



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

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

April 28, 2022 - 4:00 PM

AGENDA

Email public comments to: publiccomment@cityofsalida.com

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

CALL TO ORDER

APPROVAL OF THE MINUTES

1. March 24, 2022- Draft Minutes

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

2. **Welch House, 128 E. First Street- Major Certificate of Approval extension request-** The request is to receive a two year extension to construct a new two-unit building behind the existing commercial building at 128 E. First Street.
3. **Nevens-Koster Real Estate Agency, 120 W. Second Street- Major Certificate of Approval Application extension request-** The request is to receive a two year extension to construct a second story addition with a roof-top patio to the existing single-story building at 120 W. Second Street.
4. **Argys Brothers Garage, 223 E. First Street - Major Certificate of Approval extension request-** The request is to receive a two year extension for exterior alterations to the back wall of the structure at 223 E. First Street. The applicant is requested 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.

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.



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MINUTES

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CALL TO ORDER

PRESENT

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

ABSENT

Commissioner Patrick Regan
Commissioner Steve Chapman

APPROVAL OF THE MINUTES

1. November 04, 2021 - Draft Minutes

Motion made by Co-Chairman Harris, Seconded by Commissioner Chivvis.

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

THE MOTION PASSED.

UNSCHEDULED CITIZENS- NA

NEW BUSINESS

2. Draft Salida Historic Survey Plan - Presentation and discussion of the draft Salida Historic Survey Plan with Consultants from Felsburg, Holt and Ullevig and Miniello Consulting

Jake Lloyd, Project Manager, and Kristi Miniello, Senior Historian, presented on the draft Salida Historic Survey Plan.

Commission recommended having a work session to further discuss the recommendations of the survey plan. Commissioners agreed on April 6th for a work session at 4:00pm.

COMMISSIONERS' COMMENTS

ADJOURN With no further business to come before the Commission, the meeting adjourned at 6:00 p.m.



MEMO

MEETING DATE: April 28, 2022

AGENDA ITEM TITLE: Welch House, 128 E. First Street- Major Certificate of Approval extension request

REQUEST: The request is to receive a two year extension to construct a new two-unit building behind the existing commercial building at 128 E. First Street.

APPLICANT:

The applicant is Space Holder LLC, 443 E Street, Salida, CO 81201. The applicant's representative is Architect, Sarah Whittington.

PROJECT DESCRIPTION:

On April 22, 2021 the Historic Preservation Commission reviewed and approved the major certificate of approval application to construct a new two-unit building behind the existing commercial building at 128 E. First Street. The Historic name of the property is the Welch House.

The Historic Preservation Commission approved the application based on the submitted material specifications, text and photos and recommended approval with staff's two (2) conditions and added two (2) additional conditions:

1. That the applicant applies for a building permit as required by the Chaffee County Building Department prior to starting construction.
2. Upon completion of the project the applicant contact staff to schedule an inspection of the approved work with staff and a member of the Historic Preservation Commission prior to issuance of certificate of occupancy.
3. The stucco color on the new building should not be bright white.
4. The owner work with the adjacent property owner prior to construction so that she can inspect the wall of her shed for any problems to address.

RECOMMENDATION:

Staff recommends the Commission approve the extension request with the 4 conditions of approval and one additional condition:

1. That any changes from the original approval must be reviewed by staff and the Historic Preservation Commission.

RECOMMENDED MOTION: "I make a motion to approve the two-year extension request to construct a new two-unit building behind the existing commercial building at 128 E. First Street with the recommended 4 conditions and adding a 5th condition that any changes from the original approval be reviewed and approved by staff and the HPC."

Attachments: Letter from owner requesting an extension
April 22, 2021 staff report and application materials

April 23, 2021

Space Holder, LLC
443 E Street
Salida, CO 81201

Re: Major Certificate of Approval – 128 E. First Street

Dear Property Owner,

At the April 22, 2021 Historic Preservation Commission meeting the Commission reviewed and approved your application for a Major Certificate of Approval to construct a new two-unit building behind the existing commercial building at 128 E. First Street.

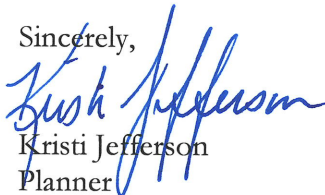
The Historic Preservation Commission approved the application based on the submitted material specifications, text and photos and the Commission recommended the two staff conditions and added two (2) additional conditions:

1. That the applicant applies for a building permit as required by the Chaffee County Building Department prior to starting construction.
2. Upon completion of the project the applicant contact staff to schedule an inspection of the approved work with staff and a member of the Historic Preservation Commission prior to issuance of certificate of occupancy.
3. The stucco color on the new building should not be bright white.
4. The owner work with the adjacent property owner prior to construction so that she can inspect the wall of her shed for any problems to address.

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.

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

Sincerely,


Kristi Jefferson
Planner

cc: Sarah Whittington

From: [Annie Jacob](#)
To: kristi.jefferson@cityofsalida.com
Cc: [Jared Jacob - Sunday Lounge](#); [Sarah Whittington](#)
Subject: HPC approval condition met
Date: Wednesday, June 30, 2021 3:22:13 PM
Attachments: [2768_001.pdf](#)

Hi Kristi,

Per one of the conditions of our HPC Approval and on behalf of Space Holder LLC, I'm writing to let you know that my husband (Jared Jacob) and I (Annie Jacob) notified our neighbors last week that we are slated to begin construction on our new build behind 128 E. 1st Street at the end of August and given them permission to come onto our property to inspect their shed and address any concerns prior to start of our construction. I've attached our HPC Approval to this email for your reference. Thank you! Annie

Annie Jacob
annie@theyogatonic.com
719-239-0702

March 18, 2022

Kristi Jefferson
Planner
City of Salida

Re: Request for HPC extension at 128 E. First Street

Dear Kristi Jefferson,

We are writing to you in regards to our approval from the Historic Preservation Commission for a major certificate of approval on our build project at 128 E. 1st Street we received last April and would like to request an extension.

We were scheduled to start construction last fall, however; there have been delays in our project due to timing with utilities and CDOT for water tap and now we need to delay timing due to funding caused by increased cost on materials and material availability. We are now scheduled to start building next spring and are writing to request an extension on our HPC approval for a minimum of a year. There are no changes to our project or the plans we submitted.

Thank you for your consideration,

Jared and Annie Jacob
Space Holder, LLC
443 E. Street
Salida, CO 81201



STAFF REPORT

MEETING DATE: April 22, 2021

AGENDA ITEM TITLE: Welch House, 128 E. First Street- Major Certificate of Approval Application

AGENDA SECTION: Public Hearing

REQUEST: The request is to receive a Certificate of Approval to construct a new two-unit building behind the existing commercial building at 128 E. First Street.

APPLICANT:

The applicant is Space Holder LLC, 443 E Street, Salida, CO 81201. The applicant’s representative is Architect, Sarah Whittington.

LOCATION:

The property is located at Lot 21, Block 4, Block 31, City of Salida and is addressed as 128 E. First Street.

PROCESS:

A major certificate of approval (CA) shall be reviewed and ruled upon by the Historic Preservation Commission at a regular or special meeting to be conducted within thirty-one days from the date the application was determined complete, or within a longer time period as necessary to reasonably accommodate the application on an HPC agenda.

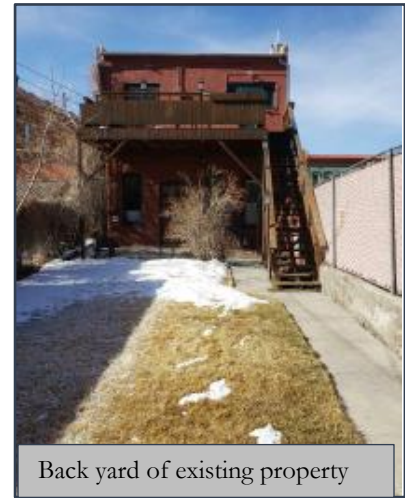
The Commission shall approve, approve with conditions, or deny the application, or remand it back to the applicant with instructions for modification or additional information or action.

OBSERVATIONS:

1. The subject property is located within the Downtown Historic, the Central Business (C-2) zone district and the Central Business Economic Overlay. The historic name of the existing structure is the Welch House.
2. This property is considered contributing to the downtown historic district. According to the Architectural Inventory for this property: “this building is significant for its association with the development of downtown Salida, having served in the early twentieth century as space for a restaurant and furnished rooms and later as a paint and wallpaper shop with

upstairs residence. The building is notable for the stamped metal façade of its upper story and the metal details of the first story.” No work is being proposed to the existing building.

3. The proposal is to construct a 35’ structure containing two residential units in the rear of the property. The height of the existing commercial structure is approximately 32’. The new units will generally only be visible from the alley and neighboring properties.
4. The applicant has included a narrative, photographs and site plans describing the proposed units. On page 5 of 5 they have a massing study to show what the building will like behind the existing commercial building.
5. The applicant is showing the proposed materials on sheet 3 of 5 and are proposing to use wood, stucco and corrugated metal for the exterior materials and metal for the roof. The proposed windows and doors will be metal clad.

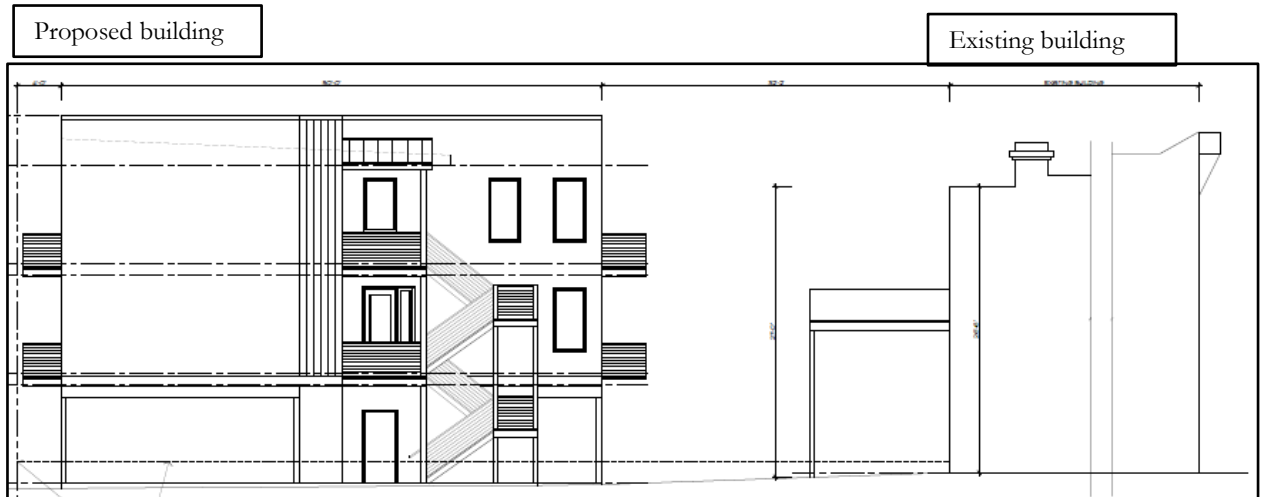


Back yard of existing property

REVIEW STANDARDS:

1. Conformance with Certificate of Approval Review Standards for a contributing building (Section 16-12- 80(a)) 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.
 - According to the design guidelines for new construction – new construction should be designed in such a way that it does not overpower or detract from historic buildings. It should be compatible.
 - As proposed the new building will complement the existing commercial building and should not overpower the historic structure because it will be built at the rear of the property.
 - With an overall height of 35’ the two-unit structure should not have a negative visual impact on the existing structure because the height of the existing is approximately 32’ to the top of the parapet.



- On page 7 of the Salida Design Guidelines, it states – “In the case of new construction, for example, these design guidelines focus on where a building should be located on a site and what its basic scale and character should be.” The request meets the intent of the design guidelines since the new building will be constructed at the rear of the property as shown in the application materials.
 - The proposed new construction will be compatible with the architectural character of the surrounding buildings in the historic district.
 - As discussed above, staff feels that the application meets this standard.
- 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.
- The applicant states that the new three-story building will look similar to the existing structure in form. It will be a rectangular structure with a flat roof and the existing building is also rectangular with a flat sloping roof.
 - The applicant is showing stucco as the main material for the building with the use of a non-reflective matte finish corrugated metal as accents. The non-reflective corrugated metal will also be used for the roof, the balconies will have a stained wood railing. The proposed windows and doors are metal clad.
 - New construction in the historic district should be compatible with the old structures in scale, proportion, materials, and character.
 - According to the Salida Design Guidelines, Part 4, Additions and new buildings Section B, Materials: Policy - 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.

- Structures along alleys in the District are brick, stucco or wood sided and a few of the structures in the alley have corrugated metal. Generally the structures in the alleys are not visible from the main streets. The proposed new structure should not be highly visible from First Street.

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.

- The proposed work will not change the historic appearance or integrity of the primary 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 new construction should not destroy or detract from the existing historic structure or site. The new work will be differentiated from the existing structure but compatible.
- The applicant submitted a massing model which shows the elevation and scale differences between the existing structure and the proposed new structure.

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.

- This application does not propose to return the original historic appearance.

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 is in compliance with the review standards for contributing structures in the historic district because the new construction should not detract from the historic integrity of the primary structure and site.
2. The new construction will be differentiated from but compatible with the existing historic structure.

3. The work is not necessary to comply with any building, fire or life safety code.

RECOMMENDATION:

Based upon the observations and review standards outlined above, staff recommends **Approval** of the application with the following conditions.

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

Attachment: Application materials
Architectural Inventory Form for 128 E. First Street
Elevations and Site plan

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 4

- 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:** 5CF406.50
2. **Temporary Resource Number:** 64
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Welch House
6. **Current Building Name:** Master Electric
7. **Building Address:** 128-32 E. 1st St.
8. **Owner Name and Address:** Schirmer, Christopher K. & Paula, 128 E. 1st St., Salida, CO 81201

Parcel Number: 368132404090
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** 413663 **Northing** 4265554

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

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

12. **Lot (s):** 21 **Block(s):** 4

~~**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** 82 **X Width** 23

16. **Stories:** 2

17. **Primary External Wall Material(s) (enter no more than two):**

Brick

18. **Roof Configuration (enter no more than one):**

Flat

19. **Primary External Roof Material (enter no more than one):** Asphalt

20. **Special Features (enter all that apply):**

Decorative Cornice, Segmental Arch Window (rear), Porch (rear)

21. **General Architectural Description:**

Two-story rectangular brick commercial building with flat roof and elaborate metal cornice between fleur-de-lis decorated end brackets. Cornice has metal stamped to resemble balustrade at top, bands of molding, a frieze with running shell ornaments above an architrave with foliate running ornament. Supporting the entablature are classical half-columns rising from the first story cornice. The columns flank tall 1/1-light double-hung sash windows and are paired in the center and at the ends of the wall. The narrow storefront cornice is ornamented with molding and the lintel above the storefront has panels of ornament with garlands and ribbons. There is an entrance to the upper

story at the west end with a paneled door flanked by ornamented square metal columns. The storefront has a central inset entrance with a wood door with large rectangular light topped by a transom. There is a decorated metal column at the east end of the façade. Plate glass display windows with brick kickplates flank the entrance, and there is a band of clerestory windows above the display windows and entrance.

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 1898-1904 Actual

Source of Information: Sanborn Maps, 1898 and 1904

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 1898 Sanborn map shows a different frame building on this lot. The present building is shown on the 1904 Sanborn map, when it had an opening into the building to the west, which was then vacant. The 1909 map notes that the opening was bricked. The 1929 map shows an open porch across the rear. The present second story deck on the rear appears fairly new.

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

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Domestic/Hotel

Commerce and Trade/Restaurant

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

Domestic

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

Domestic

34. Site Type(s): Commercial Building

35. Historical Background:

This building was erected between 1898 and 1904, based on Sanborn maps. According to the 2001 Salida Walking Tour, the building was originally intended to be a pharmacy. The 1904 map shows the present building, which is labeled "restaurant." The 1903-04 city directory lists the Welch House, operated by Mrs. Mary Welch, at this address. The Welch House advertised furnished rooms and a restaurant. Mrs. Welch's family also lived here, including Kate (a student), Owen (a student), and Mrs. Pearl Welch. Mrs. Welch's boarding house was listed in the 1905-06 city directory at this address. The 1909 city directory listed the Salida Café at this address, together with furnished rooms offered by Mabel Button. The Salida Café advertised "Strictly Home Cooking," and offered single meals for 25 cents and 21 meals for \$5. The 1911-12 city directory indicates that Mary Welch was managing furnished rooms upstairs. By 1914 the building housed a wallpaper and paint firm on the ground floor. The 1922-23 city directory indicated that Charles A. and Lena Morris lived here and had a wallpaper and paint store in the building. The same business was listed here in 1927 and 1930-31. The 1945 Sanborn map indicates a wallpaper and paint business here. By 1951 the first story housed Reekers & Son (wallpaper and paint), which included G.A. and W.D. Reekers. The same business was still here in 1961, owned by Dale G. Reekers. The Salida Walking Tour reports that the basement was used as a shooting gallery at some point, and that bullet holes are found there.

Today, Christopher and Paula Schirmer have a residence upstairs and use the ground floor for their electrical contracting business.

The 2001 Salida Walking Tour states that the stamped metal façade of the building was produced by Mesker Bros. of St. Louis and notes that the metal facades were popular throughout the United States from the 1880s until 1910. "It was part of a national trend toward industrialized building technology and mass-produced ornaments." Mesker Brothers of St. Louis was "one of two national companies--the other being George L. Mesker & Co. of Evansville, Indiana--which produced entire facades. The firms were operated by three sons of metalsmith John Bernard Mesker. Ben and Frank Mesker formed their own company in 1881, while brother George continued the family business in Evansville."

"These companies provided free design services, and their catalogs offering hundreds of designs had a great impact on small town commercial architecture. Generally, the buildings with metal facades had three brick walls and a front wall of wood, to which the stamped metal was nailed."

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Salida Walking Tours; Survey Form, 132 E. 1st, 1981; Salida Mail, 2 April 1909.

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 significant for its association with the development of downtown Salida, having served in the early twentieth century as space for a restaurant and furnished rooms and later as a paint and wallpaper shop with upstairs residence. The building is notable for the stamped metal façade of its upper story and the metal details of the first story.

43. Assessment of Historic Physical Integrity Related to Significance:

The building has been moderately altered. The storefront of the first story has been remodeled, although the first story retains its cornice, lintel, metal columns, and entrance to the second story. The upper story appears intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Not eligible

45. Is there National Register district potential? Discuss. N/A

This building is located within an existing National Register district, the Salida Downtown Historic District.

If there is NRHP district potential, indicate contributing status: N/A

46. If the building is in an existing NRHP district, indicate contributing status: Contributing

VIII. RECORDING INFORMATION

47. Photographic Reference(s): 22: 4, 6; 23: 23.

Negatives Filed At: City of Salida

Photographer: Roger Whitacre

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

Resource Number: 5CF406.50

Temporary Resource Number: 64

49. **Date(s):** September 2002 50. **Recorder(s):** R.L. Simmons/T.H. Simmons

51. **Organization:** Front Range Research Associates, Inc.

52. **Address:** 3635 W. 46th Ave.

