



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City Council Chambers, 448 East First Street, Salida, CO
June 23, 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. May 26, 2022 Draft Minutes

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

2. **Sherman Hotel - Major Certificate of Approval Application-** The applicant, Greg Kenny, is requesting approval for the following exterior alterations to the Sherman Hotel building located at 121 G Street:
 1. Remove one window and fill in with brick.
 2. Remove two windows and remove removing the brick wall between windows to create an opening to install sliding accordion style glass patio doors.
 3. Add a second story balcony that will connect with the existing balcony and stairs.
 4. Remove one window and expand the opening to accommodate double patio doors.

COMMISSIONERS' COMMENTS

ADJOURN

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



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City Council Chambers, 448 East First Street, Salida, CO
May 26, 2022 - 4:00 PM

MINUTES

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CALL TO ORDER

PRESENT

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

ABSENT

Commissioner Jack Chivvis
Commissioner Steve Chapman

APPROVAL OF THE MINUTES

1. April 28, 2022 - Draft Minutes

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

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

MOTION PASSED.

UNSCHEDULED CITIZENS- NA

AMENDMENT(S) TO AGENDA - NA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

2. **Salida Historic Survey Plan** - The purpose of the request is for the Historic Preservation Commission to make a recommendation to City Council on the adoption of the Salida Historic Survey Plan.

- A. Open Public Hearing
- B. Staff Review of Application

Planner, Jefferson reviewed the Salida Historic Survey Plan.

- C. Applicant's Presentation

Applicants Jake Lloyd and Kristi Miniello were present to answer questions.

- D. Public Input: NA

- C. Closed Public Hearing: 4:04pm

- F. Commission Discussion

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph. 719-530-2630 at least 48 hours in advance.

Commissioners discussed the following items to be corrected:

- Correction needed on “former location of Salida granite company”
- It was noted that there are two pages labeled as “ page 75” and two pages are labeled as “page 76”
- A higher resolution map is needed for the future land use plan (map on page 28)

Planner, Jefferson noted additional items to be corrected and/or added:

- On page 22, the Newell House has been torn down and rebuilt
- In the 1970s, the Aquatic Center blew up

G. Commission Decision

Motion to recommend City Council adopt the Salida Historic Survey Plan was made by Co-Chairman Harris, Seconded by Chairman Krebs.

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

THE MOTION PASSED.

COMMISSIONERS' COMMENTS: NA

ADJOURN- 4:17pm



STAFF REPORT

MEETING DATE: June 23, 2022

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

AGENDA SECTION: Public Hearing

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

Item A: Remove one window and fill in with brick.

Item B: Remove two windows and expand the opening by removing the brick wall between those two windows to create a 14 foot-6 inch wide opening to install sliding accordion style glass patio doors.

Item C: Add a second story balcony that will connect with the existing balcony and stairs.

Item D: Remove one window and expand the opening to 6 feet 2 inches to accommodate a set of double patio doors.

APPLICANT:

The applicants is Greg Kenny of 123 G Street, represented by Steve Riden.

LOCATION:

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



PROCESS:

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

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

OBSERVATIONS:



View of Subject Building from across First Street.

1. The subject property is located within the Central Business (C-2) District and the Salida Downtown Historic District (SDHD) and is considered a contributing building to the downtown historic district.
2. The applicant is in the process of remodeling an existing office on the second floor of the building into a living unit, and is requesting this change as part of that remodel.
3. On the east side of the structure the applicant is proposing to remove one window and fill in the opening with brick. The applicant is proposing to keep the window header and window sill in place.
4. On the north side of the building the applicant is proposing to add a balcony and to remove three windows. One window opening is proposed to be enlarged in both height and width to accommodate a set of double patio doors, and two window openings will be enlarged so that a set of sliding glass accordion-style patio doors can span the current windows and wall area.
5. According to the architectural inventory form for 121 G Street; this building was built between 1909 and 1914 as the first expansion to the adjacent Sherman Hotel at 123 G Street.
6. The structure is considered a contributing building to the downtown historic district. According to the Architectural Inventory for this property, “this building is associated with the history of tourism and lodging facilities in Salida, having been erected in the early twentieth century as an expansion of an older hotel building to the south. The building is notable for its decorative cornice and tall double-hung sash windows with stone lintels and sills.
7. Rehabilitation is defined by the Secretary of the Interior’s Standards as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

