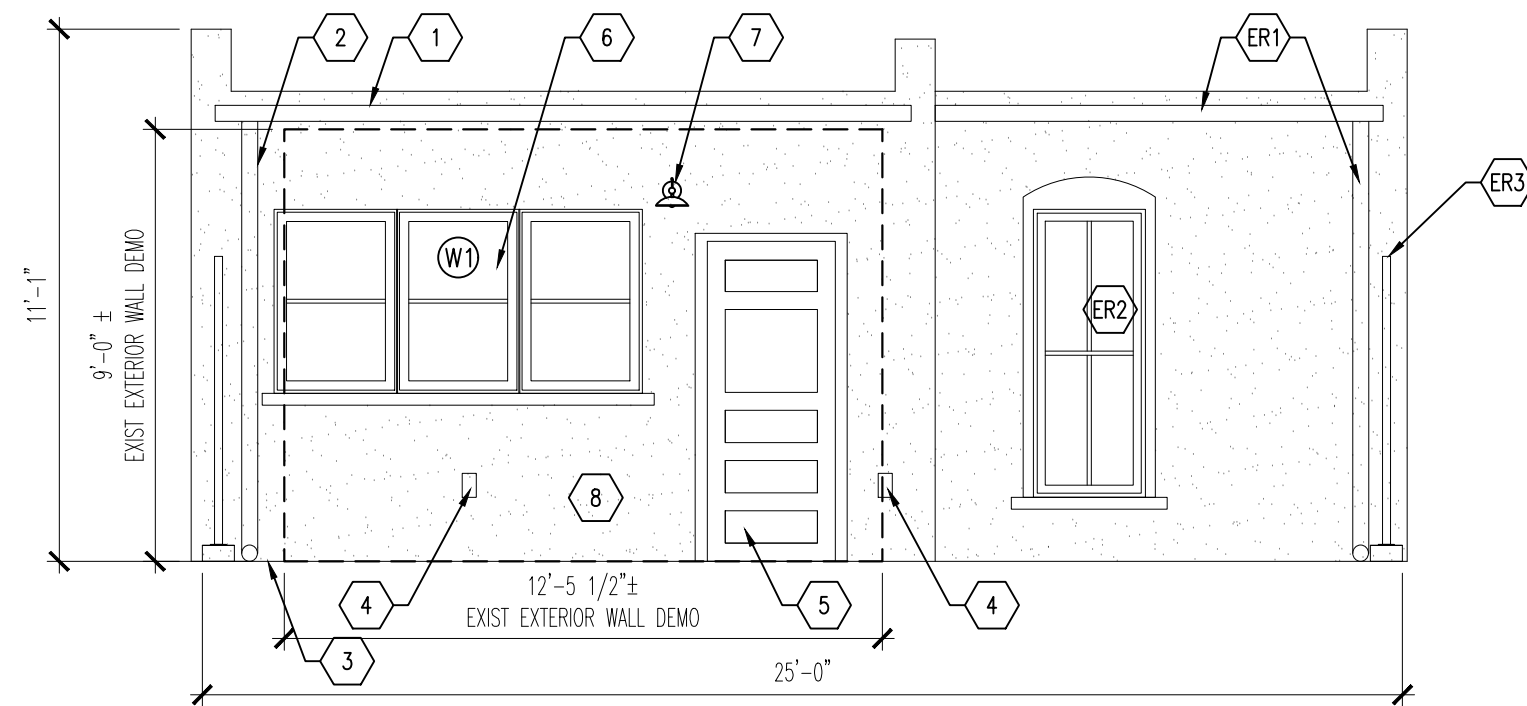
1 MASONRY WALL SECTION
SCALE: 3/4" = 1'-0"
ADJACENT CONC TERRACE
BOTTOM OF NEW RAMP



ADDITION
MUSEUM OF AUTHENTICITY
124 EAST 2ND STREET, SALIDA, CO 81201

Rev #	ISSUED FOR:	DATE:	JOB NUMBER:	DRAWN BY:	APPROVED BY:	DATE:	SHEET TITLE:
	PERMIT	07.16.2024		JH	LP	07.16.24	WALL SECTIONS