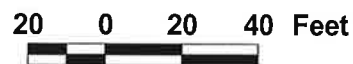
53. **Phone Number(s):** (303) 477-7597

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

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

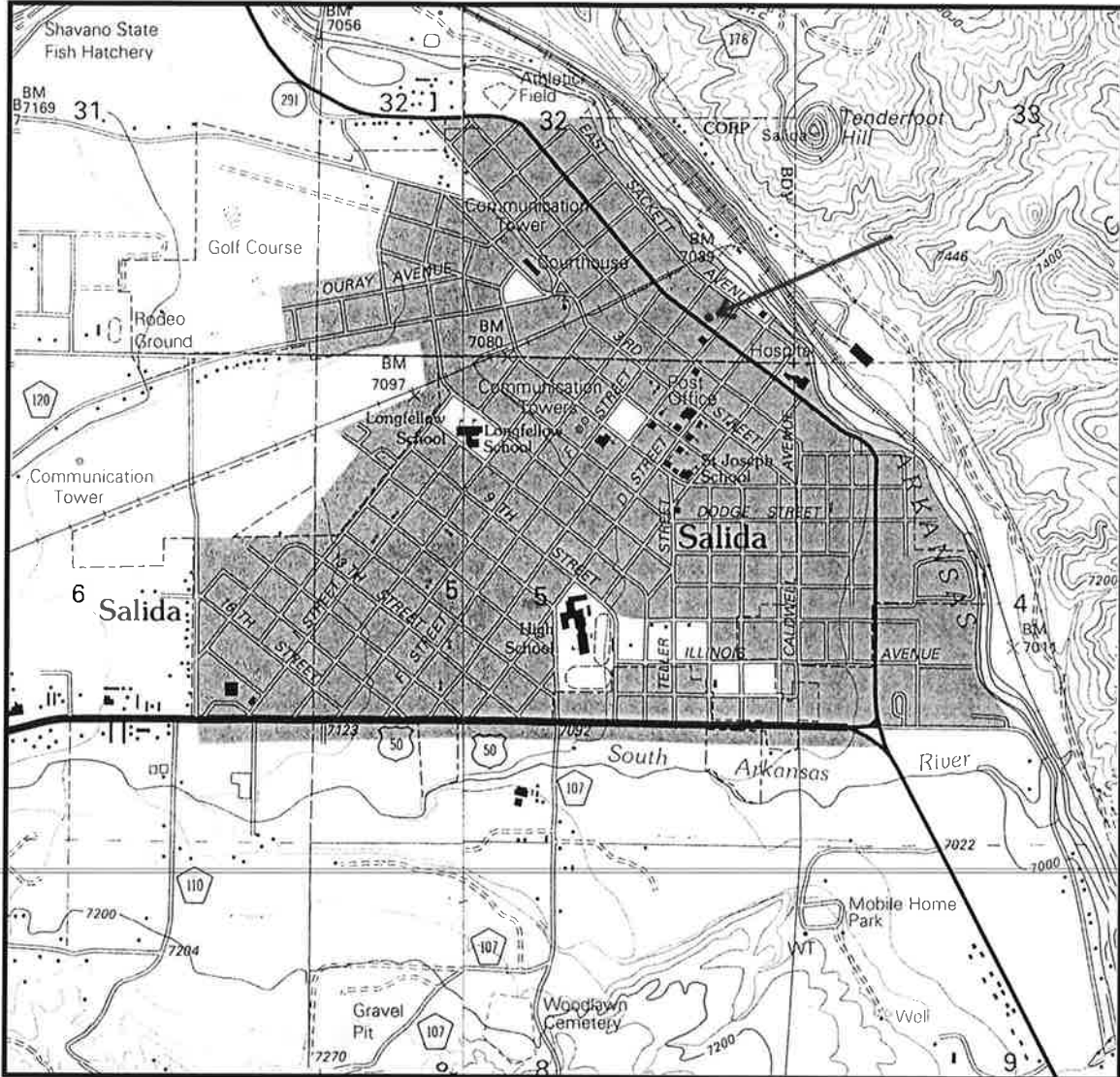


128 E. 1st Street, 5CF406.50



Downtown Salida Historic Buldings Survey USGS Location Map

128-32 E. 1st 5CF406.50



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



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

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

- Annexation
Pre-Annexation Agreement
Variance
Appeal Application (Interpretation)
Certificate of Approval
Creative Sign Permit
Historic Landmark/District
License to Encroach
Text Amendment to Land Use Code
Watershed Protection Permit
Conditional Use
Administrative Review: (Type)
Limited Impact Review: (Type)
Major Impact Review: (Type)
Other:

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

A. Applicant Information

Name of Applicant: Space Holder LLC
Mailing Address: 443 E Street, Salida, CO
Telephone Number: (719) 207-4616 FAX: NA
Email Address: jared@sundaylounge.com
Power of Attorney/ Authorized Representative:

B. Site Data

Name of Development: Space Holder Residential Units
Street Address: 128 E. First
Legal Description: Lot 21 Block 4 Subdivision (attach description)
Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land.

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 [Signature] Date 3-29-21
Signature of property owner _____ Date _____

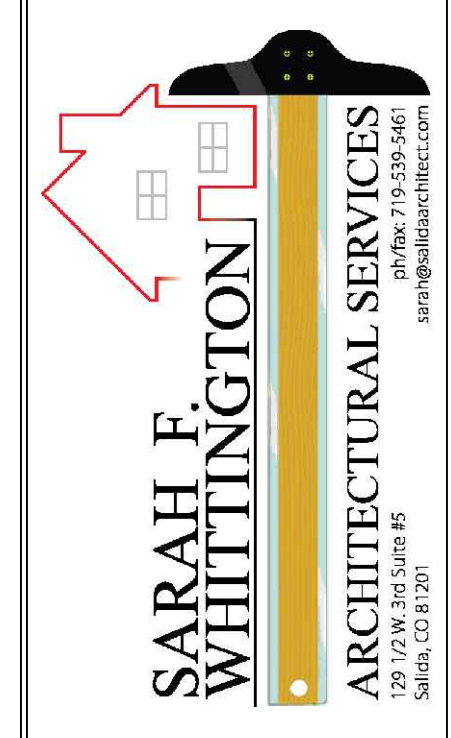
Space Holder Residential Units
128 E. First Street
Salida, CO 81021

March 29, 2021

Residential Units at Alley

Space Holder LLC is proposing to build a new structure on the alley side of their property. The project is three stories tall with a parking area and storage on the ground level. The second floor has one R-3 residential unit, Unit A and the third story has a matching R-3 unit, Unit B. The over height of the structure will be 34'-6" from grade to top of parapet (35'-0" max.) While the proposed structure is taller than the existing building, the alley side of the property is ~ 24" lower than on the street side. The new building is accessed from the rear with open parking below the main structure and access stairs in the inner yard area.

The proposed building complements the traditional downtown style of the area with a vertical, rectangularly oriented form. The project reinforces the overall character of the downtown and is compatible with the existing building but will also identify as a new, modern structure. The facades are vertical planes with a traditional flat style roof and surrounding parapet. The windows are rectangularly proportioned openings. Stucco will be the predominate siding material for a masonry massing. Vertical, corrugated metal will be used for accent siding and roofing. The steel structure frame is exposed on the ground floor area. All metal will have a matte, non-reflective finish. The balconies will have a stained wood slat railing for privacy plus a residential contrast to the more overall industrial downtown feel.



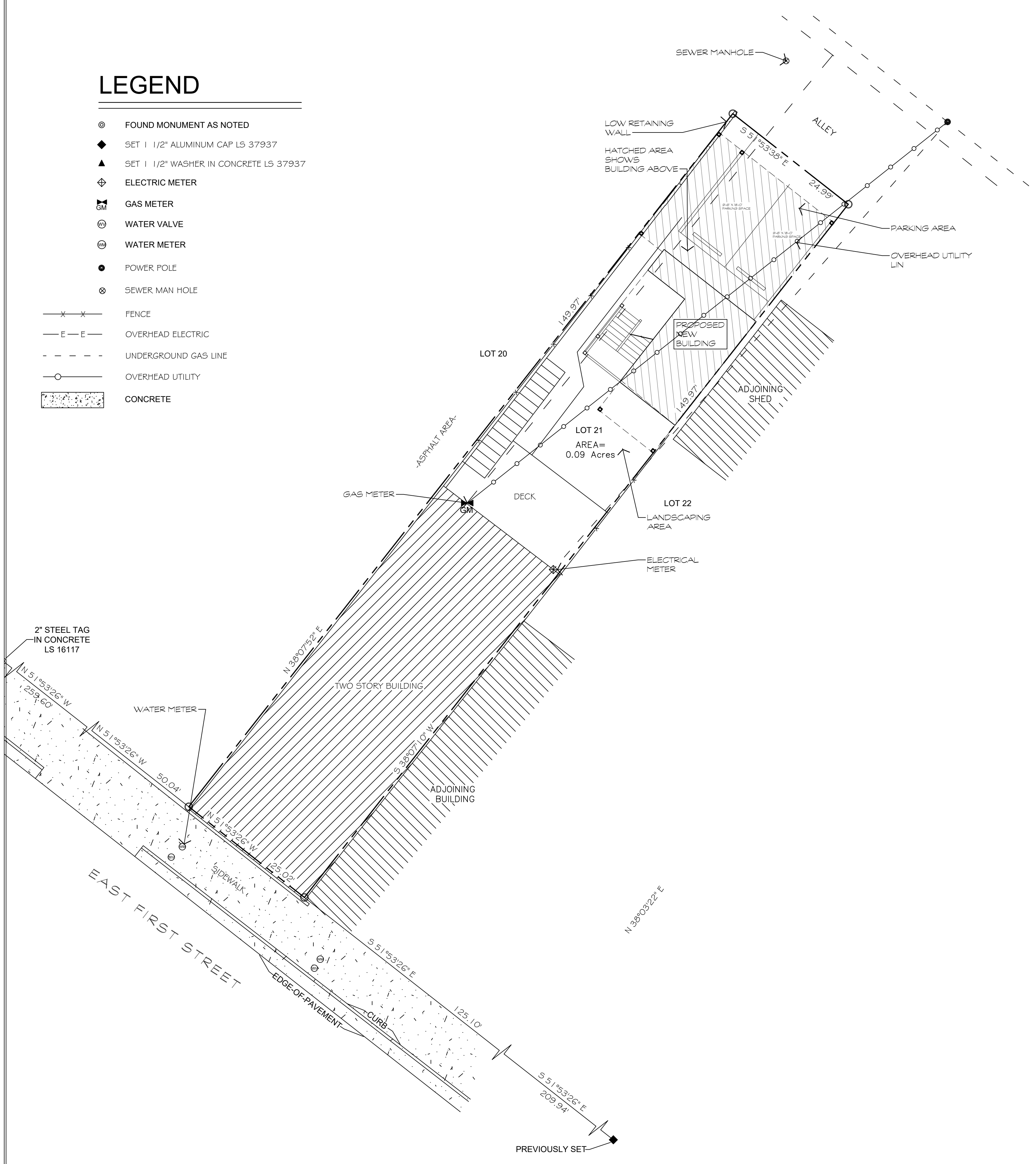
Space Holder Residential Units
 128 E. First Street
 Salida, CO 81201

SITE PLAN
 VICINITY MAP
 AERIAL PHOTO

HPC 1
 1 OF 5

LEGEND

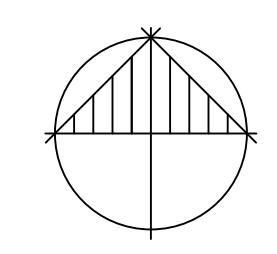
- ⊙ FOUND MONUMENT AS NOTED
- ◆ SET 1 1/2" ALUMINUM CAP LS 37937
- ▲ SET 1 1/2" WASHER IN CONCRETE LS 37937
- ⊕ ELECTRIC METER
- GM GAS METER
- ⊕ WATER VALVE
- ⊕ WATER METER
- POWER POLE
- ⊕ SEWER MAN HOLE
- X—X— FENCE
- E—E— OVERHEAD ELECTRIC
- - - - UNDERGROUND GAS LINE
- - - - OVERHEAD UTILITY
- ▨ CONCRETE



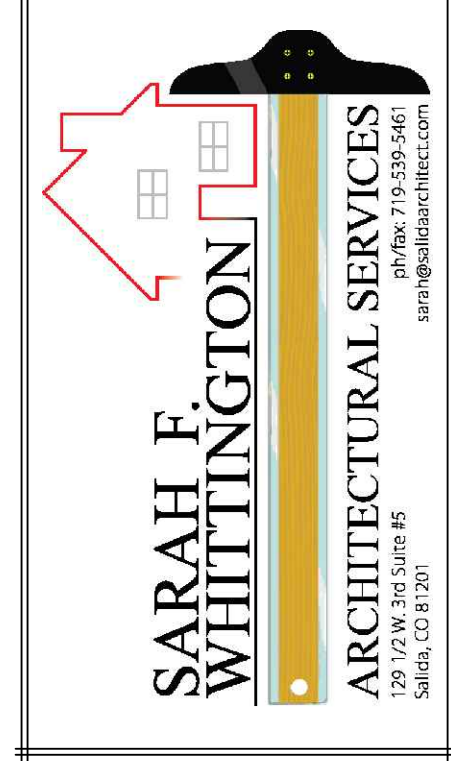
1 SITE PLAN
 1" = 10'-0"
 RE: LEGAL DESCRIPTION



2 VICINITY PLAN- AERIAL PHOTO
 RE: 1HPC1



DATE: 3/29/2021
DRAWN BY: P.G.
CHECKED BY: S.W.

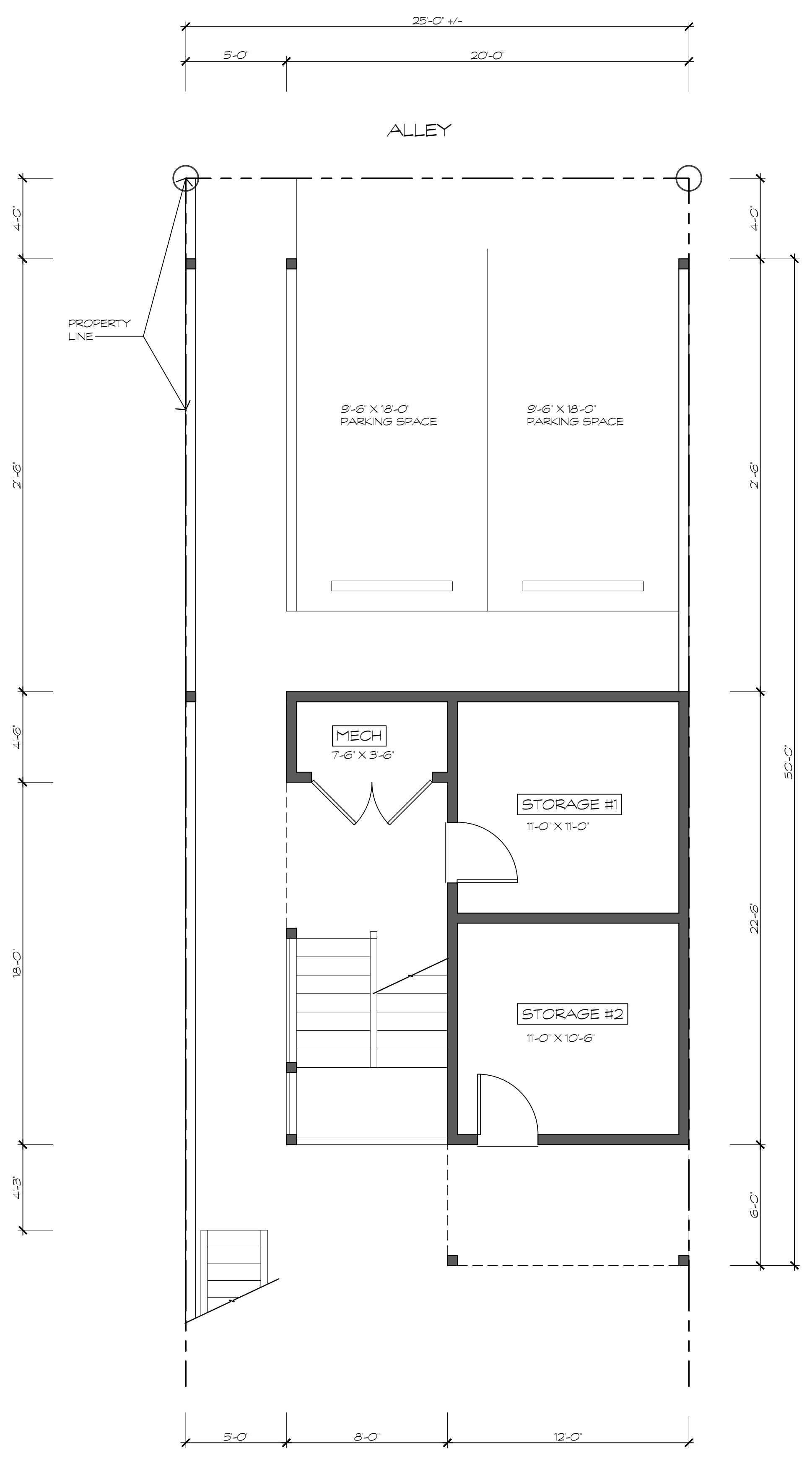


Space Holder Residential Units

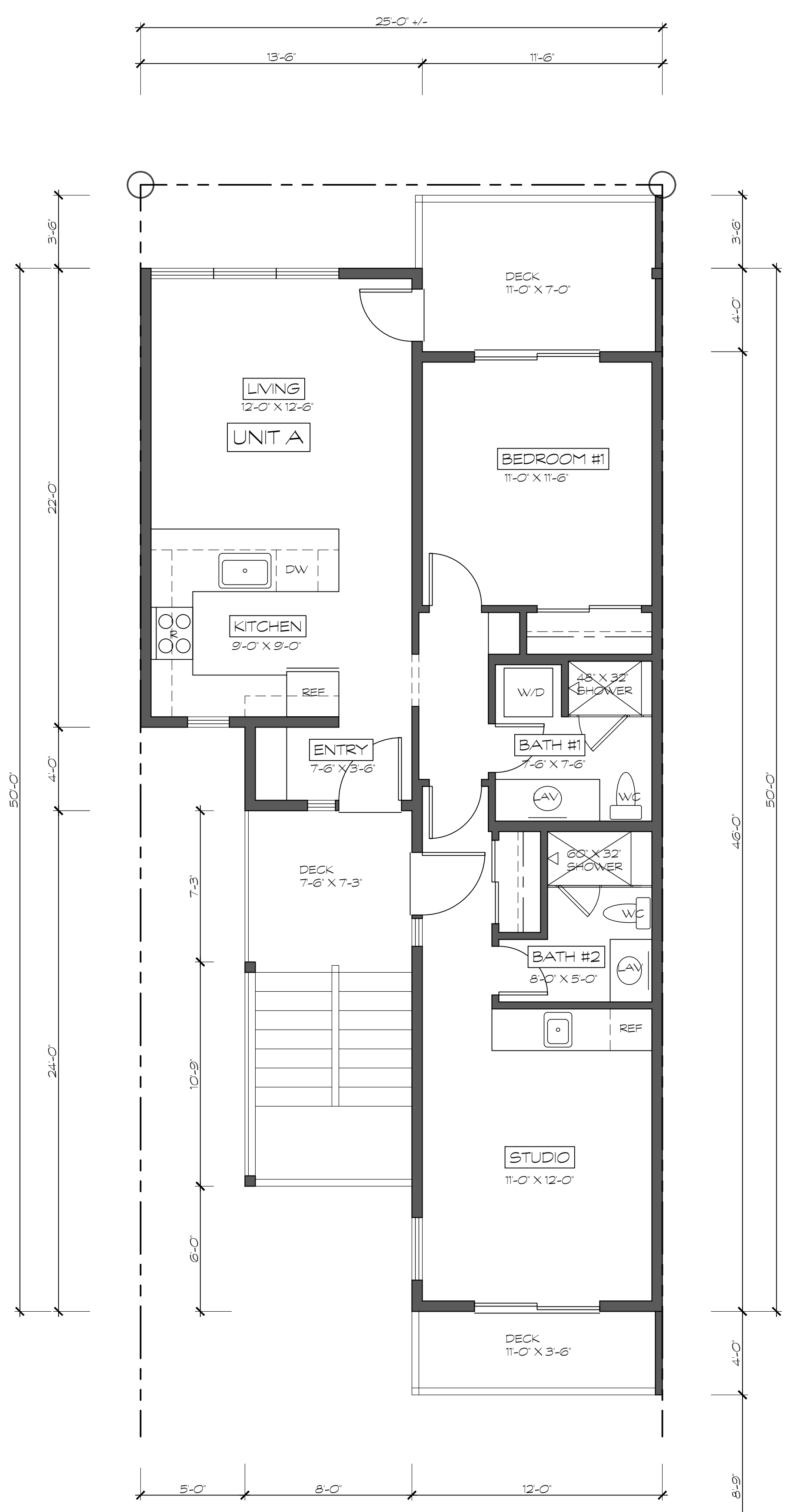
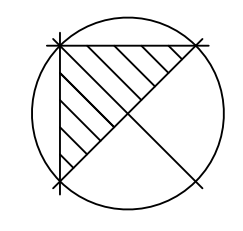
128 E. First Street
Salida, CO 81201