REVIEW STANDARDS:

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



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

ITEM A: While enclosing a historic window opening is not generally considered appropriate, because this window is minimally visible the guidelines provide for greater flexibility. The window proposed for removal and brick fill is minimally visible from the street and therefore will only minimally impact the historic character. It will be filled with matching, historical brick, and the header and sill will be kept in place. This will preserve the option for re-installing a window in the future.

ITEM B: The removal of two windows and creation of a 14' 6" opening on a prominently visible façade – one that faces highly-trafficked First Street with a courtyard between the façade and First Street – will detract from the historic design. In the Salida Design Guidelines, Part 3. Rehabilitation Guidelines, Section C. Windows, Paragraph # 3 states: ***Preserve the position, number and arrangement of historic windows in a building wall.*** The removal of these two windows is in

conflict with that guideline. Part 4. States: *Preserve the size and proportion of a historic window opening.* The proposed expanded opening is significantly larger than the historic window opening, and the proportions of it change the opening from being two vertically oriented openings to one long horizontal opening.

The Secretary of the Interior Standards/Guidelines specific to Entrances and Porches when alterations are being made for a new use are provided in the Guidelines for Rehabilitating Historic Buildings, Entrances and Porches, and states the following:

ENTRANCES AND PORCHES	
RECOMMENDED	NOT RECOMMENDED
Designing and constructing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the building (i.e., ensuring that the new entrance or porch is clearly subordinate to historic primary entrances or porches).	Constructing secondary or service entrances and porches that are incompatible in size and scale or detailing with the historic building or that obscure, damage, or destroy character-defining features.

ITEM C: The applicant is proposing to add a balcony the length of the north façade, tying into an existing balcony (not visible) and into the stairwell of the balcony approved in October 2014 for the adjacent 149-151 W. First Street building (visible). This proposal, because it matches an existing, recently approved balcony addition, will not detract from the appearance of historic features.

ITEM D: The applicant is proposing to remove a window and replace it with a taller and wider opening (6' 2" wide) to accommodate glass, double doors onto the proposed balcony. The existing window is not visible. The proposed expanded opening will be only slightly visible. It will be less visible than the previously approved single door openings in the adjacent 149-151 W. 1st Street Sherman Hotel building, and any portion that may be visible, will not exceed the width of a single-door opening.

2. **Original Materials.** Whether original designs, materials, finishes and construction techniques that characterize the historic value and appearance of a structure or site can be retained, restored or repaired as opposed to replaced, and whether replacement designs, materials or finishes can match and/or accurately replicate the originals.

ITEM A Original brick will be used to fill in the window on the east side.

ITEM B According to Part 3, Section C (6) of the Salida Design Guidelines "Replacement windows shall match to the fullest extent possible the appearance, function and materials of the original including glazing, including leaded and stained or painted glass". The windows are proposed to be replaced with doors. Material specification sheets have been provided. Replacing a brick wall with glass doors will not match the original materials.

ITEM C: The balcony materials will match the existing balcony. The existing balcony is not original, however it received a Certificate of Approval in October 2014.

ITEM D: The window is proposed to be replaced with a door, and the brick wall opening expanded. Material specification sheets have been provided. Replacing a brick wall with

glass doors will not match the original materials, however, this is in a minimally visible area and only a portion of the opening could potentially be visible from the street.

- 3. **Minimum Change.** Whether and/or to what extent the proposed work will require more than a minimal change to the historic appearance, materials or integrity on the structure or site.

ITEM A: The window to be filled is only slightly visible from public right-of-way.

ITEM B: The proposed expanded glass accordion doors will require more than a minimal change to the historic appearance, materials or integrity of the structure. It is a significant change that is visible from First Street right-of-way.

ITEM C: The proposed balcony will match a balcony that was approved by a Major Certificate of Approval in 2014.