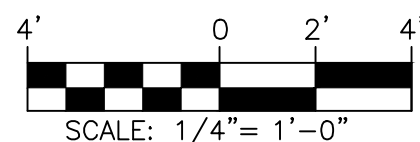
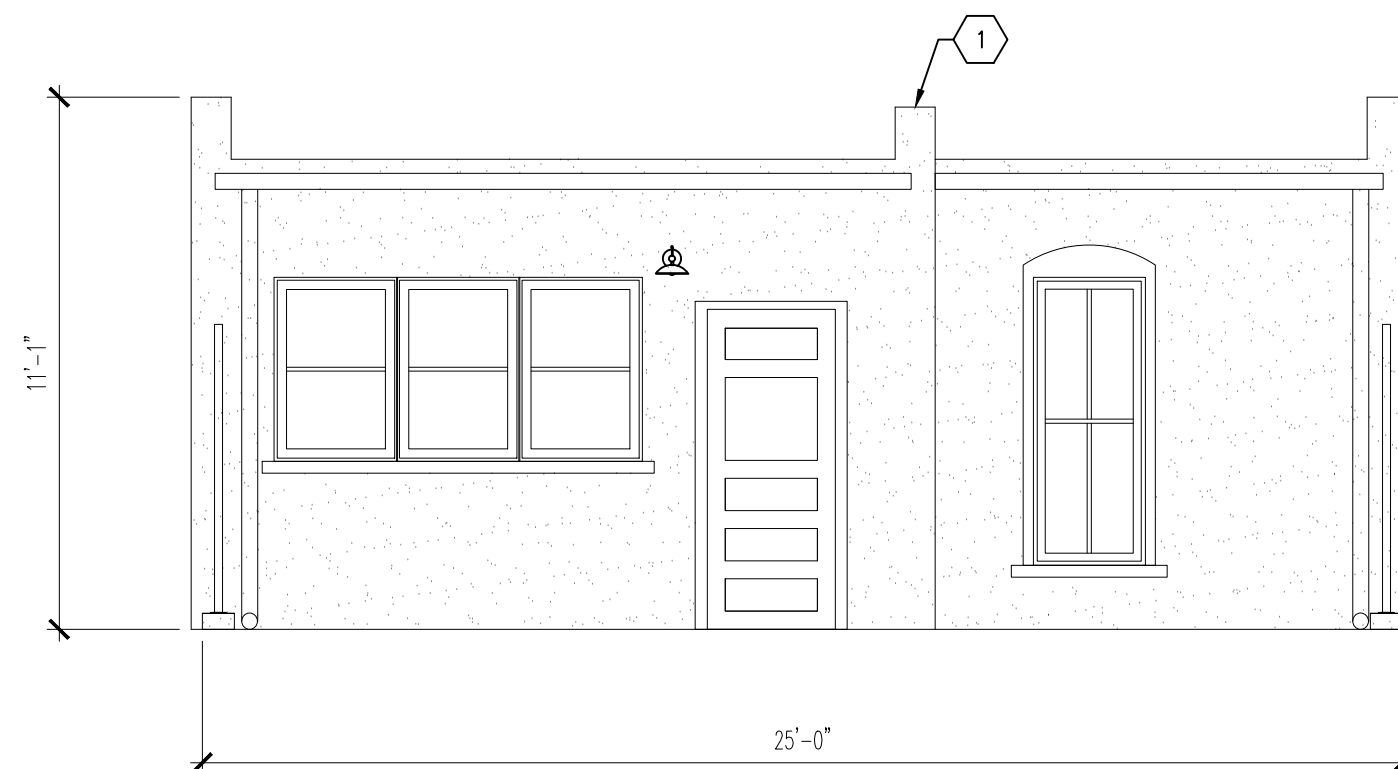
SHEET: **A.402**



2 NORTH ELEVATION – DEMO
SCALE: 1/4" = 1'-0" NORTH ELEVATION MUSEUM

KEY NOTES DEMO ELEVATIONS

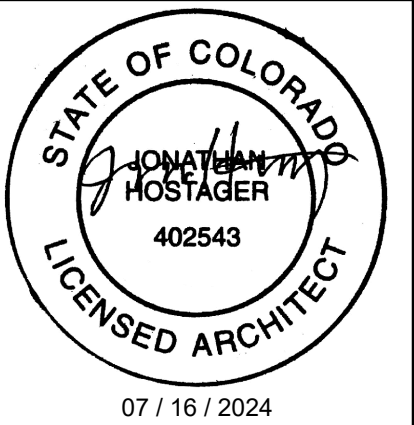
- 1 REMOVE EXISTING GUTTER.
- 2 REMOVE EXISTING DOWNSPOUT
- 3 REMOVE EXISTING COBBLE. SAVE FOR REUSE.
- 4 REMOVE WEATHERPROOF DUPLEX RECEPTACLE
- 5 REMOVE EXISTING DOOR.
- 6 REMOVE EXISTING WINDOW 'W1'. SAVE FOR REUSE.
RE: A.201 – BUILDING ELEVATIONS
RE: WINDOW SCHEDULE
- 7 REMOVE EXISTING WALL SCONCE LIGHT FIXTURE. SAVE FOR REUSE.
- 8 REMOVE EXISTING WALL
- ER1 EXISTING GUTTER AND DOWNSPOUT TO REMAIN
- ER2 EXISTING WINDOW TO REMAIN. PROTECT DURING CONSTRUCTION
- ER3 EXISTING FENCE TO REMAIN



1 NORTH ELEVATION – EXISTING
SCALE: 1/4" = 1'-0" NORTH ELEVATION MUSEUM

KEY NOTES EXISTING ELEVATIONS

- 1 EXISTING CENTER PARAPET.
SEE NOTES REGARDING EXISTING HEIGHT OF CENTER PARAPET ON ROOF PLAN, A.112 & BUILDING SECTION A.303



ADDITION
MUSEUM OF AUTHENTICITY
124 EAST 2ND STREET, SALIDA, CO 81201

Rev #	ISSUED FOR:	DATE:	JOB NUMBER:	DRAWN BY:	APPROVED BY:	DATE:	SHEET TITLE:
	PERMIT	07.16.2024		JH	LP	07.16.24	ELEVATIONS EXISTING & DEMOLITION

SHEET:
AD.201

			
Hartford Green 050	Greek Olive 081	Moss 031	Caramel 052
			
Terra Cotta 053	Clay 026	Colonial Red 054	Harvest Cranberry 010

This is a lab prepared color standard. A degree of variation may occur on production line coatings.

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:** 5CF406.92
2. **Temporary Resource Number:** 99
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Dr. Jessine M. Hartwell Residence
6. **Current Building Name:** Edward Jones Investments
7. **Building Address:** 124 E. 2nd St.
8. **Owner Name and Address:** Boston, Edward & Joan L., P.O. Box 861, Salida, CO 81201

Parcel Number: 368132422255
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** 413583 **Northing** 4265463

11. **USGS Quad Name:** Salida East, Colo.