GROUND FLOOR PLAN
SECOND FLOOR PLAN
THIRD FLOOR PLAN

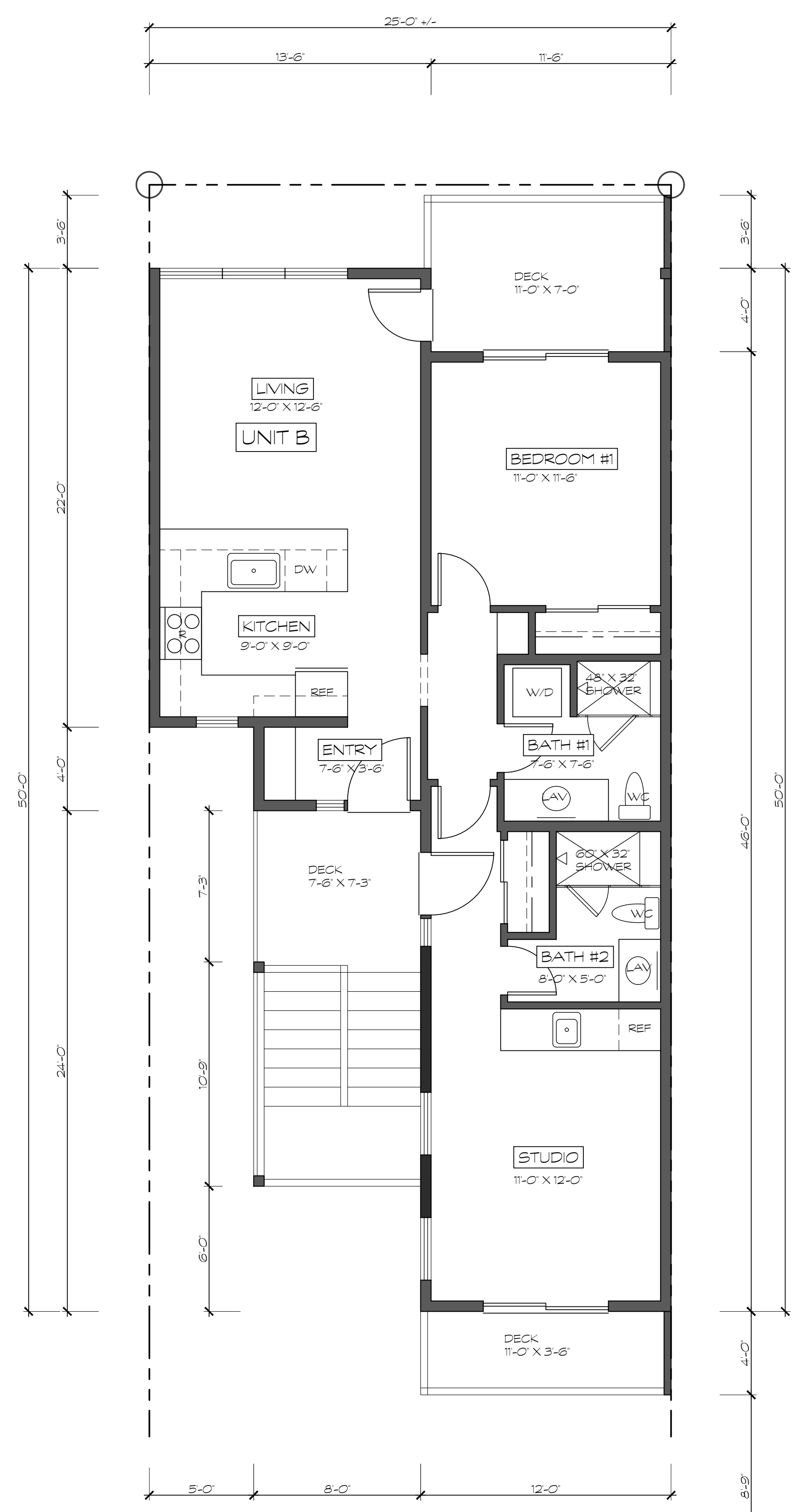
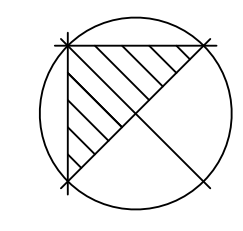
HPC2



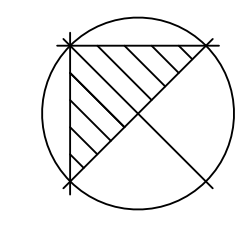
1 GROUND FLOOR PLAN
1/4" = 1'-0"
RE: 1HPC1



2 SECOND FLOOR PLAN
1/4" = 1'-0"
RE: 1HPC1

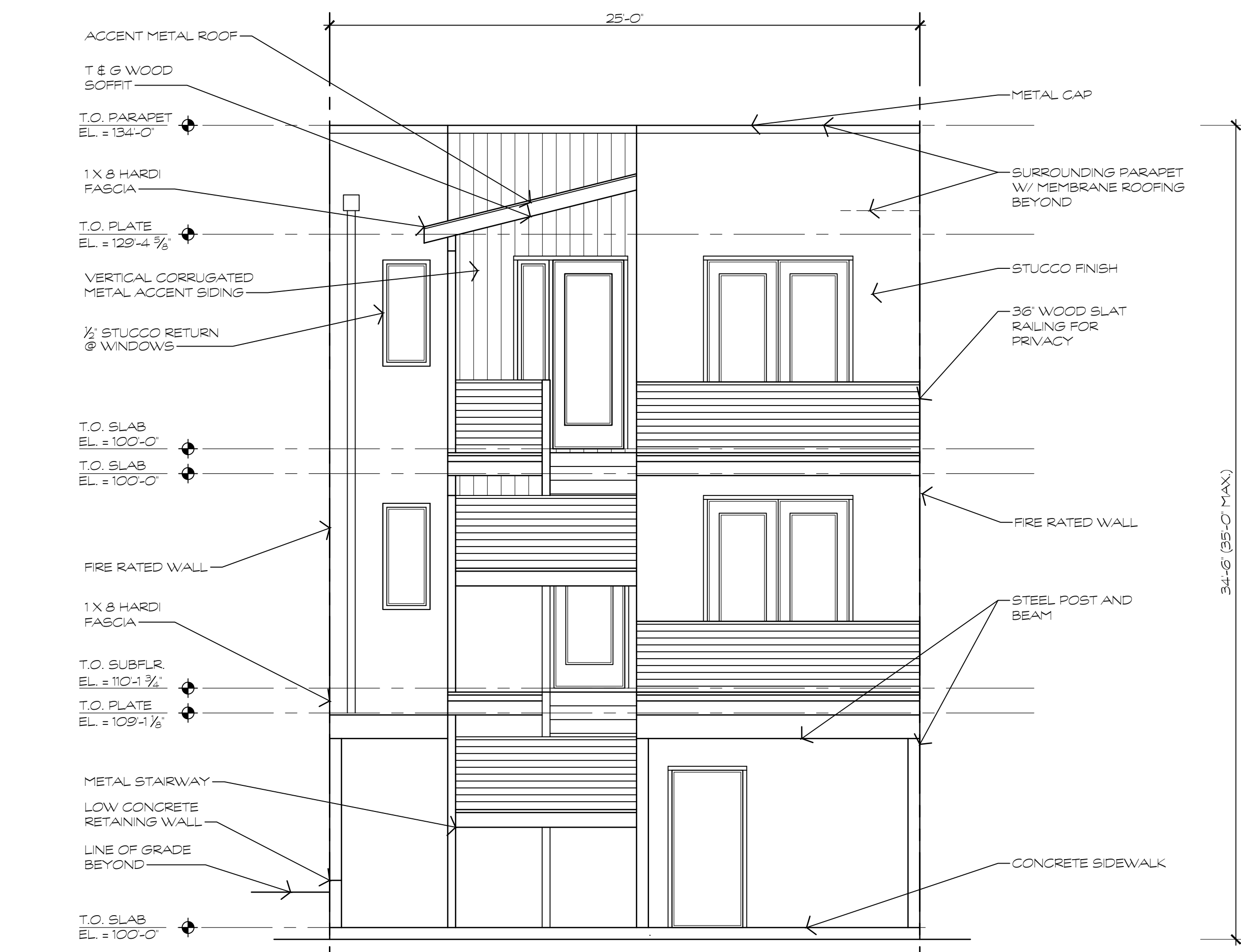
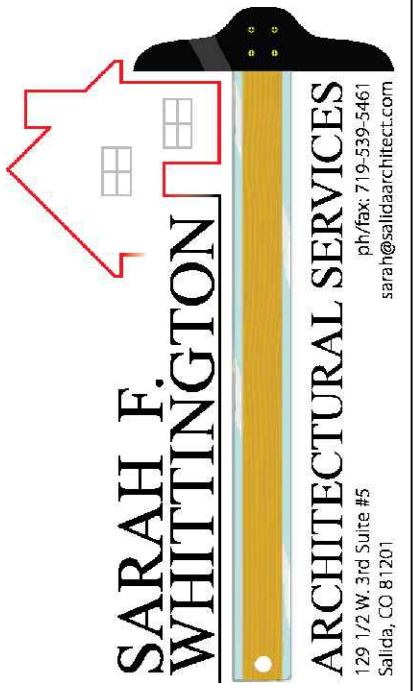


3 THIRD FLOOR PLAN
1/4" = 1'-0"
RE: 1HPC1

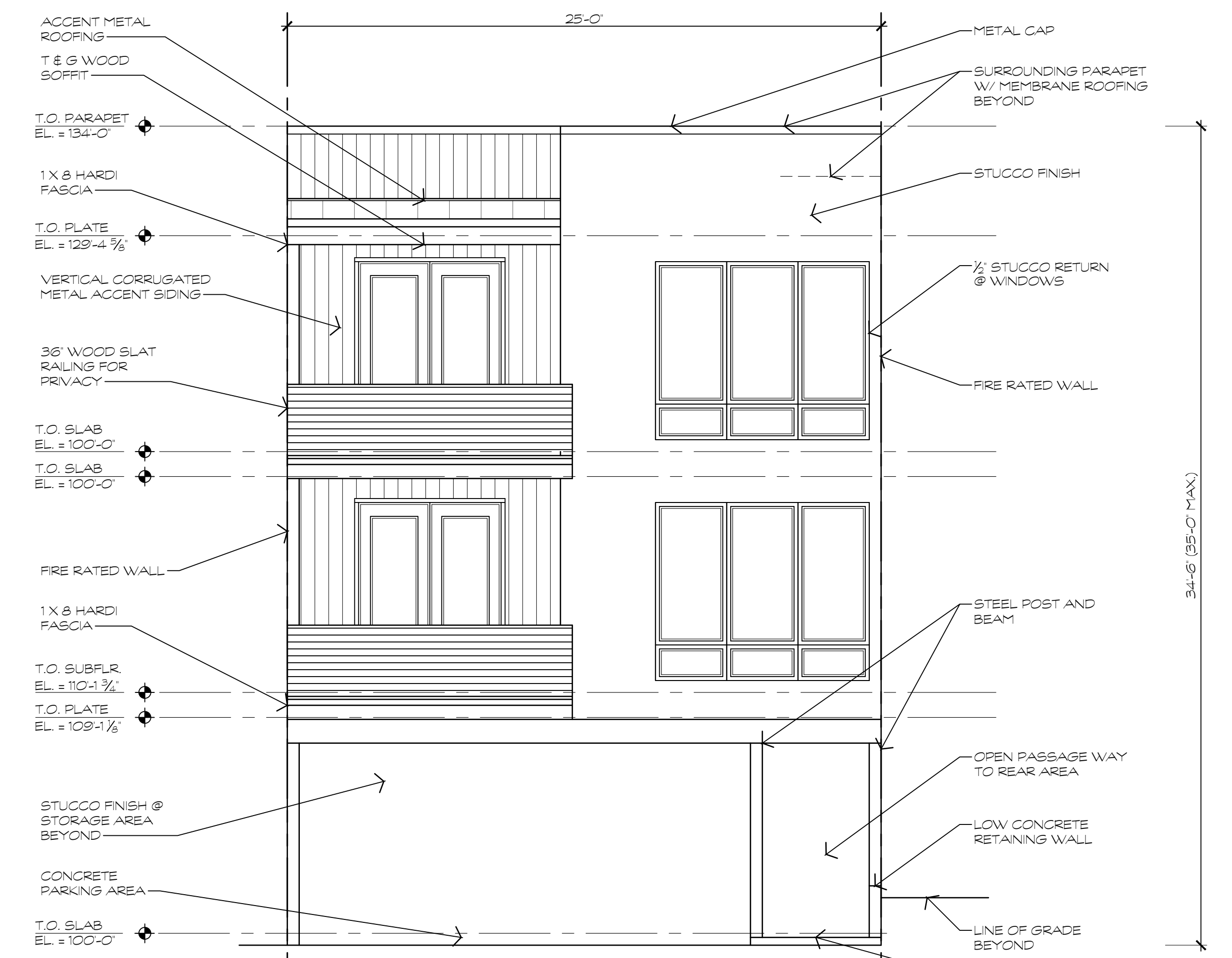


DATE: 3/29/2021

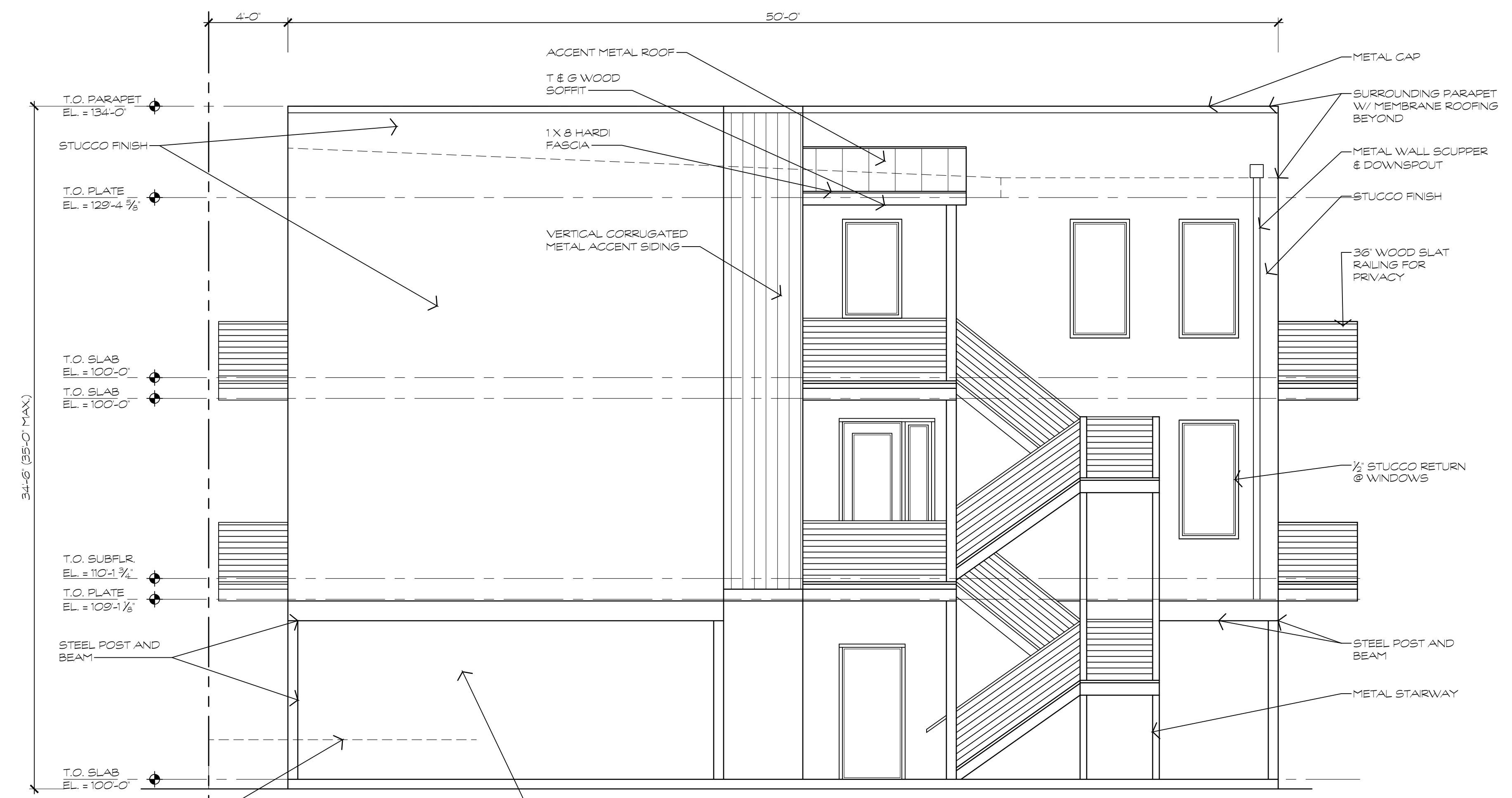
DRAWN BY: P.G.
CHECKED BY: S.W.