ITEM D: The proposed double patio doors where there is currently a window will be minimally visible from public right-of-way, if at all.

- 4. **New Construction.** New additions, exterior alterations and related work shall not destroy or detract from the existing historic structure and materials to the maximum extent feasible, and such new work or alterations shall be differentiated from, but compatible with, the existing size, scale and exterior architectural features of the structure or site so as to protect its historic identity and integrity.

Item B would detract from the existing historic structure by changing out two historic windows for a much larger opening with glass doors on a prominently visible facade. Items A & D are minimally visible and would not detract from the historic structure, and Item C is a continuation of a previously approved deck using the same materials.

- 5. **Historic Appearance.** Work that will protect or return the original historic appearance of a structure or site, especially where documented by photographs, historic research or other credible evidence, shall be encouraged and favored.
 - None of the proposed work is to return the original historic appearance.
- 6. **Work Necessary.** Whether the proposed work is required or necessary to comply with a building, fire or other health/safety code.
 - The proposed work will comply with all existing building, fire and other health/safety codes; however, it is not necessary that this work be performed in order to comply with those codes.

RECOMMENDED FINDINGS: The purpose of the certificate of approval is to determine the compliance of the application with the review standards contained in Section 16-12-90.

- 1. That the application for items A and D is in compliance with the review standards for contributing structures in the historic district because the proposed work has low visibility from the street.

2. Item C is in compliance with the review standards for contributing structures in the historic district because the proposed work is a continuation of work approved in 2014 in style and materials.
3. The Item B is NOT in compliance with the review standards for contributing structures in the historic district because the proposed work detracts from the historic features and character on a prominently visible façade.

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

1. That the Commission **APPROVE** the filling in of one window on the east side of the building with original brick (Item A), the addition of the proposed balcony (Item C), and the removal of a window and expanded opening to 6' 2" to accommodate double patio doors at the west end of the north façade (Item D).
2. That the Commission **DENY** the 14' 6" opening on the east end of the north façade proposed to replace two existing windows and the brick facade between them with a glass façade of accordion patio doors (Item B).

RECOMMENDED MOTION:

I move to **APPROVE** the major certificate of approval for Items A, C, and D identified herein, and **DENY** the major certificate of approval for Item B.

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



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271

Email: planning@cityofsalida.com

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

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

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

A. Applicant Information

Name of Applicant: GREG KENNY

Mailing Address: 123 G. STREET

Telephone Number: 214-789-3583 FAX: _____

Email Address: olgekenny@gmail.com

Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: THE SHERMIN HOTEL

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

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)