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

12. **Lot (s):** 20 **Block(s):** 22

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** 44 **X Width** 24
16. **Stories:** 1
17. **Primary External Wall Material(s) (enter no more than two):**
Stone/Sandstone Stucco
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):**
Chimney
21. **General Architectural Description:**

One-story rectangular commercial building with flat roof stepped down toward rear. Façade clad with University of Colorado style sandstone laid in pieces of varied length and width. Angled inset wall at west side of façade has plate glass window with stone sill and door. Wrought iron support at east end of inset. Wall west of inset has no openings. East and west walls are stuccoed. West wall has chimney projection without top, opening with air conditioner unit, and tall 1/1-light double-hung sash window. Rear wall has one segmental arched 2/2-light double-hung sash window, an entrance with paneled and glazed door, and triple window.

Rectangular brick garage with flat roof, triple paneled and glazed doors on west wall and modern overhead sectional door on east wall.

22. Architectural Style/Building Type: No Style

23. Landscaping or Special Setting Features:

N/A

24. Associated Buildings, Features, or Objects:

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate 1888-1890 Actual

Source of Information: Sanborn Maps, 1888 and 1890

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 1888 Sanborn map indicates that this parcel was vacant. By 1890 this building is shown as a one-story L-shaped dwelling with small off-center porch in the angle of the L. A small rear projection was added between 1898 and 1904.

30. Original Location: Yes Date of Moves

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Domestic/Single Dwelling

32. Intermediate Use(s)

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

34. Site Type(s): Dwelling, Office

35. Historical Background:

This building was erected between 1888 and 1890, according to Sanborn fire insurance maps. The 1890 and 1893 maps identify this building as a dwelling. In 1893 it is shown as a doctor's office. The 1898 through 1914 maps show this as a dwelling. An office was shown in the building on the 1929 and 1945 Sanborn maps.

The 1903-04 through 1922 city directories list the office and residence of Dr. Jessine M. Hartwell at this address. Manuscript returns for the 1920 Census revealed that Dr. Hartwell was then sixty-six years old and a native of Massachusetts. She listed her occupation as homeopathic physician.

In 1961, an engineering and surveying firm was housed in the building: Robert Harrison and Associates.

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; US Census, Census of Population, 1920, Chaffee County, Colorado, enumeration district 10.

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 construction of residential housing near downtown Salida in the late nineteenth century. Alterations to the building have diminished its historic physical integrity relating to its history as a dwelling, but it is representative of postwar commercial architecture utilizing University of Colorado style sandstone.

43. Assessment of Historic Physical Integrity Related to Significance:

This building retains few of its architectural features from the time of its original construction, although its present appearance is representative of a popular design of the post-World War II period.

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): 12: 27, 29, 31, 34.

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

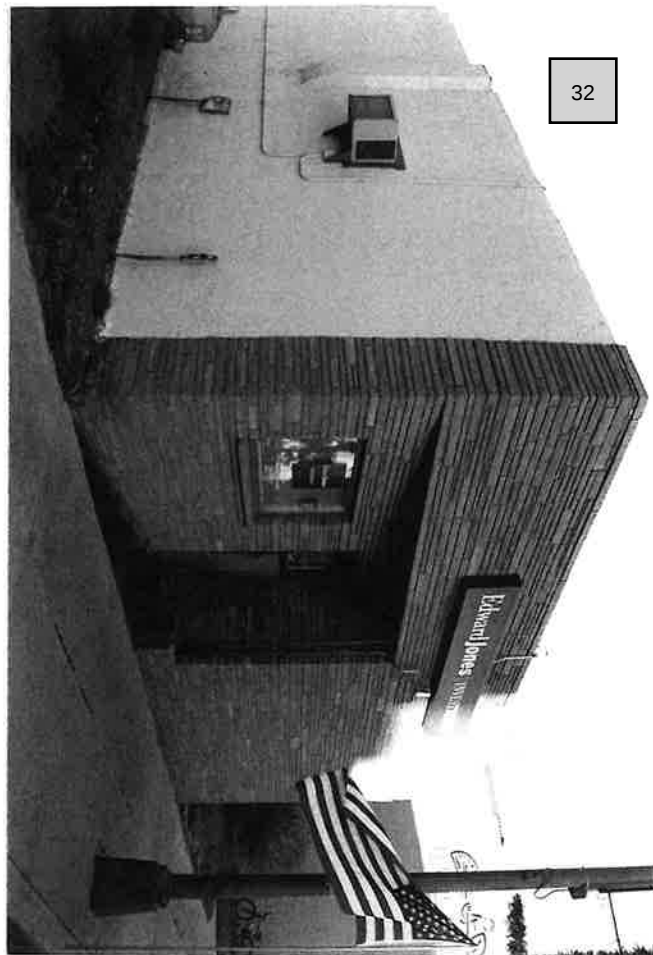
51. Organization: Front Range Research Associates, Inc.

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



12-29

124 E 2nd

ST

2713 N H H - 11-1

12-27

124 E 2nd

W

2713 N H H - 11-1

State ID#: 5CF406.92 SHF Grant #: 2001-02-004
 Address: 124 E 2ND ST
 City: Salida County: Chaffee
 Roll/Frame/Cam Dir.: 12 / 29 SE Date: Nov. 2001
 Neg. Loc.: City of Salida Photographer: Roger Whitacre

State ID#: 5CF406.92 SHF Grant #: 2001-02-004
 Address: 124 E 2ND ST
 City: Salida County: Chaffee
 Roll/Frame/Cam Dir.: 12 / 27 SW Date: Nov. 2001
 Neg. Loc.: City of Salida Photographer: Roger Whitacre

Photographer: Roger Whitacre

State ID#: 5CF406.92 SHF Grant #: 2001-02-004
 Address: 124 E 2ND ST
 City: Salida County: Chaffee
 Roll/Frame/Cam Dir.: 12 / 34 N Date: Nov. 2001
 Neg. Loc.: City of Salida Photographer: Roger Whitacre