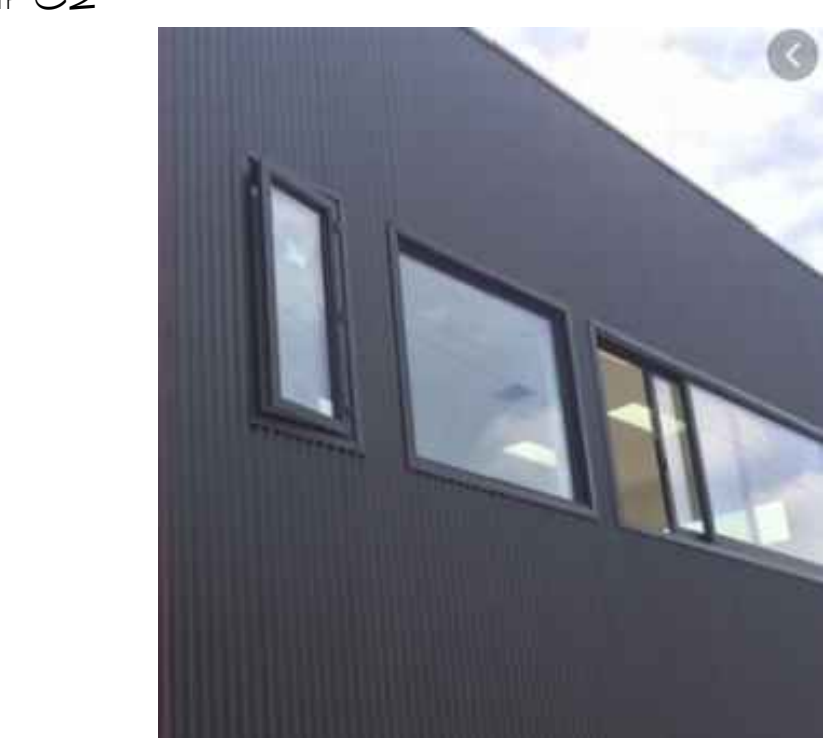
2 SOUTHWEST ELEVATION
1/4" = 1'-0"
RE: 1HPC2, 2HPC2, 3HPC2



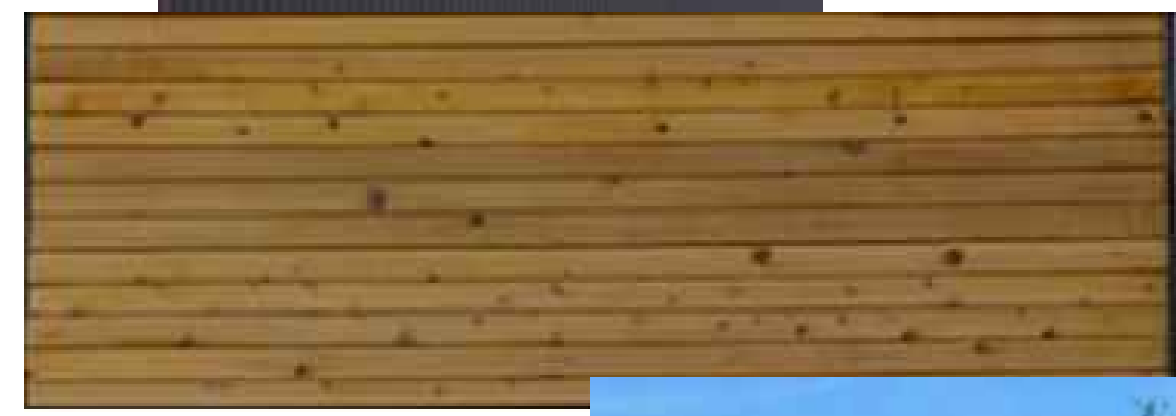
1 NORTHEAST ELEVATION
1/4" = 1'-0"
RE: 1HPC2, 2HPC2, 3HPC2



3 NORTHWEST ELEVATION
1/4" = 1'-0"
RE: 1HPC2, 2HPC2, 3HPC2



VERTICAL CORRUGATED METAL ACCENT SIDING & ROOFING



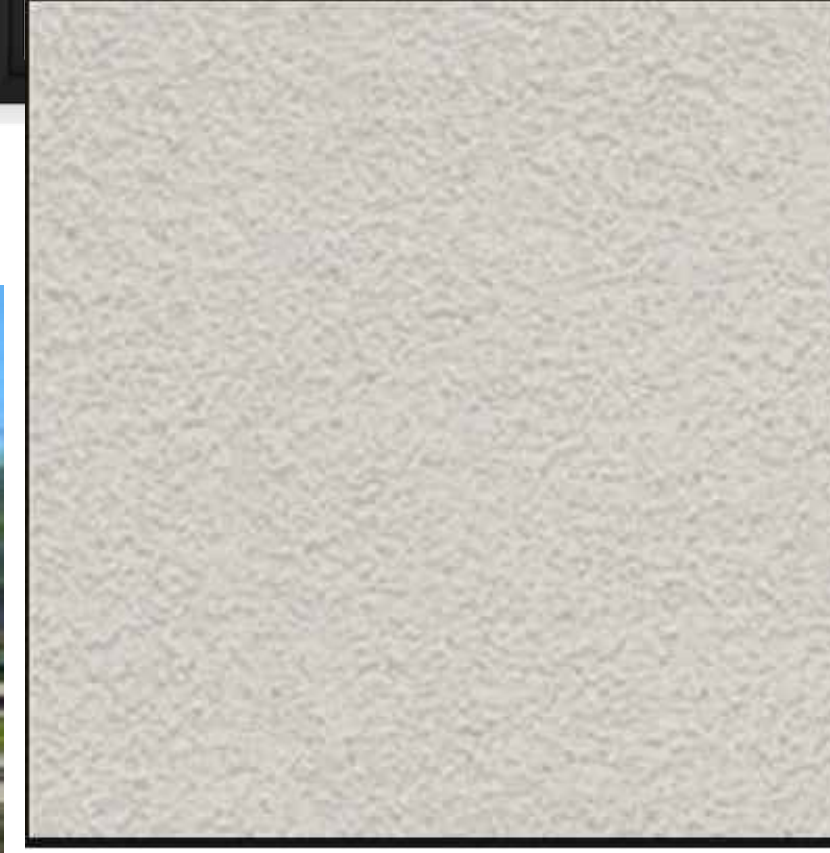
WOOD DECK RAILING



EXPOSED STRUCTURAL STEEL FRAME AT GROUND LEVEL



METAL CLAD WINDOW



STUCCO FINISH

4 MATERIALS
RE: 1HPC3, 2HPC3, 3HPC3

Space Holder Residential Units

128 E. First Street
Salida, CO 81201

SOUTHWEST,
NORTHEAST &
NORTHWEST
ELEVATIONS
MATERIAL
SAMPLES

HPC3

3 OF 5

JOB # 21003.80



CAFE DAWN
122 E. FIRST STREET



SUBJECT PROPERTY
128 E. FIRST STREET



ALL BOOKED UP
134 E. FIRST STREET

HARLOW BUILDING
148 E. FIRST STREET

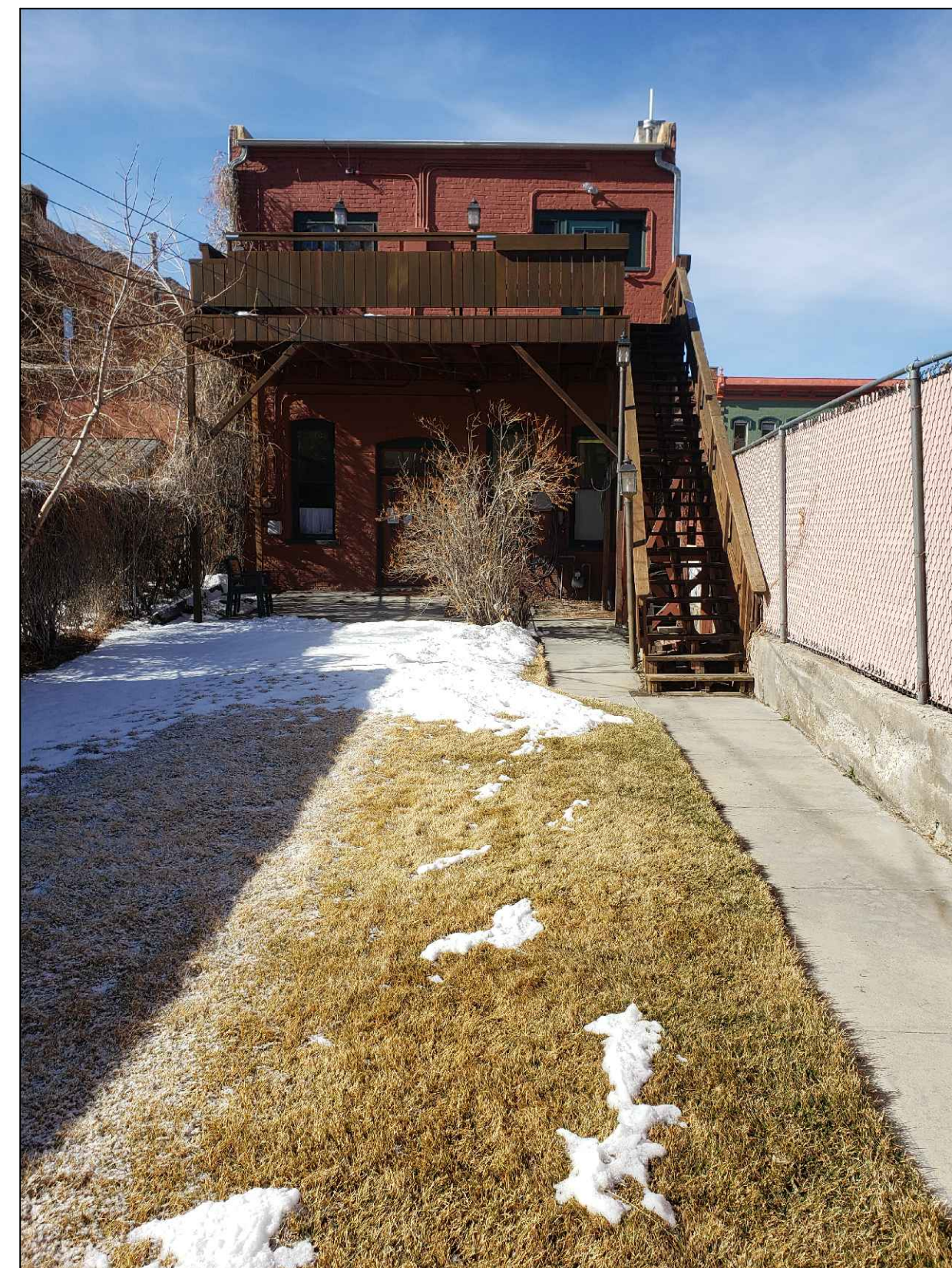
1 STREETScape ON F STREET



HARLOW BUILDING
148 E. FIRST STREET

ALL BOOKED UP
134 E. FIRST STREET

SUBJECT PROPERTY
128 E. FIRST STREET



SUBJECT PROPERTY
128 E. FIRST STREET



CAFE DAWN
122 E. FIRST STREET

2 ALLEYScape

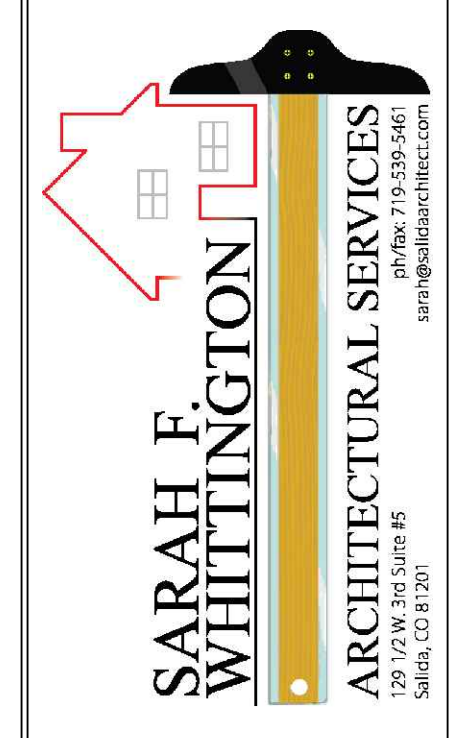
Space Holder Residential Units

128 E. First Street
Salida, CO 81201

SOUTHWEST,
NORTHEAST &
NORTHWEST
ELEVATIONS

DATE: 3/29/2021

DRAWN BY: P.G.
CHECKED BY: S.W.



Space Holder Residential Units
 128 E. First Street
 Salida, CO 81201

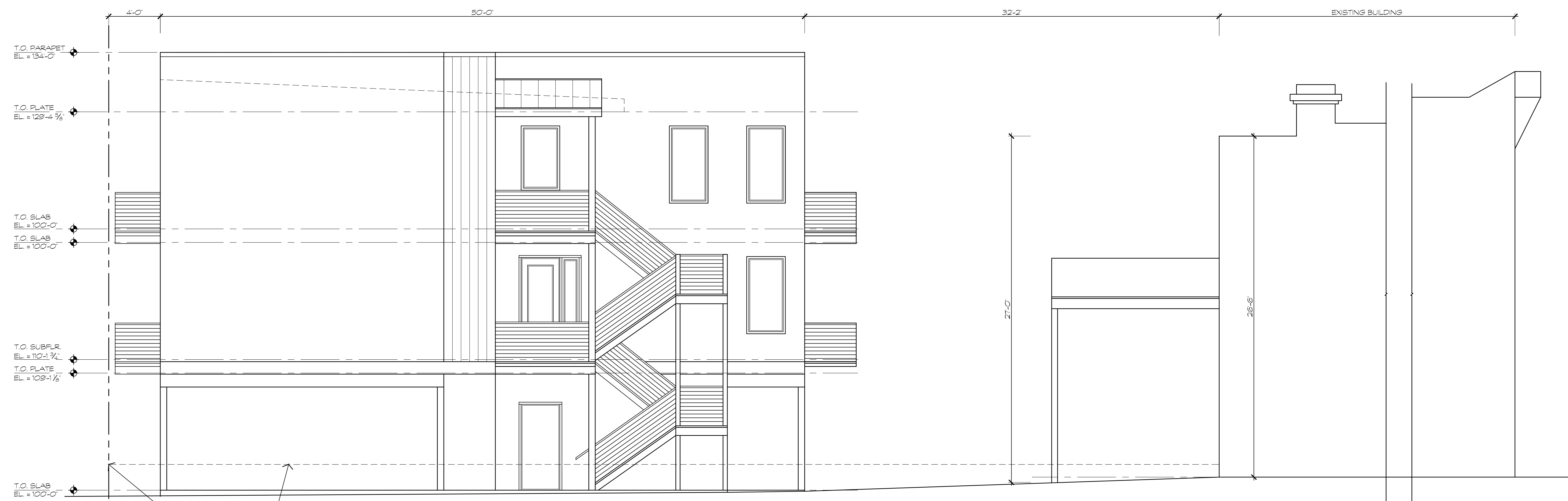
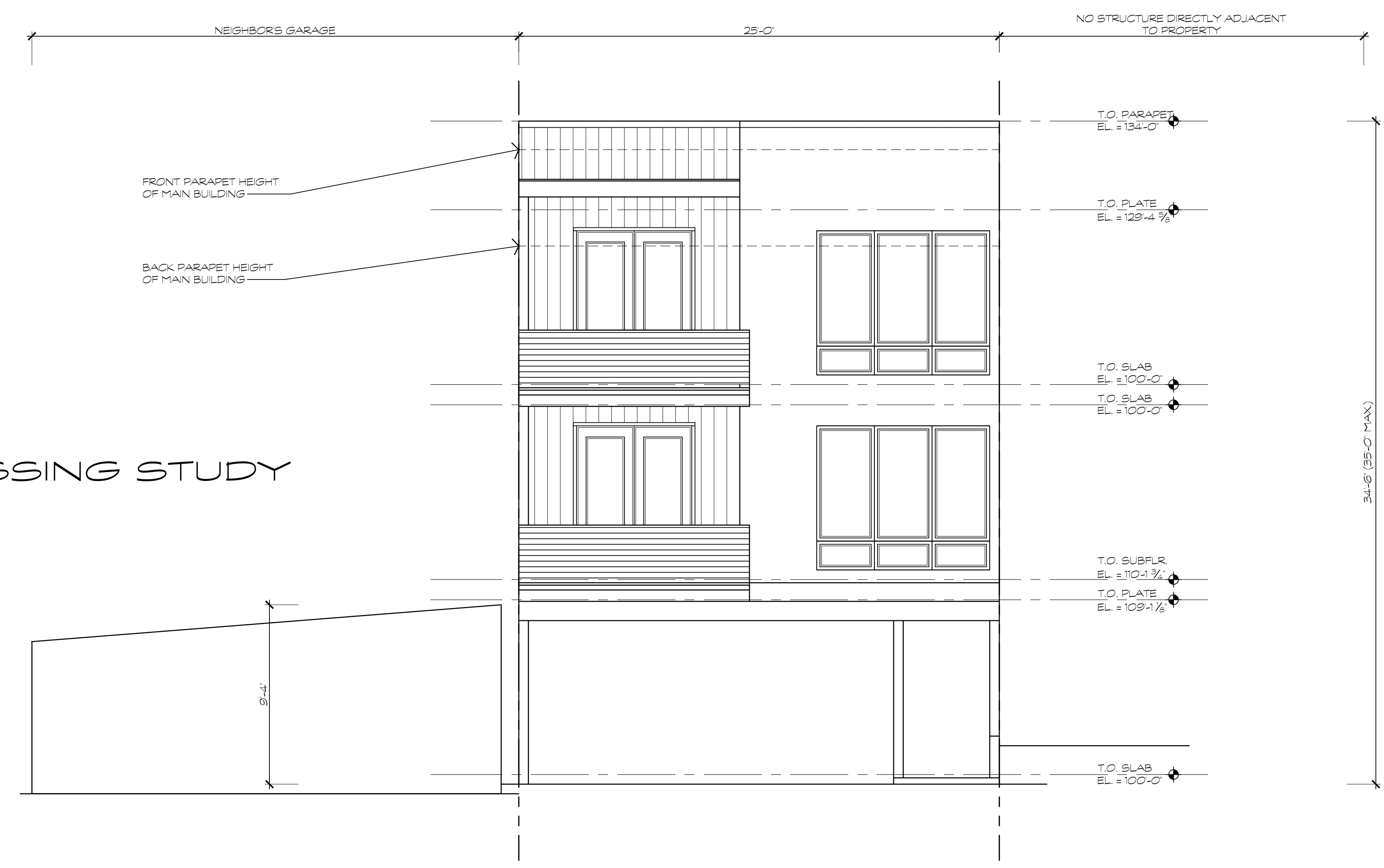
NORTHEAST & NORTHWEST MASSING STUDIES

HPC5

5 OF 5

JOB # 21003.80

1 NORTHEAST MASSING STUDY
 1/4" = 1'-0"
 RE: 1HPC3



2 NORTHWEST MASSING STUDY
 1/4" = 1'-0"
 RE: 3HPC3



MEMO

MEETING DATE: April 28, 2022

AGENDA ITEM TITLE: Nevens-Koster Real Estate Agency, 120 W. Second Street- Major Certificate of Approval Application extension request

REQUEST: The request is to receive a two year extension to construct a second story addition with a roof-top patio to the existing single-story building at 120 W. Second Street.

APPLICANT:

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

PROJECT DESCRIPTION:

On December 03, 2020 the Historic Preservation Commission reviewed and approved the major certificate of approval application to construct a second story addition with a roof-top patio to the existing single-story building at 120 W. Second Street.

The Historic Preservation Commission approved the application based on the submitted material specifications, text and photos and the Commission recommended the following conditions:

1. That the applicant applies for Major Certificate of Approval prior to power washing the existing building.
2. That the applicant applies for a building permit as required by the Chaffee County Building Department prior to starting construction.
3. Upon completion of the project the applicant contact staff to schedule an inspection of the approved work with staff and a member of the Historic Preservation Commission prior to issuance of certificate of occupancy.

RECOMMENDATION:

Staff recommends the Commission approve the two year extension request with the 3 conditions of approval and one additional condition:

1. That any changes from the original approval must be reviewed by staff and the Historic Preservation Commission.

RECOMMENDED MOTION: “I make a motion to approve the two-year extension request to construct a second story addition with a roof-top patio to the existing single-story building at 120 W. Second Street with the recommended 3 conditions and adding a 4th condition that any changes from the original approval be reviewed and approved by staff and the HPC.”

Attachments: Email from owner requesting an extension
December 3, 2020 staff report and application materials



December 8, 2020

Sam Mick
PO Box 1008
Salida, CO 81201

Re: Major Certificate of Approval – 120 W. Second Street

Dear Sam,

At the December 3, 2020 Historic Preservation Commission meeting the Commission reviewed and approved your application for a Major Certificate of Approval to construct a second story addition with a roof-top patio to the existing single-story building at 120 W. Second Street.

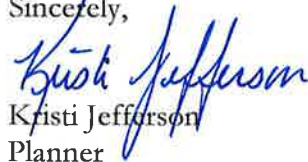
The Historic Preservation Commission approved the application based on the submitted material specifications, text and photos and the Commission recommended the following conditions:

1. That the applicant applies for Major Certificate of Approval prior to power washing the existing building.
2. That the applicant applies for a building permit as required by the Chaffee County Building Department prior to starting construction.
3. Upon completion of the project the applicant contact staff to schedule an inspection of the approved work with staff and a member of the Historic Preservation Commission prior to issuance of certificate of occupancy.

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.

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

Sincerely,



Kristi Jefferson
Planner

cc: Keith Zoni



STAFF REPORT

MEETING DATE: December 3, 2020

AGENDA ITEM TITLE: Nevens-Koster Real Estate Agency, 120 W. Second Street- Major Certificate of Approval Application

AGENDA SECTION: Public Hearing

REQUEST: The request is for a Major Certificate of Approval to receive approval to construct a second story addition with a roof-top patio to the existing single-story building at 120 W. Second Street.

APPLICANT:

The applicant is Sam Mick, PO Box 1008, Salida, CO 81201. The applicant is being represented by Keith Zoni.

LOCATION:

The property is located at 120 W. Second Street and is historically known as the Nevens-Koster Real Estate Agency.

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.

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 Central Business (C-2) zone district, the Downtown Historic District and the Central Business Economic Overlay.
2. The building is considered a contributing building to the downtown historic district. The architectural inventory form states, “this building is associated the history of real estate and insurance businesses in the twentieth century Salida. The building is representative of the office buildings erected in Downtown Salida during the first half of the twentieth century.”

3. The proposal is to construct a stepped back second-story addition with a roof-top patio on the existing single-story building. The proposed materials for the addition are: brick veneer on the front and sides of the addition and stucco on the rear wall, double-hung aluminum-clad windows, black wrought iron railing and awnings to match the existing. The applicant is proposing to extend the brick pillars to incorporate the wrought iron railing.



4. The applicant is also proposing to power wash the existing building. 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 requires HPC approval prior to power washing the building.

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



6. The following standards are #9 and #10 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.

- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
7. For additional help in reviewing this application staff has provided the Commission with copies of National Park Service Preservation Brief #14, “New Exterior Additions to Historic Buildings - Preservation Concerns”.
 8. On October 29th the Historic Preservation held a work session to discuss the application with staff and the applicant. At that work session the concerns the Commission brought forward were:
 - I. The mass and scale of the proposed addition.
 - II. The second story should be stepped back from the first story.
 - III. That the façade of the existing building not be altered as proposed.
 - IV. The arch above the windows as shown on the plans needed to be addressed.
 - V. That the use of stucco should be limited to the rear wall.
 9. The applicant has included a narrative, photographs and site plans describing the updated plans and has addressed the concerns of the Commission as shown in the updated packet materials.

REVIEW STANDARDS:

1. Conformance with Certificate of Approval Review Standards for a contributing building (Section 16-12- 80(a)) 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.
 - In Preservation Brief #14, the National Park Service states that “a project involving a new addition to a historic building is considered acceptable within the framework of the National Park Service’s standards if it:
 1. Preserves significant historic materials and features and form; and
 2. Preserves the historic character; and
 3. Compatible and differentiated design

Preserve Significant Materials and Features - With respect to #1 above, the existing building in its current condition retains its architectural significance, historic materials, features and form. The proposed addition will be compatible with the existing features, materials and form of the historic structure.

- The proposed materials are brick veneer for the front and sides of the new addition and stucco on the rear wall.
- The proposed windows will be double-hung aluminum clad wood frame and awnings to match the existing awnings of the first story.
- The applicant is also proposing to use a black wrought iron railing around the second floor balcony and the rooftop patio.

Preserve Historic Character - Regarding #2 above, preserving the historic character, the Preservation Brief states that “the historic character, to a large extent, is embodied in the physical aspects of the historic building itself.”

In the context of the historic district and the surrounding neighborhood, this will be a second-story addition to the existing single-story building and will be subordinate to the existing building because the applicant has stepped back the proposed second story. The structures on the same block as this property consists of mainly single and two story buildings. The new addition should not overpower the historic form in the district.

Compatible and differentiated design- With regard to #3 above the Salida Downtown Guidelines – policy states the following: New construction should distinguish itself from historic structures. Traditional elements such as large display windows of clear glass, kickplates, recessed entries and transom windows should be emulated but not replicated. In new and altered buildings, these elements should reflect the proportions and detailing of historic elements found on contributing buildings, but be interpreted in new ways.

The proposal reflects the proportions and detailing of the existing historic 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.

- As discussed above, staff feels that in general the application meets this standard with the proposed materials.
- According to the Salida Downtown Guidelines – policy states the following: 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 are compatible with the existing structure and the Downtown Historic District.

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.

- The primary concerns of the Secretary of the Interior’s standards for this type of work seem to be that the new addition be complimentary to but distinct from the historic building and that there is the least possible loss of historic materials and features. These recommendations have been achieved with the updated design.
- The proposed work will not change the historic appearance of the existing contributing building.

- 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.
 - As discussed above, the new work as proposed will not destroy and should not detract from the existing historic structure and materials. The new work will be differentiated from but compatible with the existing structure. The addition will share some materials with the historic building in the brick and awning material.

- 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.
 - This application does not propose to return the original historic appearance.

- 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 is in compliance with the review standards for contributing structures in the historic district because the new construction should not detract from the historic integrity of the primary structure and site.
2. The new construction will be differentiated from but compatible with the existing historic structure.
3. The work is not necessary to comply with any building, fire or life safety code.

RECOMMENDATION:

Based upon the observations and review standards outlined above, staff recommends **Approval** of the application with the following conditions.

1. That the applicant applies for Major Certificate of Approval prior to power washing the existing building.
2. That the applicant applies for a building permit as required by the Chaffee County Building Department prior to starting construction.
3. Upon completion of the project the applicant contact staff to schedule an inspection of the approved work with staff and a member of the Historic Preservation Commission prior to issuance of certificate of occupancy.

Attachment: Application materials
Architectural Inventory Form for 120 W. Second Street

Elevations and Site plan
Preservation Brief #14
Secretary of the Interior's Standards for Rehabilitation

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:** 5CF406.120
 - 2. **Temporary Resource Number:** 122
 - 3. **County:** Chaffee
 - 4. **City:** Salida
 - 5. **Historic Building Name:** Nevens-Koster Real Estate Agency
 - 6. **Current Building Name:** Acupuncture Traditional Chinese Medicine
 - 7. **Building Address:** 120 W. 2nd St.
 - 8. **Owner Name and Address:** Soldow, Frederic C. & Farrar-Soldow, Nancy E., P.O. Box 101, Poncha Springs, CO 81242
- Parcel Number:** 368132421384
SHF Grant Number: 2001-02-004

II. GEOGRAPHIC INFORMATION

- 9. **P.M.** N.M. **Township** 50N **Range** 9E
1/4 1/4 SW 1/4 SE 1/4 **of Section** 32
- 10. **UTM Reference**
Zone 13 **Easting** 413511 **Northing** 4265520
- 11. **USGS Quad Name:** Salida East, Colo.
Year: 1994 **Map Scale:** 7.5' Attach photo copy of appropriate map section.
- 12. **Lot (s):** F **Block(s):** 21
Addition: Salida Original Townsite **Year of Addition:** 1880
- 13. **Boundary Description and Justification:**
Boundary includes the building and the urban parcel on which it is situated.

III. ARCHITECTURAL DESCRIPTION

- 14. **Building Plan (footprint, shape):** Rectangular
- 15. **Dimensions in Feet: Length** 47 **X Width** 32
- 16. **Stories:** 1
- 17. **Primary External Wall Material(s) (enter no more than two):**
Brick
- 18. **Roof Configuration (enter no more than one):**
Flat
- 19. **Primary External Roof Material (enter no more than one):** Asphalt
- 20. **Special Features (enter all that apply):**
None
- 21. **General Architectural Description:**

One-story rectangular brick commercial building with flat roof stepped down toward rear. Façade of building is divided into three bays by slightly projecting contrasting piers of brown glazed brick. Red field brick on front and west side. Piers extend above roof and have concrete caps. Soldier course of brick at cornice. Inset center entrance area with wood door with large rectangular light and transom (with air conditioner unit). Flanking window is narrow plate glass sidelight and plate glass display window; brick below windows. Flanking entrance area are

identical bays with three windows each: wide two-part center windows are flanked by narrow single-light windows. Windows have brick sills. Windows are sheltered by curved fabric awnings with scalloped edges.

22. Architectural Style/Building Type: No Style

23. Landscaping or Special Setting Features:

N/A

24. Associated Buildings, Features, or Objects:

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate Pre-1927 Actual

Source of Information: Salida Mail, 21 October 1927

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):

A picture of this building appears in the 21 October 1927 Salida Mail, although the 1929 Sanborn map still showed a two-story building.

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

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Commerce and Trade/Business
Commerce and Trade/Specialty Store

32. Intermediate Use(s) Commerce and Trade/Business

33. Current Use(s): Health Care

34. Site Type(s): Office Building

35. Historical Background:

The building was apparently constructed prior to 1927. A photograph of the current building appears in the October 1927 "Booster Edition" of the Salida Mail. Information contained on Sanborn fire insurance maps for this location appears to be incorrect, for the 1929 Sanborn map shows a two-story building to the west and a one-story building to the east on this parcel (address then as 114 to 118 W. 2nd Street). There is a single one-story building addressed as number 114-18 on the 1945 map labeled as an office, which seems to reflect the shape and use of this building.

The 1927-28 city directory lists the Nevens-Koster Real Estate Agency at this location (addressed as 120 W. 2nd Street). Thomas A. Nevens, an attorney, had previously practiced law in Salida and was the senior member of the firm. Harold R. Koster, the junior member, formerly lived in Yonkers, New York. Both were ex-servicemen. The Nevens-Koster Agency was established in 1923. They also operated the Salida branch of the Railway Savings and Building Loan Association of Pueblo here.

In 1951, Nevens Insurance (Robert E. Winslow, manager) was still listed here. Thomas A. Nevens, who was associated with the firm until his death, had died by this date as Stella Nevens was listed in the city directory as the widow of Thomas. The Chaffee County Finance Company was also in this space in 1951. Officers of the latter firm included R.M. Donnohue, president, H.L. Funk, vice president, and R.E. Winslow, secretary and treasurer. In 1961, Robert E. Winslow Real Estate and Insurance occupied this building.

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Denver Times, 7 April 1899, 1;

Salida Mail, "Booster Edition," 21 October 1927; Thomas D. Nevens, Denver, Colorado, telephone interview, 24 October 2002.

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 the history of real estate and insurance businesses in twentieth century Salida. The building is representative of the office buildings erected in Downtown Salida during the first half of the twentieth century.

43. Assessment of Historic Physical Integrity Related to Significance:

A photograph of the building in the 31 May 1939 Salida Mail shows that it retains substantial integrity.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Not eligible

45. Is there National Register district potential? Discuss. N/A

This building is located in an existing National Register district, the Salida Downtown Historic District.

If there is NRHP district potential, indicate contributing status: N/A

46. If the building is in an existing NRHP district, indicate contributing status: Contributing

VIII. RECORDING INFORMATION

47. Photographic Reference(s): 14: 10A, 12A.

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

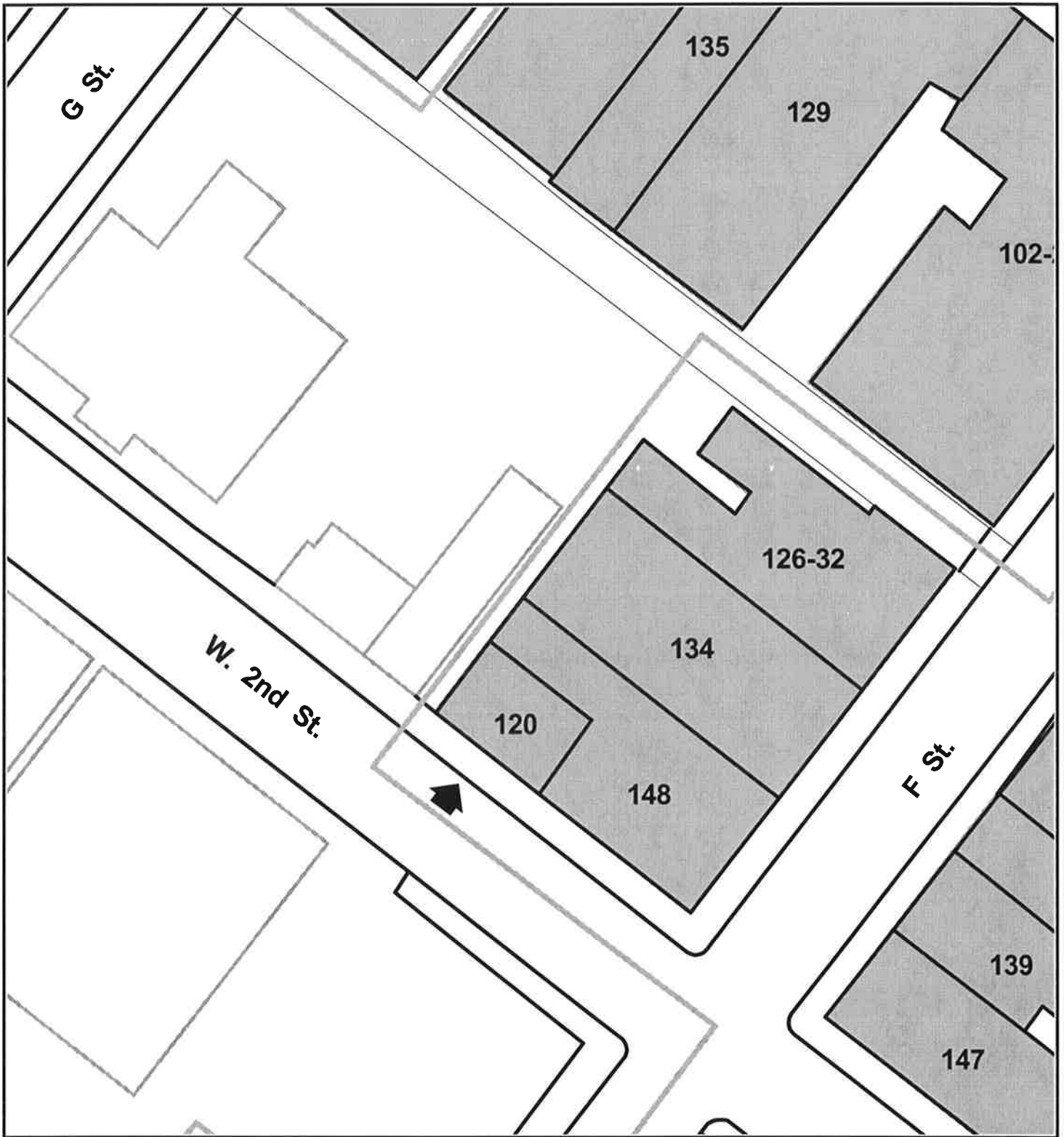
51. Organization: Front Range Research Associates, Inc.

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

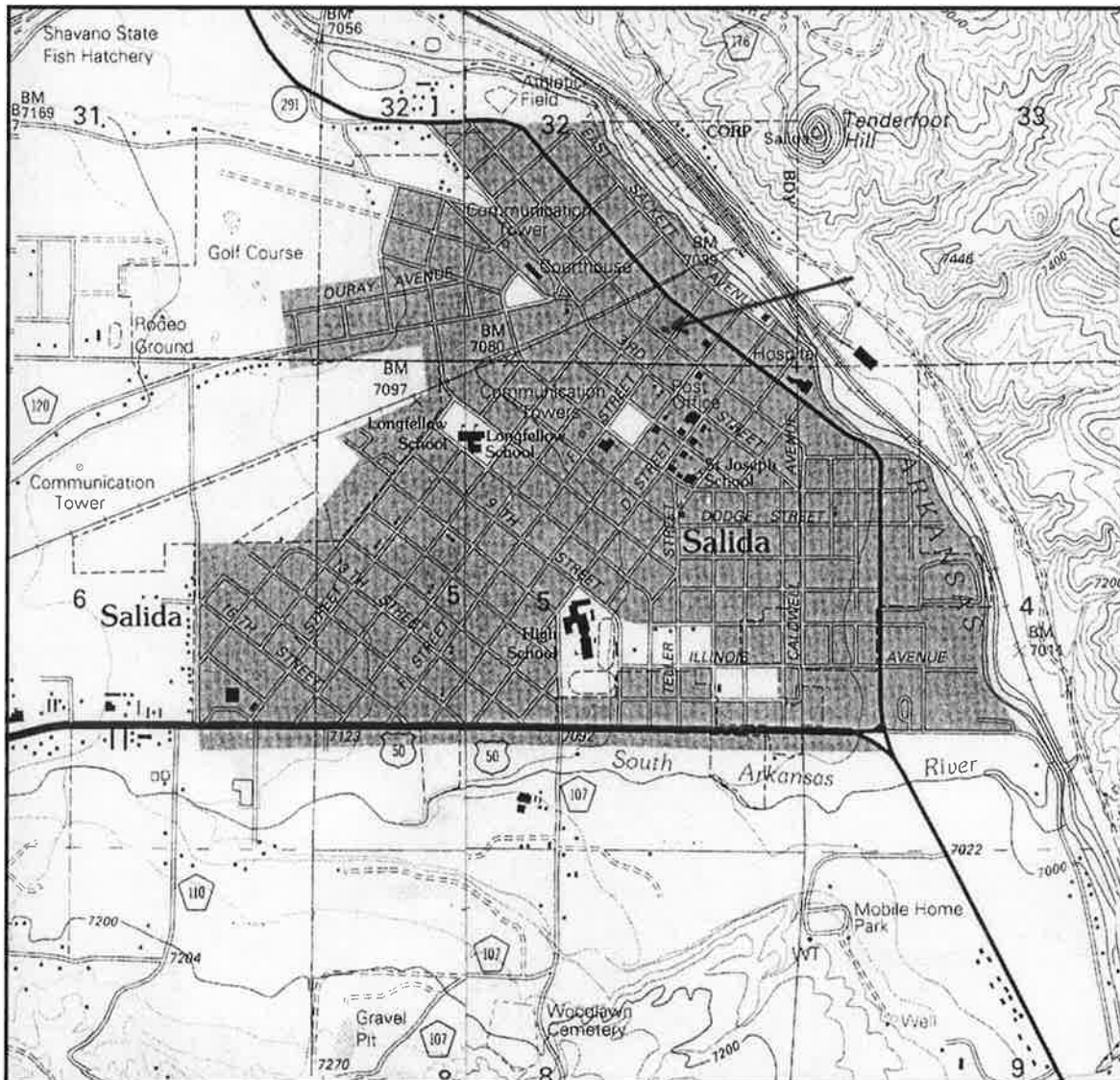


120 W. 2nd Street, 5CF406.120



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

120 W 2nd St, 5CF406.120



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

To: City of Salida (Salida Historical Commission)

Date: November 13, 2020

Re: Major Certificated of Appropriateness for 120 West Second Street
(Contributing Building)

Prepared by: Keith E. Zoni, AIBD, BIM-r
Zoni Design Group, LLC
P.O. Box 365 - 7800 W. HWY 50 Suite 'A' - Salida, Co 81201
719.239.9392 - keith@ZoniDesignGroup.Com

Prepared for: Samuel Mick of Salida Colorado

Members of the Commission and City staff,

The following narrative and images provide a description of the contributing building located at 120 West Second Street and helps explain proposed changes to the existing building and addition.

Image #1 below is a current photo of the front of the contributing building. We propose to make the following changes to the building:

1. Due to the small footing of the existing 1-story building we propose adding 1 additional story and roof top patio (not exceeding 35'-0" high limit) giving the owner living space desired.
2. There will be minimum interior changes to the existing 1st story of the building other than adding a stairs to access new 2nd story and roof top patio. (see included floor plan)
3. The existing building area is 1375 SF, the proposed 2nd floor will be 1016 SF giving us a total of 2391 SF of living space plus proposed roof top patio of 1000 SF.



Image #1: Existing condition of contributing 120 West Second Street 1 story building

Changes to the existing 1 story portion of the building: There will be no changes to existing 1st floor other than interior work of adding stairs to access 2nd floor and roof top patio. We do plan making repairs as needed to existing brick example power washing both street and alley side of the building and repointing brick where needed.