12-34

124 E 2nd

N

2713 N H H - 11-1

State ID#: 5CF406.92 SHF Grant #: 2001-02-004
 Address: 124 E 2ND ST
 City: Salida County: Chaffee
 Roll/Frame/Cam Dir.: 12 / 34 N Date: Nov. 2001
 Neg. Loc.: City of Salida Photographer: Roger Whitacre

1-31-11 N 2122

P107 7 1, 21

12-21



12-23 124 E 2nd

W

2713 N H H - 12-1

State ID#: 5CF406.92 SHF Grant #: 2001-02-004
 Address: 124 E 2ND ST (garage)
 City: Salida County: Chaffee
 Roll/Frame/Cam Dir.: 12 / 23 W Date: Nov. 2001
 Neg. Loc.: City of Salida Photographer: Roger Whitacre

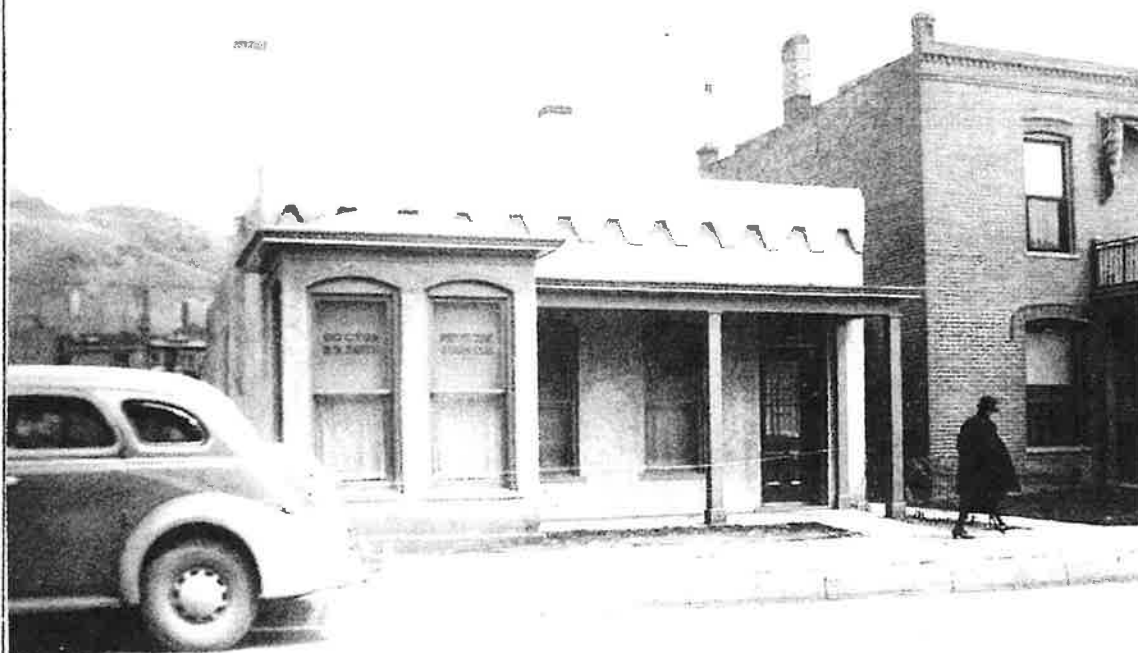
12-25

124 E 2nd

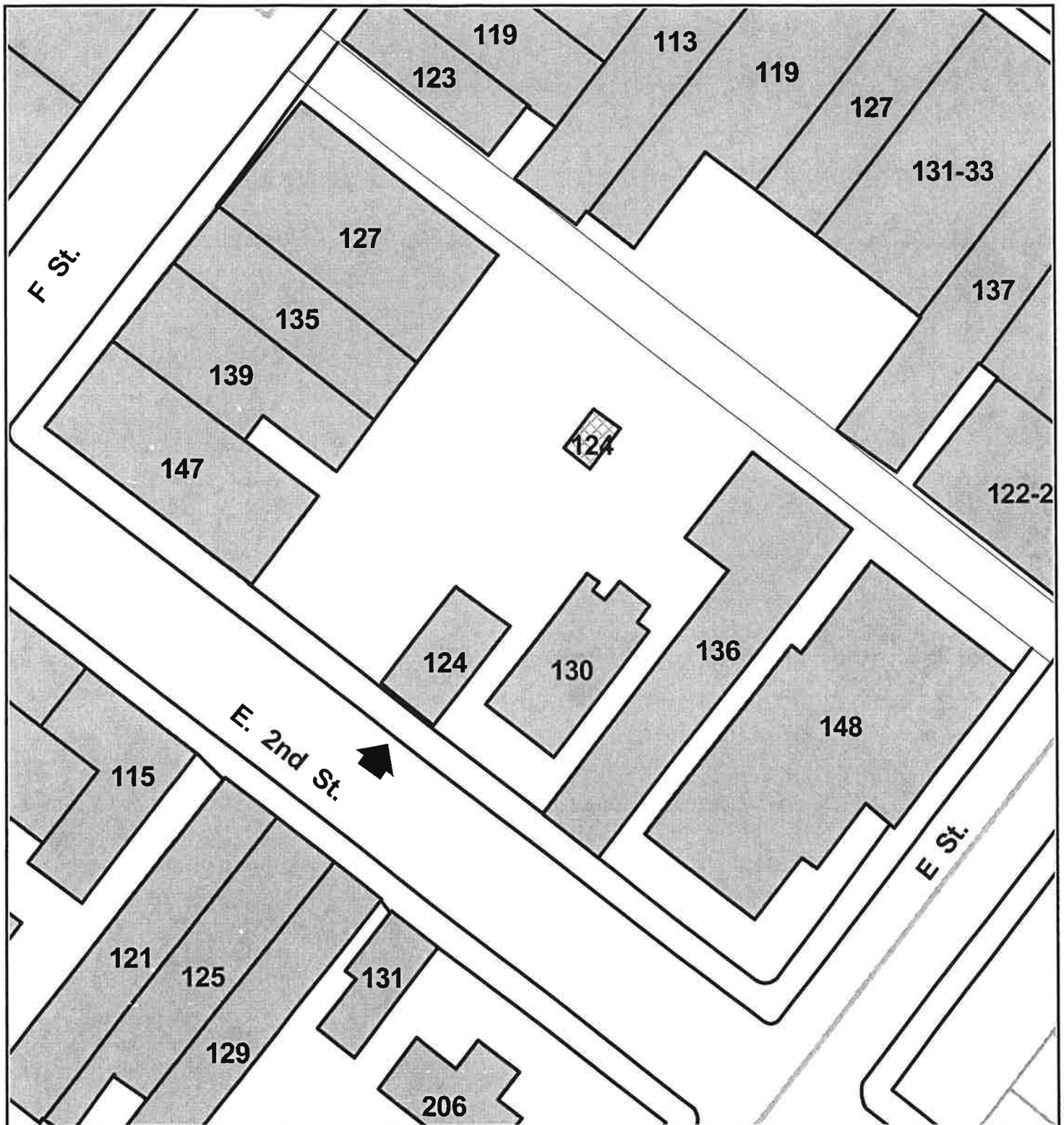
2713 N H H - 12-1

State ID#: 5CF406.92 SHF Grant #: 2001-02-004
 Address: 124 E 2ND ST (garage)
 City: Salida County: Chaffee
 Roll/Frame/Cam Dir.: 12 / 25 E Date: Nov. 2001