Proposed 2nd floor and roof top patio portion of the building:

The street side of 2nd story brick veneer wall will be held back 5'-4" from the existing street side edge of building with a useable deck / balcony finished with black painted wrought iron balusters. All of the new brick on street side of this building will closely match existing brick in style and color. The remain sides of the building will also have similar brick and rear of building have a traditional cement stucco finish closely matching surround buildings in both style and color.

The 2nd story will have all new energy efficient windows as required in 2006 IECC code these will be Sierra Pacific double hung aluminum clad wood frame windows Westchester series designed to mimic traditional classic windows both in style and color. The roof top patio will also have matching black wrought iron guard rail and balusters. There will be black metal stairs on rear of building to access roof top patio hidden behind a fire rated wall.

Attachments:

- 1. Photo of existing contributing building
- 2. Photo at corner of 2nd Street and F street
- 3. Photo of 122 West 2nd Street building and 120 West 2nd Street
- 4. Cover sheet of proposed building
- 5. Site plan
- 6. 1st floor plan
- 7. 2nd floor plan
- 8. Existing roof plan
- 9. Proposed roof plan
- 10. Front / Left elevation
- 11. Rear / Right elevation
- 12. Building Section



Image 2: Corner of 2nd and F Street showing neighboring building 148 F Street and 120 West 2nd Street



Image 3: Both 122 and 120 West 2nd Street and 10 foot wide alley

MICK RESIDENCE ADDITION 120 WEST SECOND STREET SALIDA COLORADO



122 WEST 2nd STREET

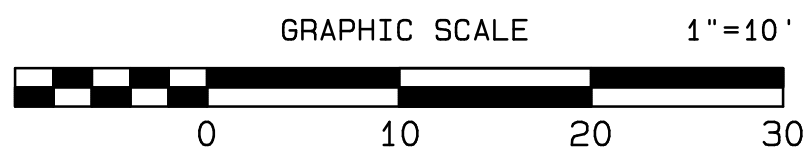
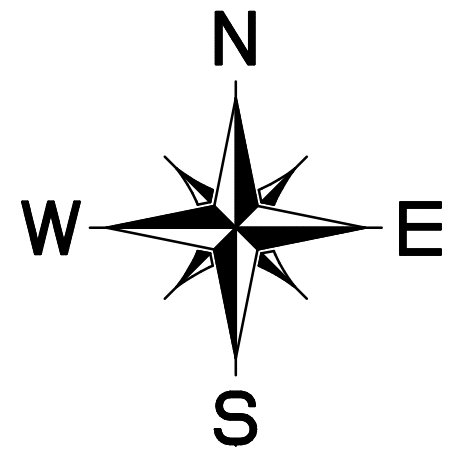


EXISTING 120 WEST 2nd STREET



148 F STREET

PROPERTY PLAT
 FOR
 PART OF LOTS E & F, BLOCK 21, CITY OF SALIDA
 CHAFFEE COUNTY, COLORADO



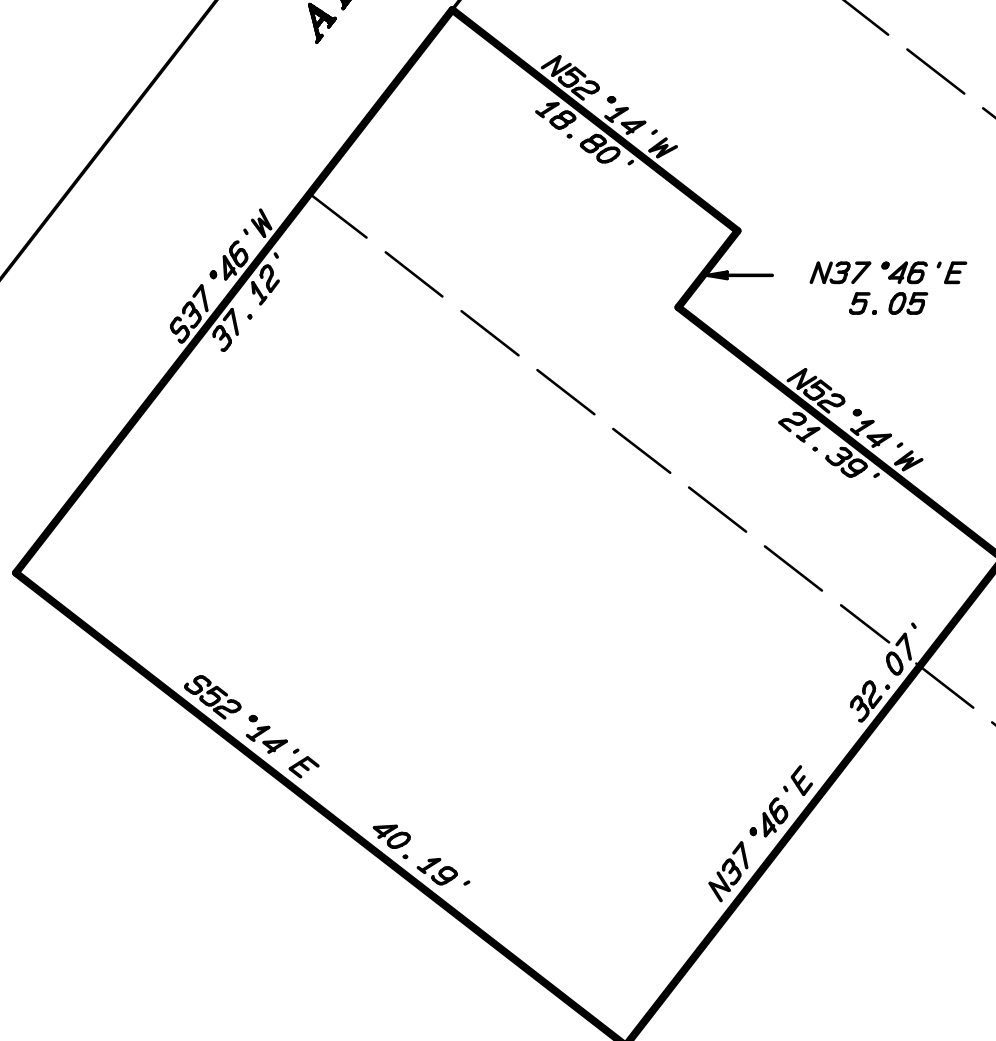
BLK.
21

ALLEY

21

SECOND STREET

F STREET



N52°14'W 74.81

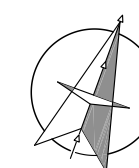
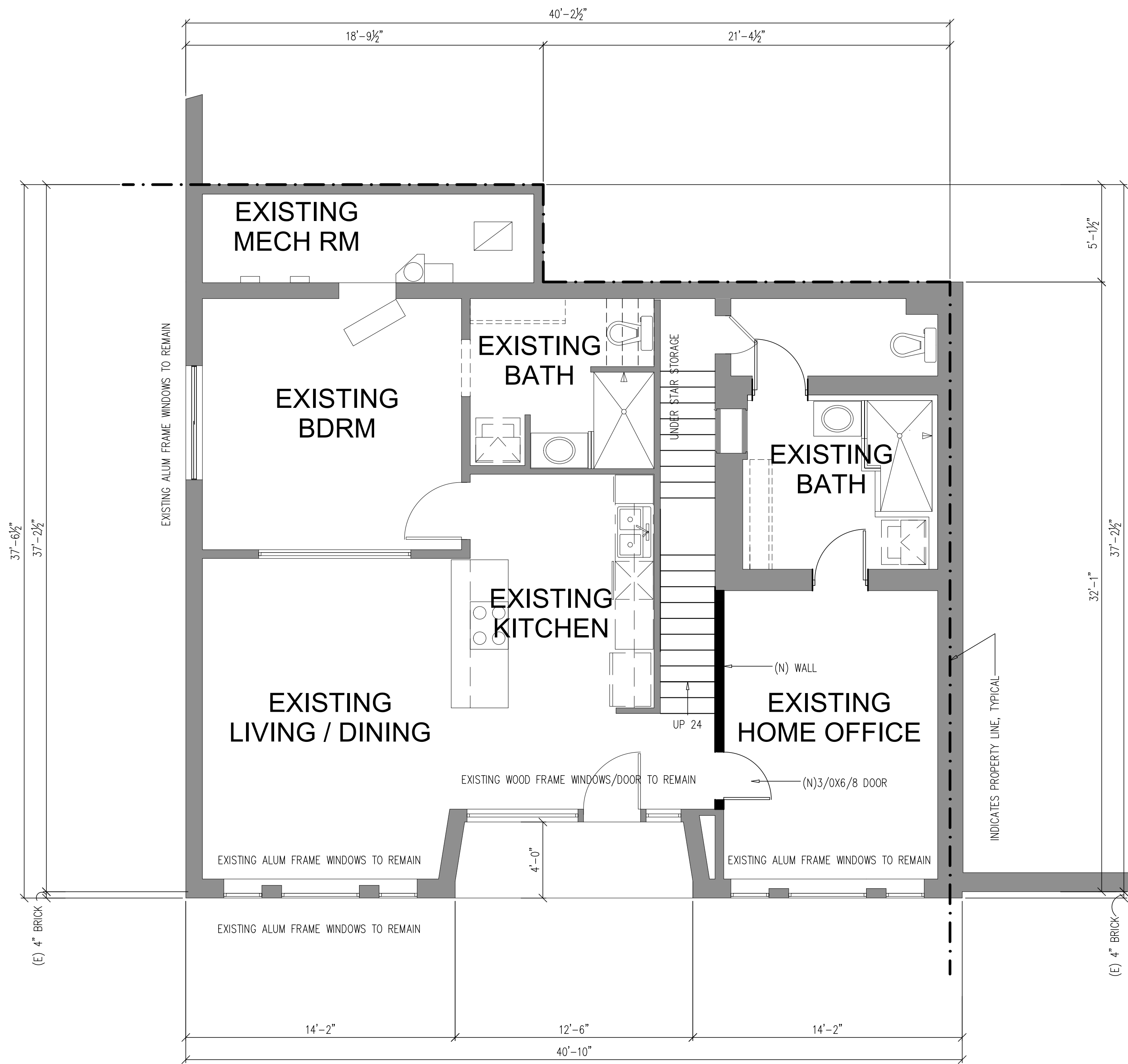
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F

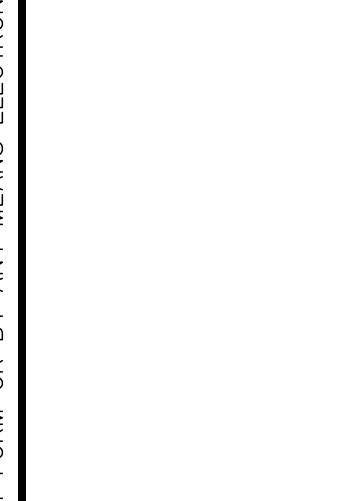
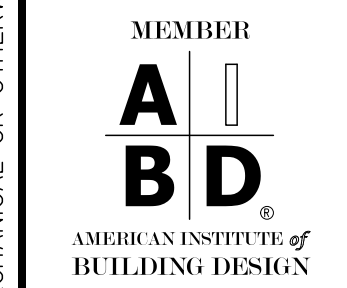
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE CONTAINED IN THE IMPROVEMENT LOCATION CERTIFICATE HEREON.

PROPERTY PLAT	
FOR PART OF LOTS E & F, BLOCK 21, CITY OF SALIDA	
CHAFFEE COUNTY COLORADO	
Job Number: J-20-153	HENDERSON LAND SURVEYING CO., INC.
DESIGNED:	P.O. BOX 812 SALIDA, COLORADO
DRAWN BY: TMDD CAD	DATE:
CHECKED: M.K.H.	10/3/20
Fid. book: NONE	DRAWING NO.
	S-20-46



1ST FLOOR PLAN

1375 SF HEATED
SCALE: 1/4" = 1'-0"



MICK RESIDENCE
120 WEST 2ND STREET
SALIDA, COLORADO

NO.	REVISIONS

1ST FLOOR PLAN

JOB NO: 20-0131
DATE: 11/13/20
DRAWN BY: KEZ

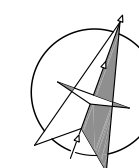
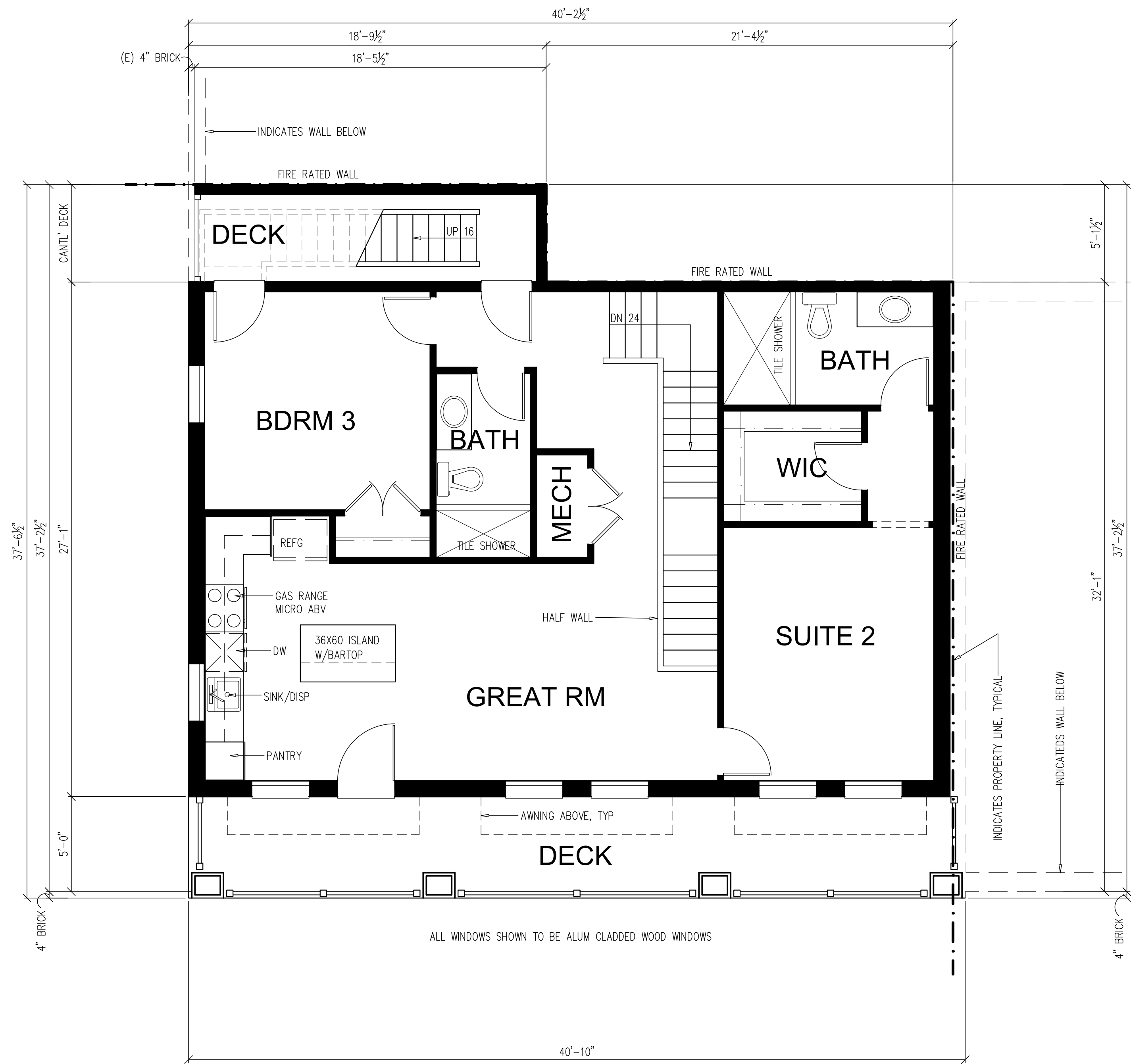
SHEET NUMBER

A101

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2ND FLOOR PLAN

1016 SF HEATED
SCALE: 1/4" = 1'-0"

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P.O. Box 385
Salida, CO 81061
Phone: 719.253.8572

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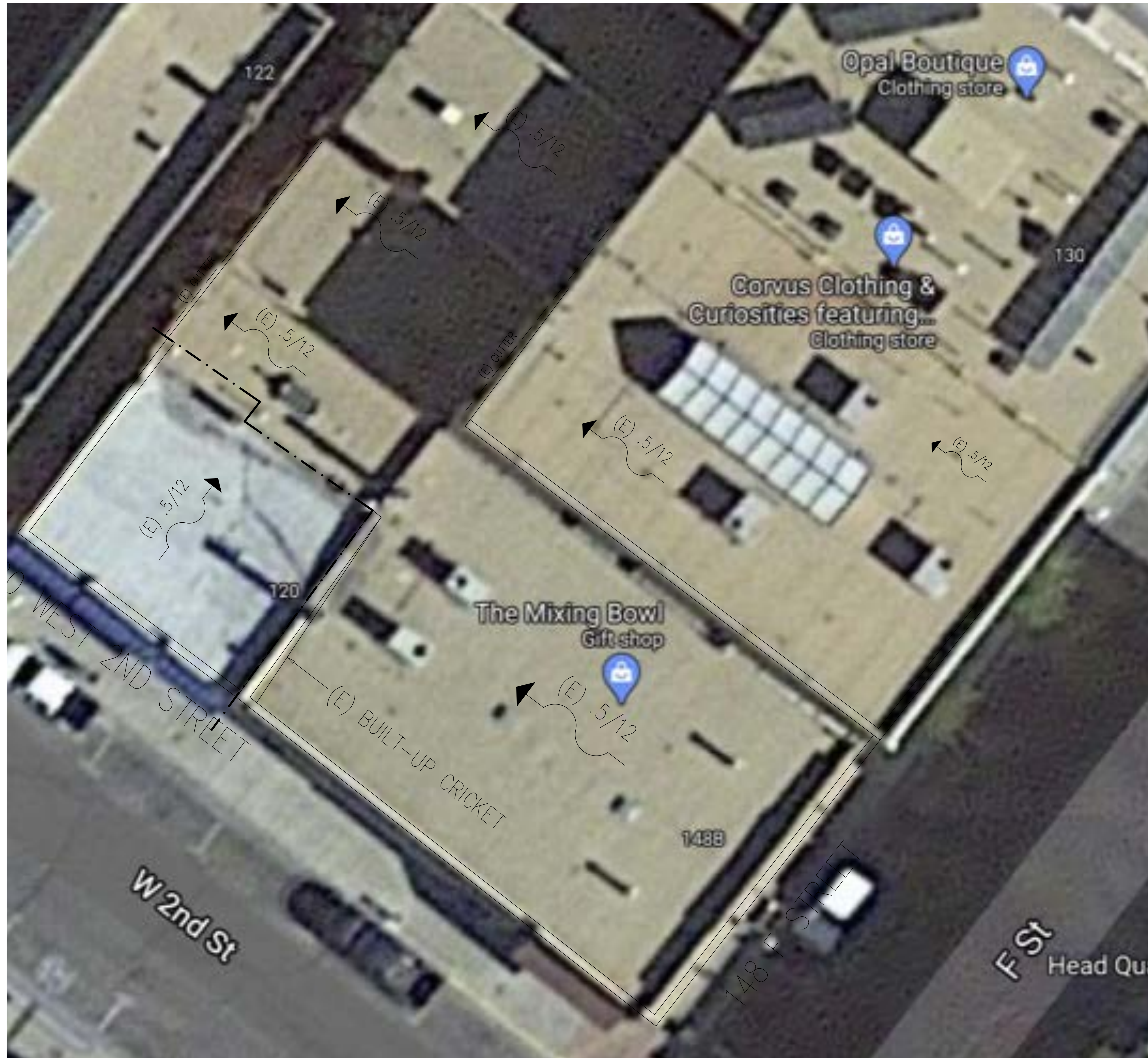
MICK RESIDENCE
120 WEST 2ND STREET
SALIDA, COLORADO

REVISIONS

2ND FLOOR PLAN

JOB NO: 20-0131
DATE: 11/13/20
DRAWN BY: KEZ

SHEET NUMBER
A102



 EXISTING ROOF PLAN

NO SCALE

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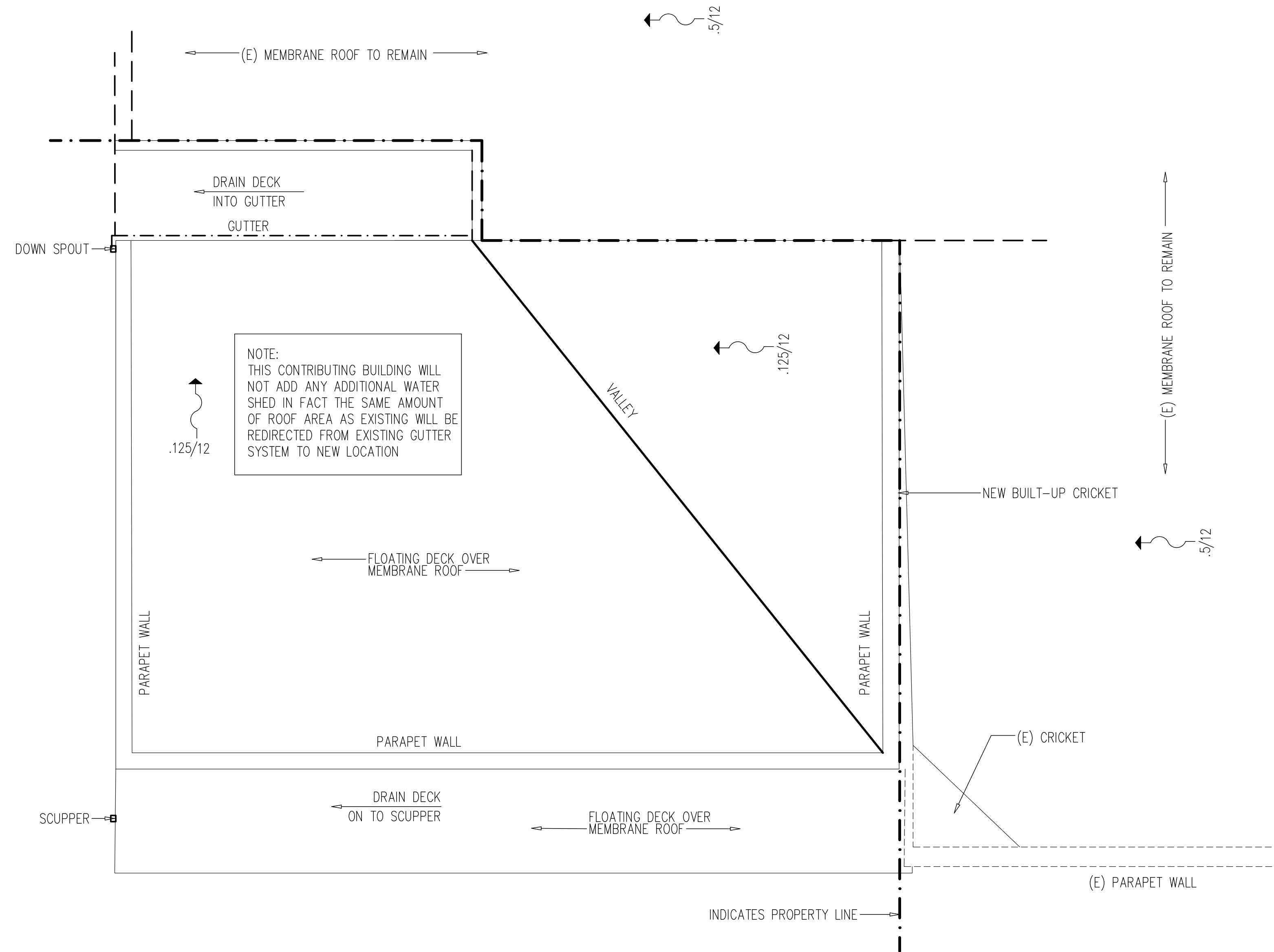
MICK RESIDENCE
120 WEST 2ND STREET
SALIDA, COLORADO

REVISIONS

EXISTING ROOF PLAN

JOB NO: 20-0131
 DATE: 11/13/20
 DRAWN BY: KEZ

SHEET NUMBER
A109



NOTE:
THIS CONTRIBUTING BUILDING WILL NOT ADD ANY ADDITIONAL WATER SHED IN FACT THE SAME AMOUNT OF ROOF AREA AS EXISTING WILL BE REDIRECTED FROM EXISTING GUTTER SYSTEM TO NEW LOCATION

ROOF PLAN

SCALE: 1/4" = 1'-0"

MICK RESIDENCE
120 WEST 2ND STREET
SALIDA, COLORADO

REVISIONS	

ROOF PLAN

JOB NO: 20-0131
DATE: 11/13/20
DRAWN BY: KEZ

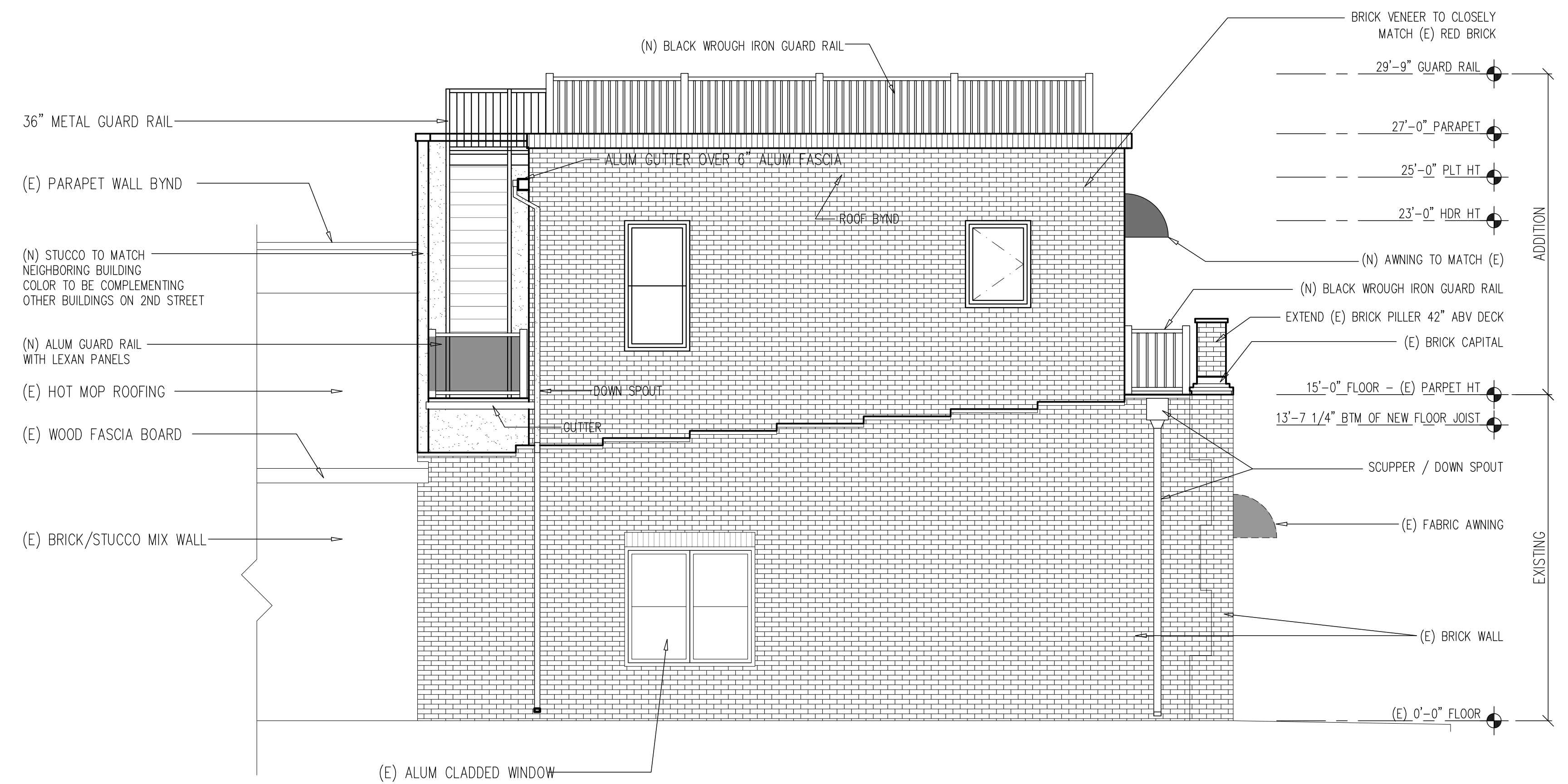
SHEET NUMBER

A110



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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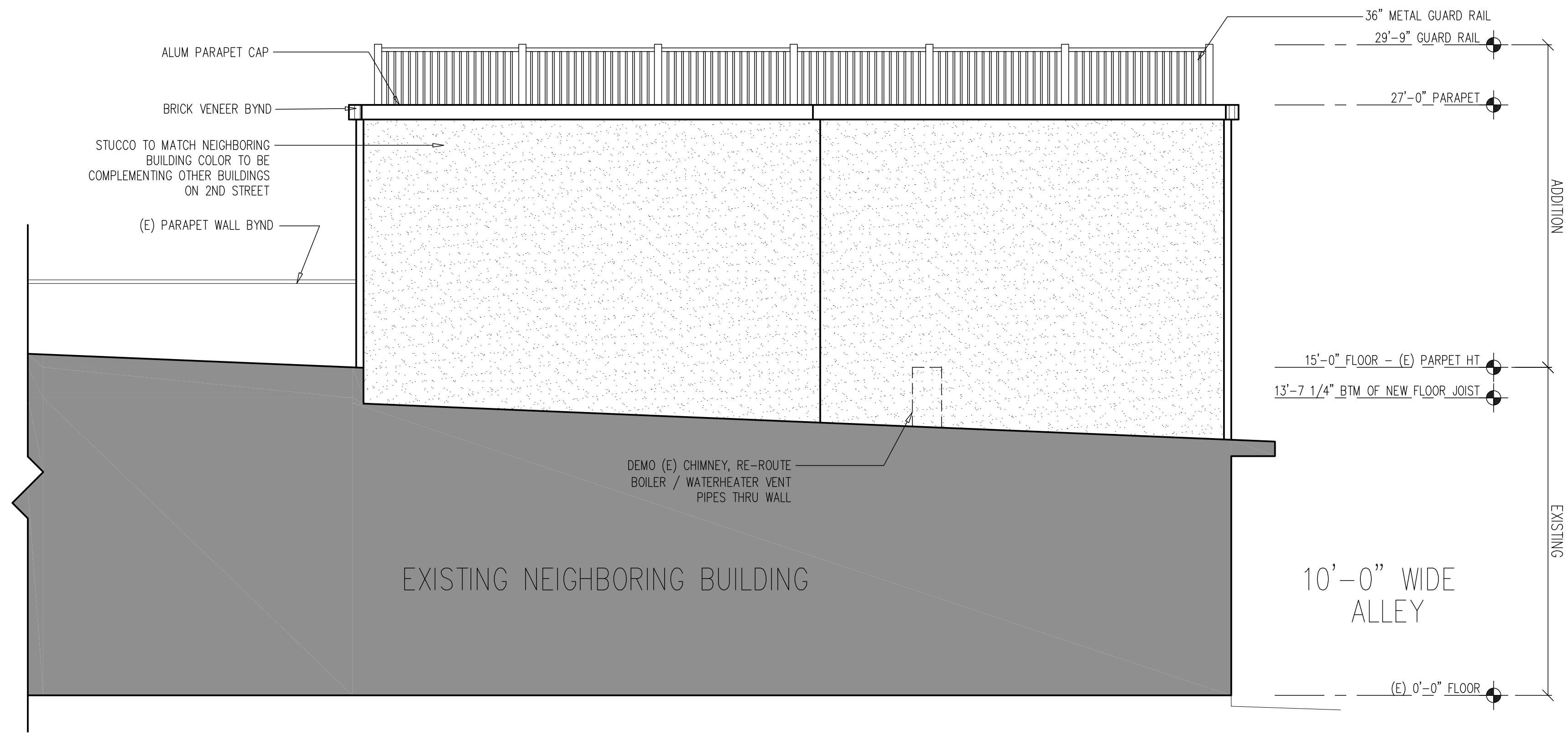
MICK RESIDENCE
120 WEST 2ND STREET
SALIDA, COLORADO

REVISIONS

ELEVATIONS
FRONT / LEFT

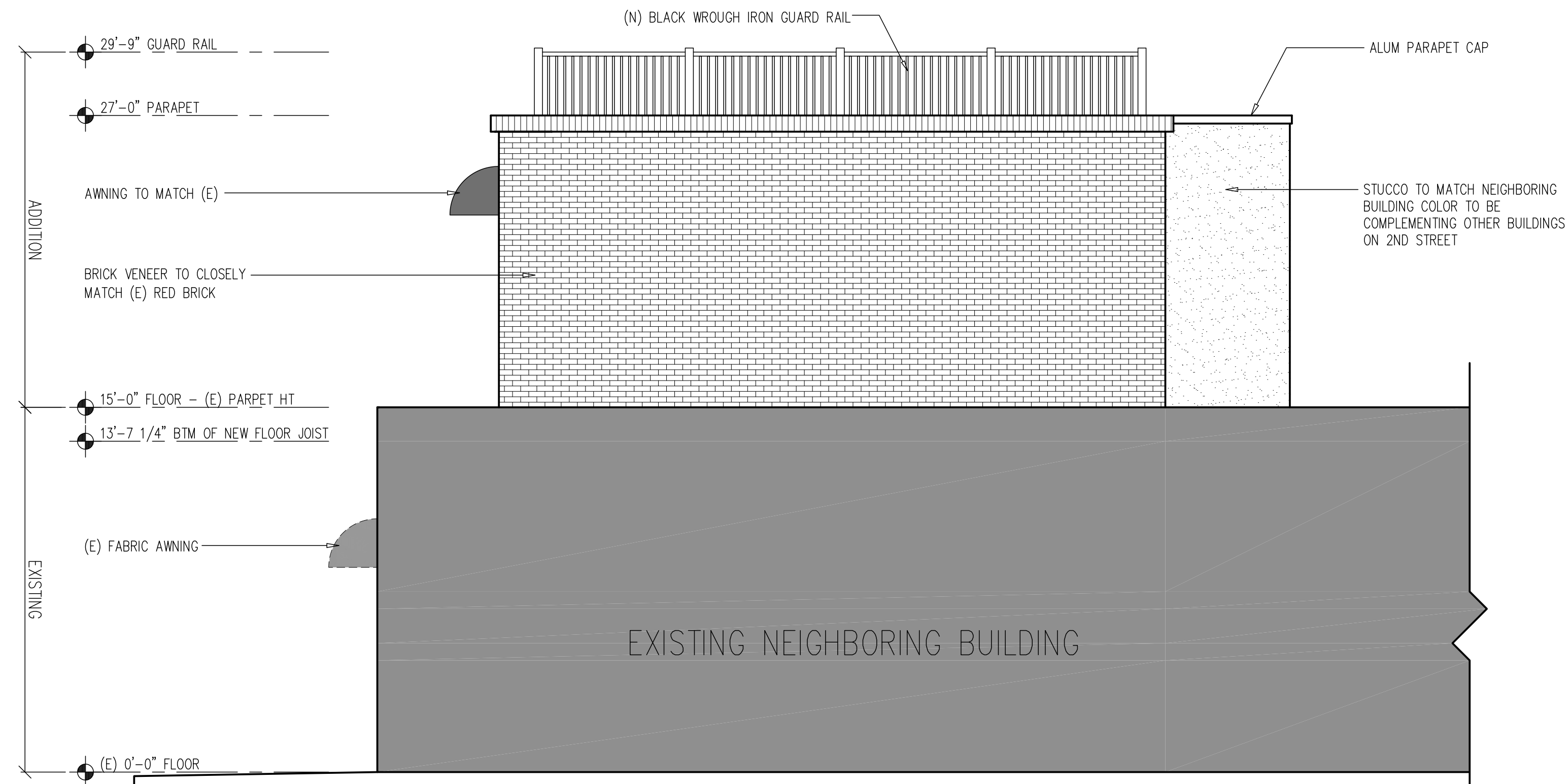
JOB NO: 20-0131
 DATE: 11/13/20
 DRAWN BY: KEZ

SHEET NUMBER
A200



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

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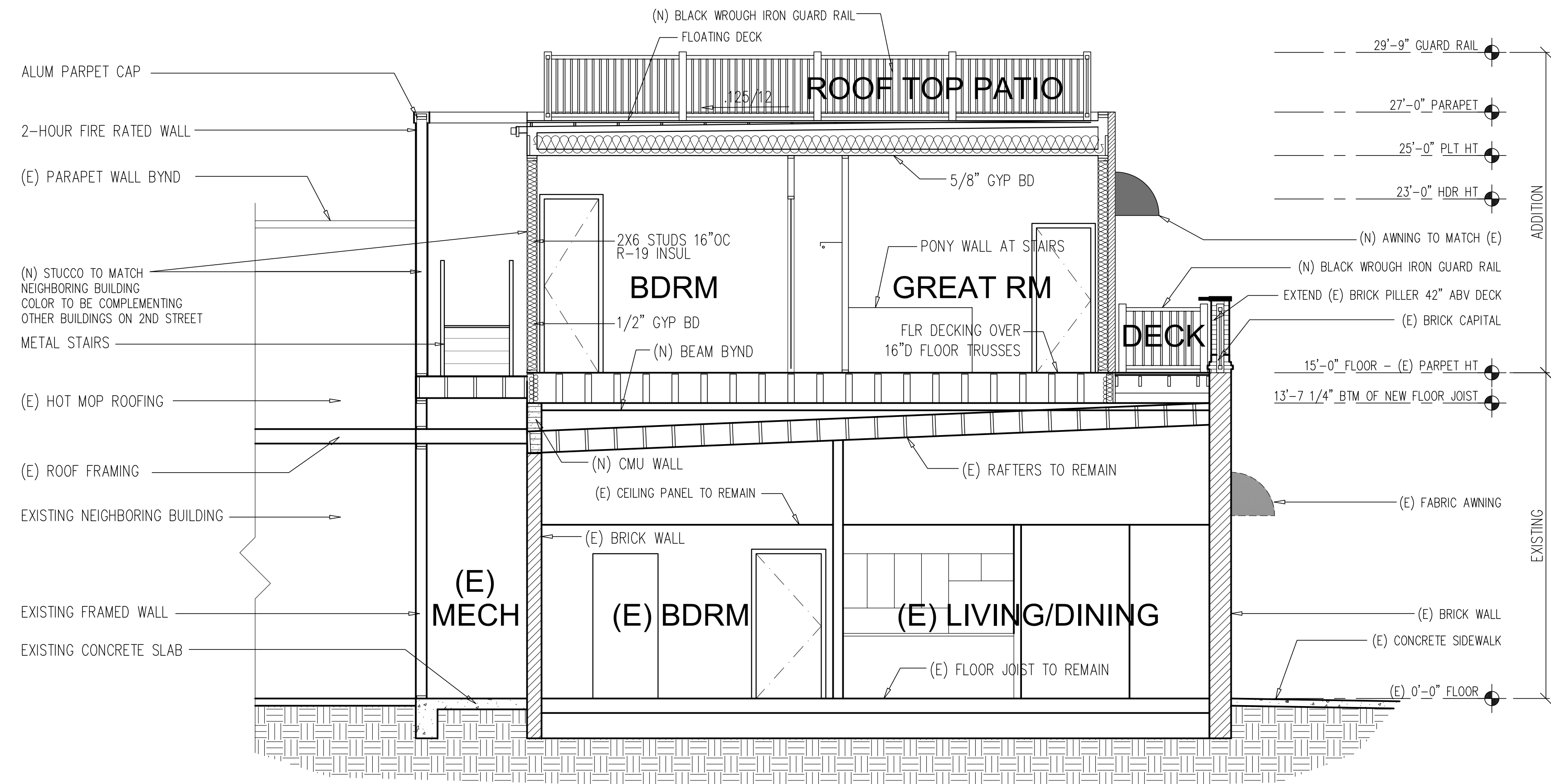
MICK RESIDENCE
120 WEST 2ND STREET
SALIDA, COLORADO

REVISIONS	

ELEVATIONS
REAR / RIGHT

JOB NO: 20-0131
 DATE: 11/13/20
 DRAWN BY: KEZ

SHEET NUMBER
A201



BUILDING SECTION

SCALE: 1/4" = 1'-0"

A
A300

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719.253.8527

MICK RESIDENCE
120 WEST 2ND STREET
SALIDA, COLORADO

REVISIONS	

BUILDING SECTION

JOB NO:	20-0131
DATE:	11/13/20
DRAWN BY:	KEZ
SHEET NUMBER	A300

From: [samuel.mick](#)
To: [Kristi Jefferson](#)
Subject: Samuel Mick 120 W 2nd St & 223E 1st St
Date: Friday, April 08, 2022 12:39:58 PM

April 8 2022

Kristi Jefferson

City Planner

Re: Request for HPC extension at 120 w 2nd St

For new construction. And 223 E 1st St

For expansion of garage door in alley

Kristie Jefferson

I am writing you to apply for an extension

On 2 projects approved by the HPC.