 Neg. Loc.: City of Salida Photographer: Roger Whitacre

124 E. 2ND SALIDA CO.



Doctor's Office in 1937



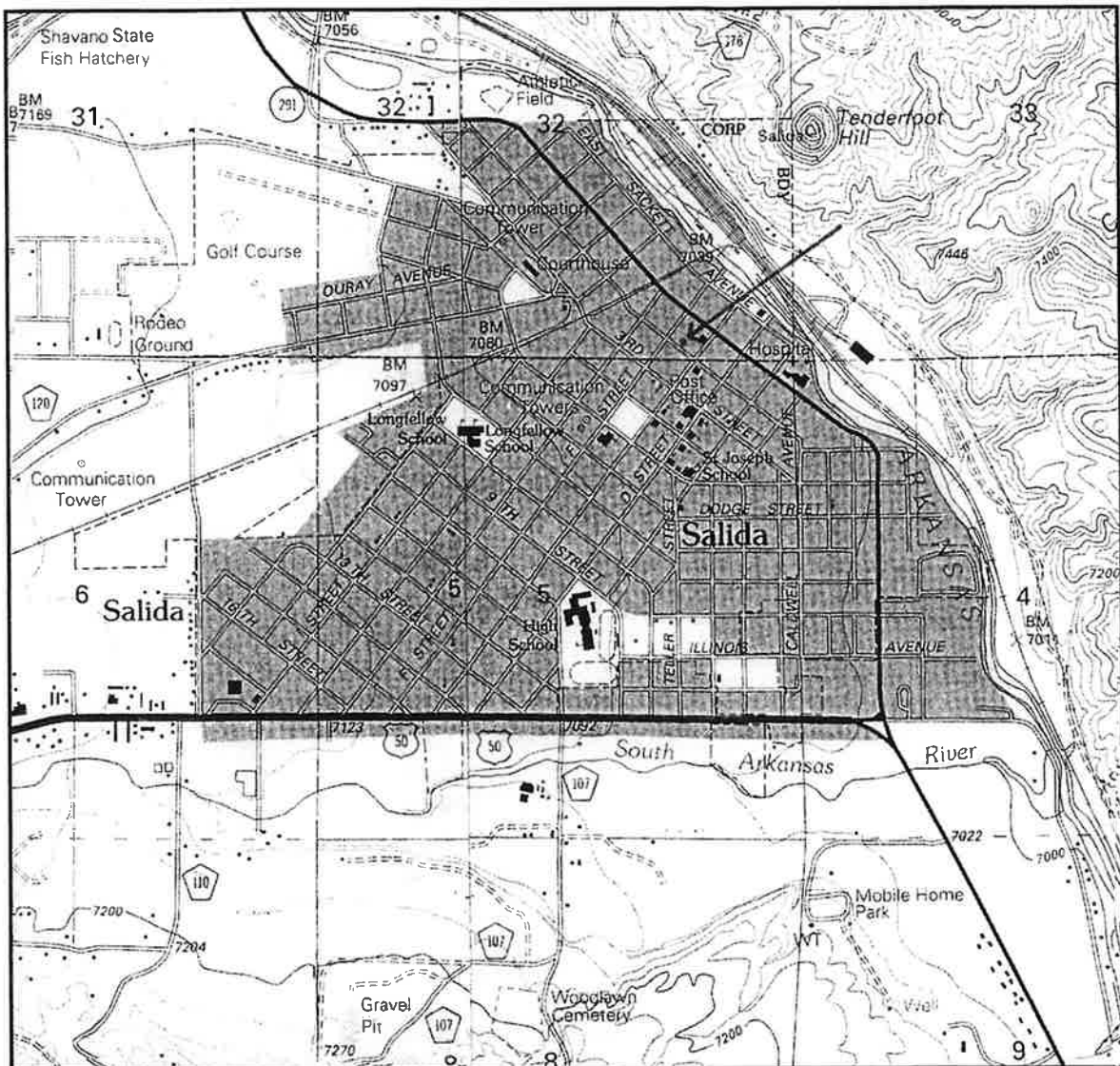
124 E. 2nd Street, 5CF406.92

20 0 20 40 Feet



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

124 E 2nd St, 5CF406.92



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

April 9, 2019

Thordis Simonsen
PO Box 460681
Denver, CO 80246

Dear Ms. Simonsen:

On March 14, 2019, the Salida Historic Preservation Commission reviewed your Major Certificate of Approval application to change the front façade including replacing brick; removing a door; adding a display window and reducing the size of two windows at 124 E. 2nd Street. At the meeting an additional request was made to fill-in the bathroom window opening adjacent to the northwest property line.

Your application was approved subject to the following conditions:

1. That the frames of the windows on the front façade be non-reflective and harmonize with the exterior materials. The Commission recommended using a matte finish as shown by the applicant.
2. The applicant is required to install corbelling along the top of the new brick wall.
3. The display case window shall match the size of the new window openings and be similar to the display case at the A.T. Henry Building as shown by the applicant.
4. The Commission approved the additional request to infill the small window on the west wall.

Thank you for working with the Commission and if you have any questions, feel free to contact me.

Sincerely,



Glen Van Nimwegen, AICP
Community Development Director

March 15, 2016

Thordis Simonsen
PO Box 460681
Denver, CO 80246

Re: Request for a Minor Certificate of Approval, 124 East Second Street

Dear Ms. Simonsen,

Your request for a Minor Certificate of Approval for the removal of the air conditioner unit and enclosure of the 24"x18" opening on the west wall has been approved.

The approval is based on the submitted application, materials and drawings. You are advised that unmet code provisions, or code provisions that are not specifically listed as conditions of approval, do not, in any way, create a waiver or other relaxation of the lawful requirements of the City of Salida Municipal Code or state law.

If you have any questions, feel free to contact me.

Sincerely,


Kristi Jefferson
Planner

November 3, 2014

Sarah F. Whittington, RA
P.O. Box 1115
Salida, CO 81201

RE: Request for an exception to fence height limitations 124 E. Second Street

Dear Sarah,

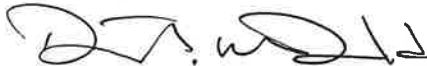
As you know Section 16-8-110(b)(1) of the Salida Municipal Code allows for the Administrator to allow fences of a height in excess of six (6) feet along the side and rear property lines, if a unique security purpose is demonstrated.

Based on the letter and submitted construction plans for the 124 E. Second Street project, we have found that a unique security purpose does exist at Niela Simonsen's property. For this reason you are permitted to construct the fence as submitted in the construction plans. The fence is not to exceed the proposed height of six (6) feet and eight (8) inches at any point.

This height allowance is granted for the side (east and west) property lines of 124 E. Second Street. If any fence is constructed between the face of the building and the front property line, it shall not exceed four (4) feet.

Please let me know if you have any questions. I hope that the additional height will help to screen Ms. Simonsen's property from the adjacent parking lots surrounding the property.

Sincerely,



Dara MacDonald
City Administrator

Cc: Kristi Jefferson, Planner
Niela Simonsen

August 29, 2014

Niela Simonsen
PO Box 460681
Denver, CO 80246

Re: Request for a Major Certificate of Approval.

Dear Ms. Juchem,

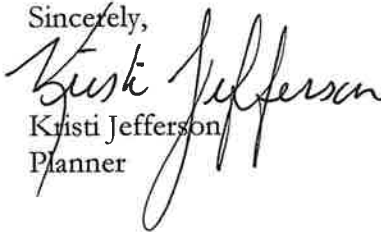
On August 28, 2014, the Salida Historic Preservation Commission reviewed your application for a Major Certificate of Approval to replace the white vinyl fence and build an addition onto the accessory structure in the rear of the property at 124 E. Second Street. Commission approved the application as submitted with the following condition:

1. That the windows on the east wall of the new addition be vertical.

The approval is based on the submitted text and drawings reviewed by the Historic Preservation Commission. You are advised that unmet code provisions, or code provisions that are not specifically listed as conditions of approval, do not, in any way, create a waiver or other relaxation of the lawful requirements of the City of Salida Municipal Code or state law. Please be advised that you must still obtain a building permit prior to commencing the approved alterations.

Thanks for working with the Commission and if you have any questions, feel free to contact me.

Sincerely,


Kristi Jefferson
Planner



STAFF REPORT

MEETING DATE: August 28, 2014

AGENDA ITEM TITLE: Simonsen, Major Certificate of Approval – 124 E. 2nd Street

AGENDA SECTION: Public Hearing

REQUEST: The request is to receive a Certificate of Approval to replace the white vinyl fence and build an addition onto the accessory structure in the rear of the property at 124 E. Second Street. The historic name of the property is Dr. Jessine M Hartwell Residence. *on the west side*

APPLICANT:

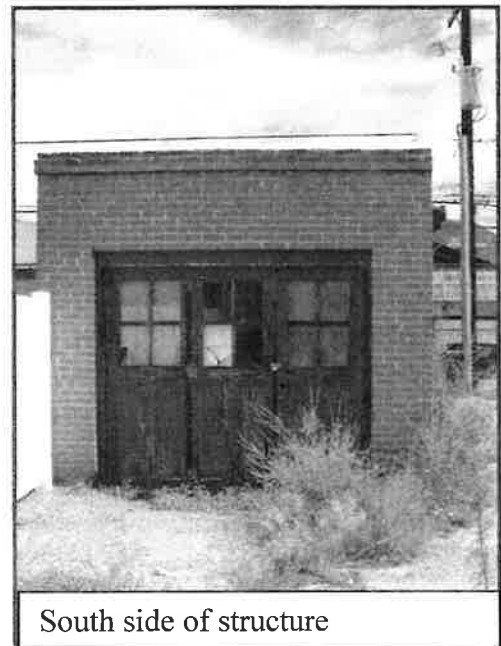
The applicant is Niela Simonsen, PO Box 460681, Denver, CO 80246.