120 W 2nd St new construction and

223 E 1st St garage door expansion in the alley

Due to the high price of construction materials

And trying to find sub-contractors at a reasonable rate.

I am requesting a two-year extension on

Both properties. Not asking for any changes

To Either property.

Thank you for your consideration

Samuel Mick

Samuel Mick
Ph : 719-839-1001
Add: P.O. Box 1008 Salida Co 81201



MEMO

MEETING DATE: April 28, 2022

AGENDA ITEM TITLE: Argys Brothers Garage, 223 E. First Street - Major Certificate of Approval extension request

REQUEST: The request is to receive a two year extension for exterior alterations to the back wall of the structure at 223 E. First Street. The applicant requested 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.

PROJECT DESCRIPTION:

On August 27, 2020 the Historic Preservation Commission reviewed and approved the major certificate of approval application 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 at 223 E. First Street.

The Commission approved the application based on the submitted material specifications, text and photos and the Commission recommended the following conditions:

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.

RECOMMENDATION:

Staff recommends the Commission approve the extension request with the 2 conditions of approval with the additional condition:

1. That any changes from the original approval must be reviewed by staff and the Historic Preservation Commission.

RECOMMENDED MOTION: “I make a motion to approve the two-year extension request for exterior alterations to the back wall of the structure at 223 E. First Street with the recommended 2 conditions and adding a 3rd condition that any changes from the original approval be reviewed and approved by staff and the HPC.”

Attachments: Email from owner requesting an extension
August 27, 2020 staff report and application materials

August 28, 2020

Sam Mick
PO Box 1008
Salida, CO 81201

Re: Major Certificate of Approval – 223 E. First Street

Dear Sam,

At the August 27, 2020 Historic Preservation Commission meeting the Commission reviewed and approved your application for a Major Certificate of Approval for the exterior alterations to the back wall of the structure at 223 E. First Street.

The Historic Preservation Commission approved the application 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. The approval is based on the submitted material specifications, text and photos and the Commission recommended the following conditions:

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.

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.

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

Sincerely,

Kristi Jefferson
Planner

From: [samuel mick](#)
To: [Kristi Jefferson](#)
Subject: Samuel Mick 120 W 2nd St & 223E 1st St
Date: Friday, April 08, 2022 12:39:58 PM

April 8 2022

Kristi Jefferson

City Planner

Re: Request for HPC extension at 120 w 2nd St

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I am requesting a two-year extension on

Both properties. Not asking for any changes

To Either property.

Thank you for your consideration

Samuel Mick

Samuel Mick
Ph : 719-839-1001
Add: P.O. Box 1008 Salida Co 81201

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

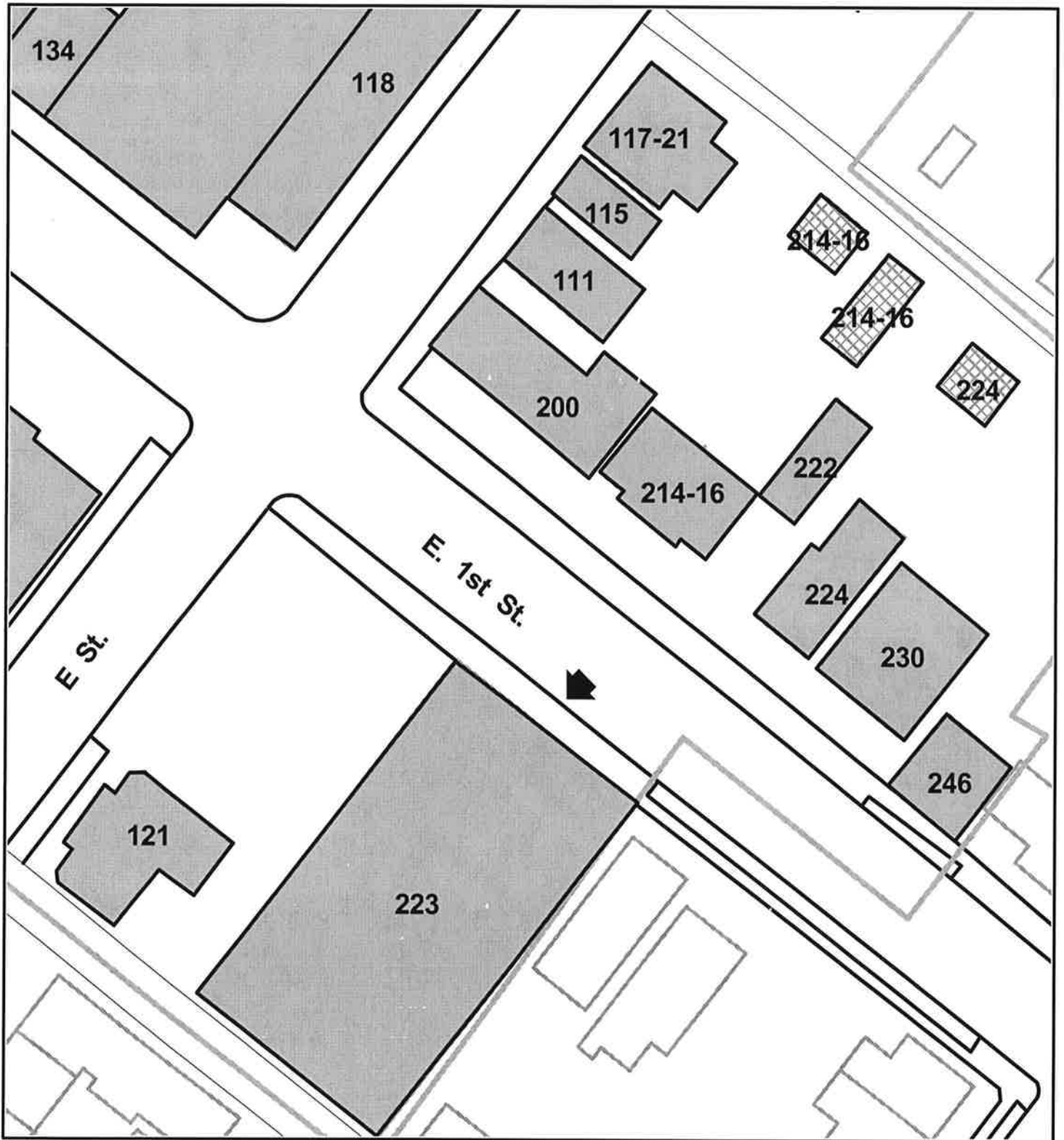
51. **Organization:** Front Range Research Associates, Inc.

52. **Address:** 3635 W. 46th Ave.

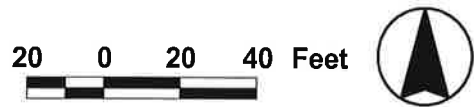
53. **Phone Number(s):** (303) 477-7597

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

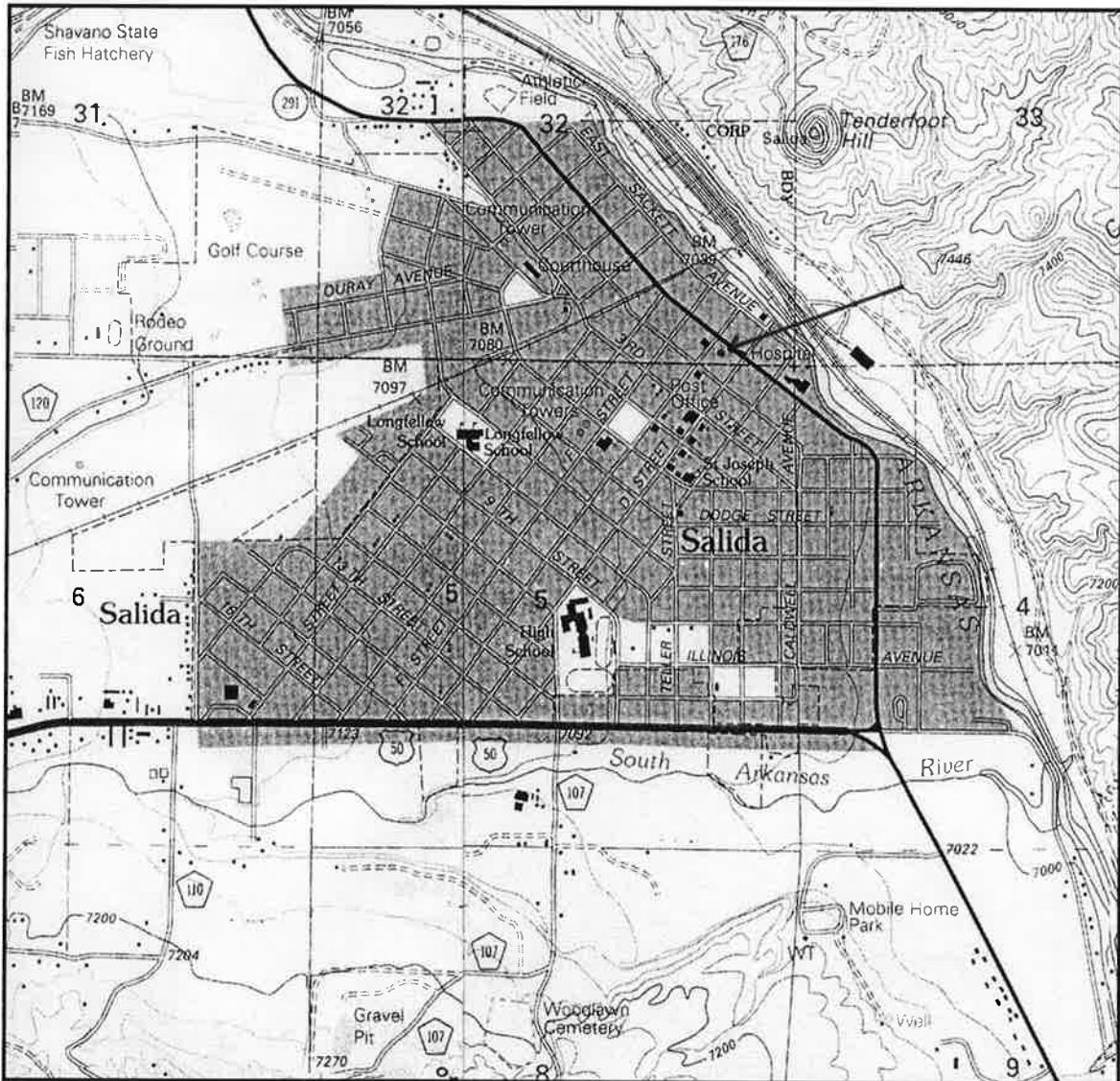


223 E. 1st Street, 5CF406.81



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
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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)

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

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

A. Applicant Information

Name of Applicant: 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

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

A. Type

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

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

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

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

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

A. Development Process

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

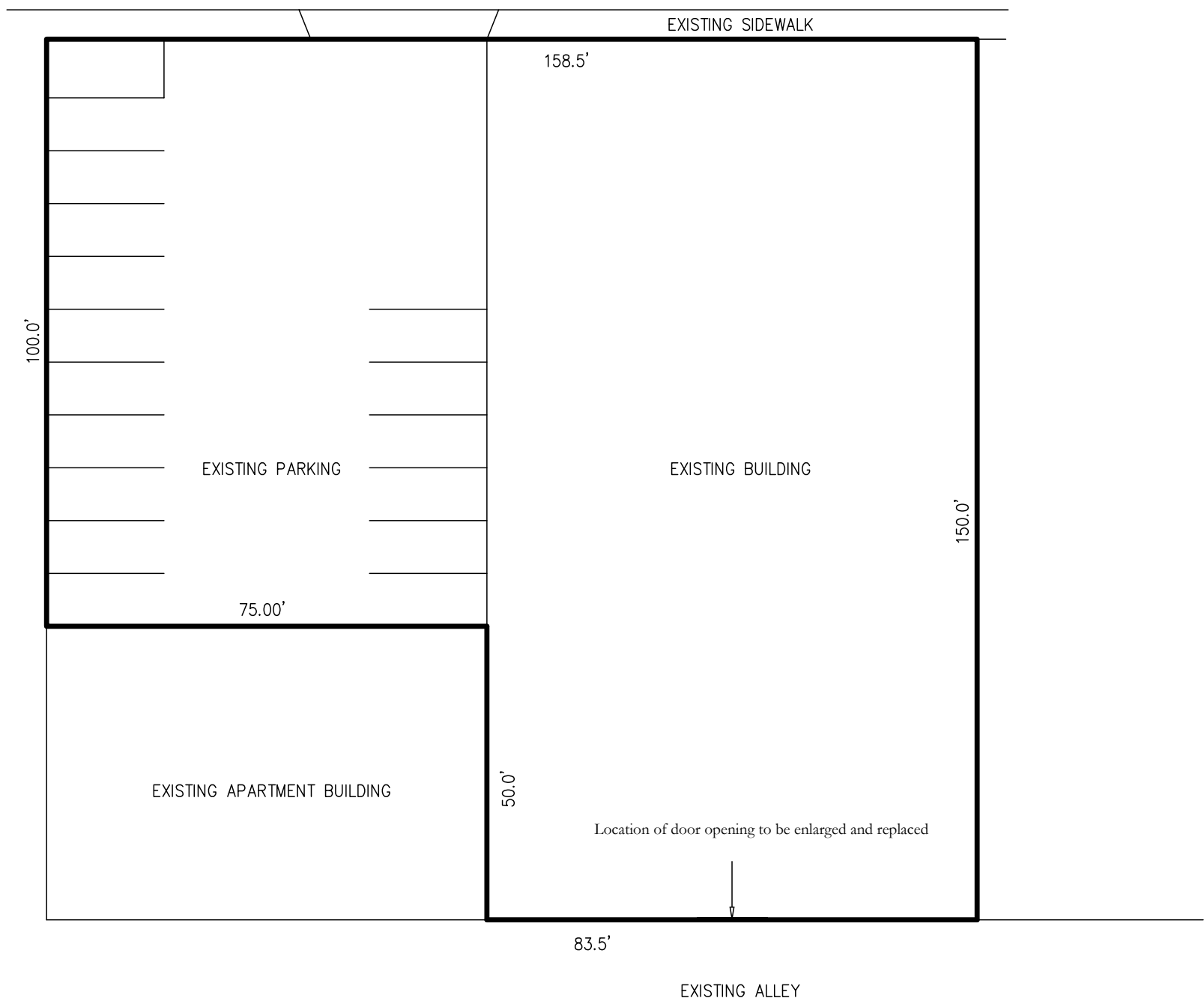
STAFF USE ONLY

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

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

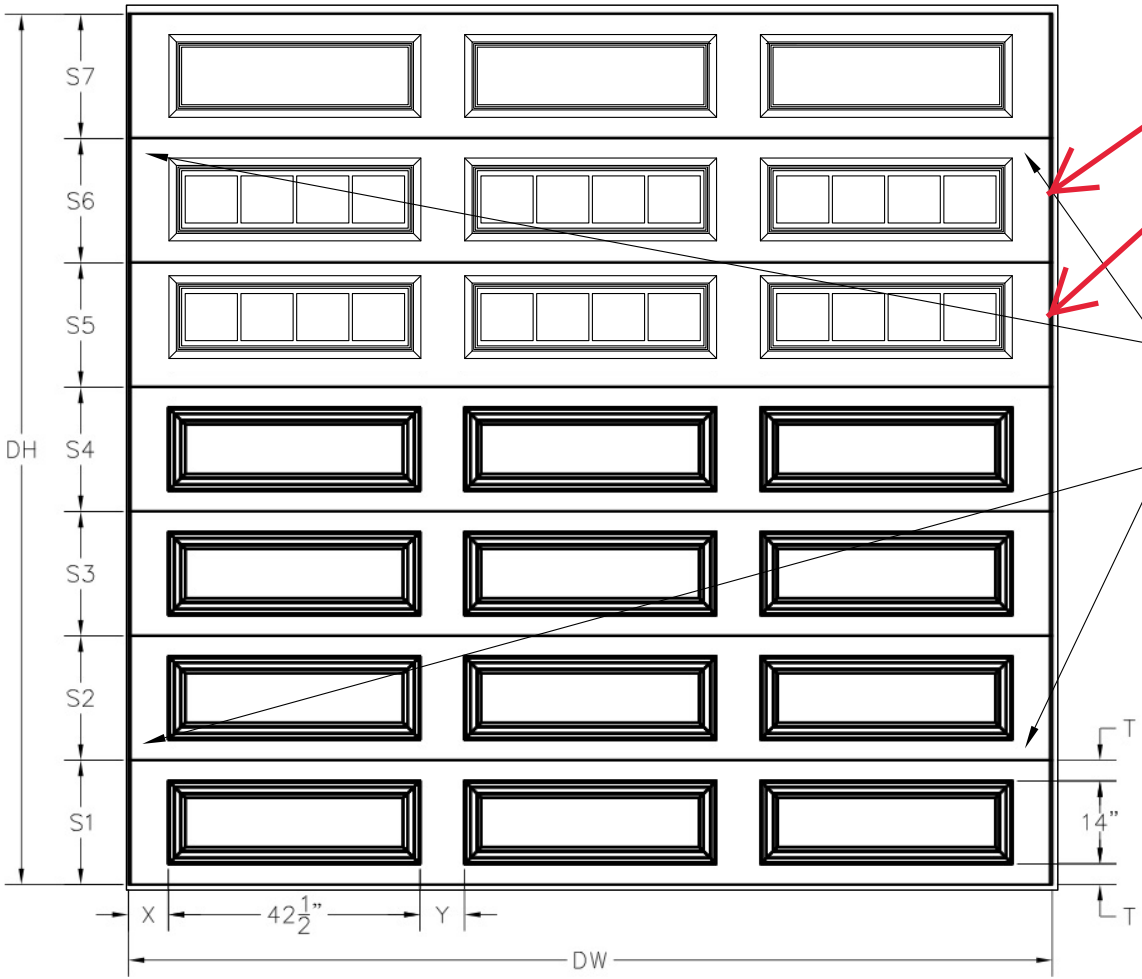
EXISTING SHOP DOOR



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

PROPOSED SHOP DOOR

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



Two rows of windows

HINGES
4 SPADE STRAP HINGE

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)



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

DRAWING NUMBER: _____

CSR/DC: TROY, OHIO

SHEET: 1 of 1

FRONT ELEVATION
VIEW DRAWING