LOCATION:

The property is located at Lot 20, Block 22, City of Salida, Chaffee County, Colorado. The property is also known as 124 E. 2nd Street.

PROCESS:

A major certificate of approval (CA) shall be reviewed by the Historic Preservation Commission and ruled upon by the Administrator or his or her designee at a regular or special meeting to be conducted within twenty (20) days from the date the application was determined complete.



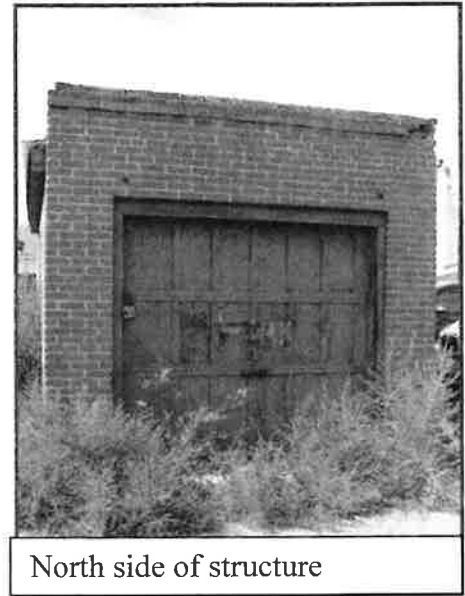
South side of structure

Written notice of the date, time and location of the meeting shall be mailed by regular mail or personally delivered to the applicant not less than five (5) days prior to the meeting. The unexcused absence of the applicant from the meeting shall cause the Administrator or his or her designee to deny the application or, at the Administrator or his or her designee's option, continue the matter to a later meeting date of its choosing.

OBSERVATIONS:

1. The subject property is located within the Salida Downtown Historic District and is located within the Central Business (C-2) District.
2. The applicant would like to build an addition on the south side of the accessory structure in the rear of the property. The purpose of the addition and the remodel of the accessory structure is to use it as a studio and construct the required ADA facilities for the property. The accessory structure is generally only visible from the alley and neighboring properties.

3. 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 construction of residential housing near downtown Salida in the late nineteenth century. Alterations to the building have diminished its historic physical integrity relating to its history as a dwelling, but it is representative of postwar commercial architecture utilizing University of Colorado style sandstone."
4. The applicant has included a site plan describing the proposed addition to the accessory structure. She would like to change out the wooden half-lite door with a new clad/wood door with side panels, create a new door opening on the southeast wall, remove existing window on southeast wall and replace it with a clad/wood window and on the rear of the structure remove the wooden garage door and infill it with brick and four (4) glass blocks.
5. The request is to also remove the white vinyl fence and replace it with a metal and wood fence.



North side of structure

REVIEW STANDARDS:

1. Conformance with Certificate of Appropriateness 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 addition would enhance the existing accessory structure and is almost out of public view because the improvements are in the rear of the property.
- 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.
 - According to the Downtown Design Guidelines, Part 4 Additions and New Buildings, Section B Materials: "Building materials of new structures and additions to existing structures should contribute to the visual continuity of the district. They should appear similar to those seen traditionally to establish a sense of visual continuity."
 - The proposed materials for the addition will be brick which is what is predominately found in the district and the proposed windows will be clad/wood. The one concern that we have with the windows on the addition of the east

elevation is they do not have vertical emphasis like the existing window on that wall that will be replaced with a clad/wood window.

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 applicant is proposing to build the addition onto the south side of the structure using brick, which is compatible with the surrounding contributing structures.
- The proposed windows on the addition do not have the same verticality as the existing window. In the district a new building or addition should maintain the basic window proportions and placement seen traditionally in the area. Windows with vertical emphasis are encouraged.
- The proposed metal and wood fence will be an improvement over the existing white vinyl fence that currently exists.

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

- The applicant is required to provide ADA facilities for her proposed business.
- 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:

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

Approve the Major Certificate of Approval application to replace the white vinyl fence and build an addition onto the accessory structure at 124 E 2nd Street with one condition:

1. That the windows on the east wall of the new addition be vertical.

RECOMMENDED ACTION:

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

Attachment: Application
 Site plan
 Architectural Inventory Form for 124 E. 2nd Street

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION FOR THE CITY OF SALIDA, COLORADO

Margaret Armstrong, your request for a Major Certificate of Appropriateness for the property at 124 E. Second Street for removal of an addition and sandstone siding on the front of the structure, exposure of a historic external wall and substantial return of the front façade to the original façade as depicted in a 1937 photograph has been approved. The Historic Preservation Commission (HPC) has found your application to be in compliance with the criteria listed in Chapter 16, Article 18 of the Salida Municipal Code and the Downtown Salida Design Guidelines.

This certificate is issued on the express condition that construction shall conform in all respects to the statements certified in the application for such permit, and that all work shall be done in accordance with the ordinances of the City of Salida. They approval allows for the addition of a porch roof as depicted in the plans, although the applicant is not required to install that feature.

The applicant is advised that this approval is valid for one (1) year. If work has not begun within one year, this approval will expire.

The applicant shall notify the City Planner in advance of any change in exterior materials and/or design and shall not proceed with the work until approved by the City.


Earle Kittleman, Historic Preservation Commission


Dara MacDonald, City Planner

THIS IS NOT A BUILDING PERMIT IT IS YOUR RESPONSIBILITY TO OBTAIN A BUILDING PERMIT BEFORE PROCEEDING WITH CONSTRUCTION

Certificate No. 02-2006

Date May 1, 2006

November 3, 2006

Arden Trewartha
124 E. 2nd Street
Salida, CO 81201

RE: Family and Youth Initiatives sign permit application

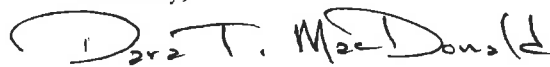
Dear Ms. Trewartha,

Your sign permit application has been approved. The approval is for one (1) non-illuminated projecting sign with an area of four (4) square feet to be mounted such that the sign is at least eight (8) feet above grade and not more than four feet six inches (4'6") from the building wall, and one (1) wall mounted sign of not more than 12.5 feet (12.5) square feet.

Based on the 25 feet linear frontage of your building, you are allowed 16.5 square feet of sign area. In conjunction with your current sign application of 16.5 square feet, you have no remaining sign space.

Please let me know if you have additional questions.

Sincerely,



Dara MacDonald
City Planner



STAFF REPORT

MEETING DATE: April 27, 2006

AGENDA ITEM TITLE: 124 E. 2nd Street- Major Certificate of Appropriateness Application

AGENDA SECTION: Public Hearing

REQUEST: The request is to receive a Certificate of Appropriateness to remove an addition and sandstone siding on the front of the structure, expose an historic external wall and substantially return the front façade of the structure to the original façade as depicted in a 1937 photograph.

APPLICANT:

The applicant is Margaret Armstrong, 948 'D' Street, Salida, CO 81201.

LOCATION:

The property is located at Lot 20, Block 22, City of Salida, Chaffee County, Colorado. The property is also known as 124 E. 2nd Street.

PROCESS:

A major certificate of appropriateness (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.
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 construction of residential housing near downtown Salida in the late nineteenth century. Alterations to the building have diminished its historic physical integrity relating to its history as a dwelling, but it is representative of postwar commercial architecture utilizing University of Colorado style sandstone."
3. The applicant is interested in removing the sandstone on the front of the building and removing the addition that has been added on the eastern portion of that façade. The

removal of the addition would expose the original exterior wall that still exists within the structure. The applicant has reclaimed the original brick wall that became an interior wall with the addition and would install a new brick front on the existing exterior wall using reclaimed brick. The applicant is further proposing to reproduce the original brick parapet. A new window would be installed in the existing opening that has been located in the wall and half-light doors with transoms would be located in their historic locations. A slab porch would be created with a flat roof similar to that seen in the historic photograph.

4. The Secretary of the Interior's Standards for restoration call for the replacement of missing features that can be substantiated by documentary and physical evidence. In this case the applicant has photographic evidence as well as physical evidence in the remaining exterior wall that has been preserved within the building.

REVIEW STANDARDS:

1. **Conformance with Certificate of Appropriateness Review Standards for a noncontributing building (Section 16-18- 80(b)) using the draft 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.
 - ✳ In its current configuration this property is not of the time period that it can be contributing to the national register district. However, restoration of the façade of the building can be made that would contribute to the overall integrity and vitality of the downtown. The proposal is to substantially return the façade to the condition shown in a 1937 photograph of the property through a combination of restoration and replacement of historic features.
 - 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 work would return the façade to the original dimensions and materials which is compatible with the historic character, scale, shapes, sizes, heights, facades and materials predominant in the 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.
 - ✳ There are no new structures or additions proposed with this project. The exterior repair and alteration will harmonize with neighboring properties.

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

* The proposed exterior work is not necessary to comply with any adopted code.

RECOMMENDED FINDINGS:

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

RECOMMENDED ACTION:

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

That the Commission recommend approval for a Certificate of Appropriateness to remove an addition and sandstone siding on the front of the structure, expose an historic external wall and substantially return the front façade of the structure to the original façade as depicted in a 1937 photograph.

RECOMMENDED MOTION:

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

Attachment: Application
Architectural Inventory Form for 124 E. 2nd Street

Proposal For 124 E. 2nd. St.

Remove existing sandstone façade on south side of building.

Remove the roof over the 12 x 10 southeast section of the building.

Remove approx. 22 ft. of cinder block wall, which is the southeast corner of the building. These sections of wall were added on sometime in the 1960's.

The purpose of this demolition is to expose the original front of this building as it appeared in a 1937 photograph when it was a doctors office.

Remove 12 ft. section of angled wall at south face west side.

Replace this section with new wall square to the building for the same 12 ft..

The new wall will have two windows approx. 4 ft. by 6 ft. 6 in. with arched wooden tops to match original window and door openings on south face east side. Original window and door openings will be utilized with new window and door in a style to compliment the 1937 photograph.

The door opening on the east facing wall will be reworked to match the other door opening and a similar door will be installed.

Foundations and structural headers are in place and will not be moved or altered.

The new wall section will be built on the foundation using 2x6 framing and OSB sheathing and windows will be installed under the headers.

New flooring will be installed over the concrete slab that becomes exposed inside by moving this wall. R-19 insulation will be used in the new wall, with 1/2 in. sheetrock. and paint to match existing walls in room.

The entire south face of the building, new and existing original will be refaced with red brick consistent with some of the older buildings in the downtown area, complete with arches over windows and doors and decorative cornice at the top of the parapet.

The rest of the building will remain as it is with the exception of refinishing the original wooden floors.

Blue prints, consultation, demolition, debris removal, material acquisition, and construction will be supplied by Norseman Const. Inc..

Site maps, surveys, city and county approval and permits will be supplied and acquired in conjunction with the building owner.

Respectfully,
Joel (Moe) Husen
Norseman Const. Inc.