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

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent Date 5-31-22

Signature of property owner Date 5-31-22



CERTIFICATE OF APPROVAL APPLICATION

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

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

A. Type

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

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

A. Development Process

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

STAFF USE ONLY

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

THE NEW SHERMAN

149 WEST 1ST STREET

SALIDA, COLORADO, 81201

INTERIOR TENNANT FINISH

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

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



STRUCTURAL STEEL

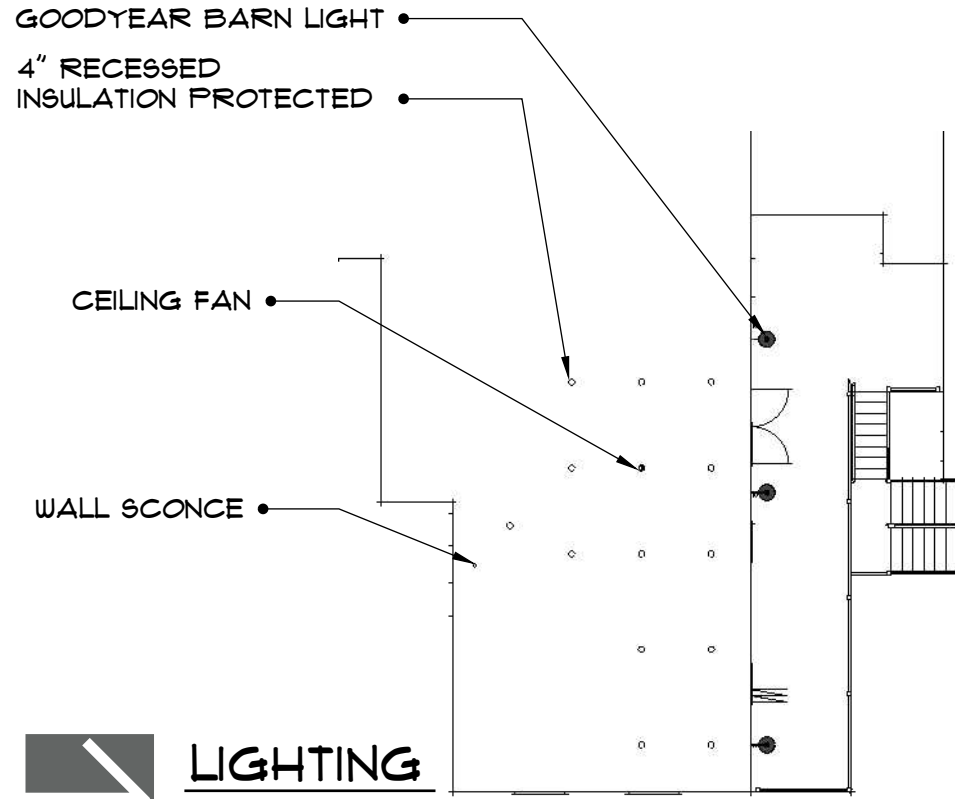
1. Structural steel shall be detailed, fabricated and erected in accordance with latest provisions of the AISC Manual of Steel Construction and AISC Code of Standard Practice. Structural shapes shall conform to ASTM A36 except A992 for wide flanges, A53 Grade B for round HSS columns and A500 Grade B for rectangular HSS sections.
2. Bolts shall conform to ASTM A307, unless noted otherwise on plans. Bolted connections specifying A325 or A490 shall be bearing type installed in accordance with the latest AISC specifications and verified by periodic inspection by a special inspector as required by the Building Official.
3. Anchor rods shall be ASTM F1554 unless otherwise noted. Adhesive anchors shall have periodic special inspection as required by the Building Official.
4. Structural Steel fabrication drawings shall be submitted to the Engineer for approval in accordance with the latest edition of the AISC "Steel Construction Manual."
5. All welds shall be made with E70XX electrodes. Field welding shall have periodic special inspection in accordance with IBC section 1704 and as required herein. Inspection of field or shop welds less than or equal to $\frac{5}{16}$ " shall be periodic. Inspection of fillet welds greater than $\frac{5}{16}$ ", multi-pass fillet welds and complete or partial penetrations groove welds shall be continuous.
6. Welders shall have passed the American Welding Society (AWS) standard qualifications tests per AWS D1.1.
7. Adequate bracing/shoring shall be installed to withstand construction/wind/seismic loads until field connections are complete, shear walls are in place, and the structure is secure.
8. Dry pack grout shall be shrink resistant per industry standards. All column base plates shall have 1" minimum dry pack grout to provide continuous bearing.
9. Adhesive anchors shall be Hilti HIT HY200 or approved equal two part resin epoxy anchor. Expansion bolts shall be "SIMPSON" or approved wedge type, installed in accordance with the manufacturer's requirements.
10. All steel connections on the drawings that are labeled "CUSTOM" are to be detailed by the steel fabricator. Submit shop drawings to the engineer for approval before fabrication.



STEVEN JAMES RIDEN AIA.
ARCHITECT
970-389-0150

steve@riden1.com

www.steveridenarchitect.com

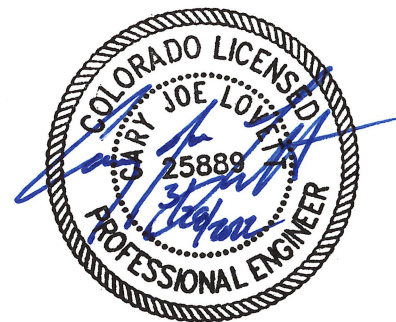
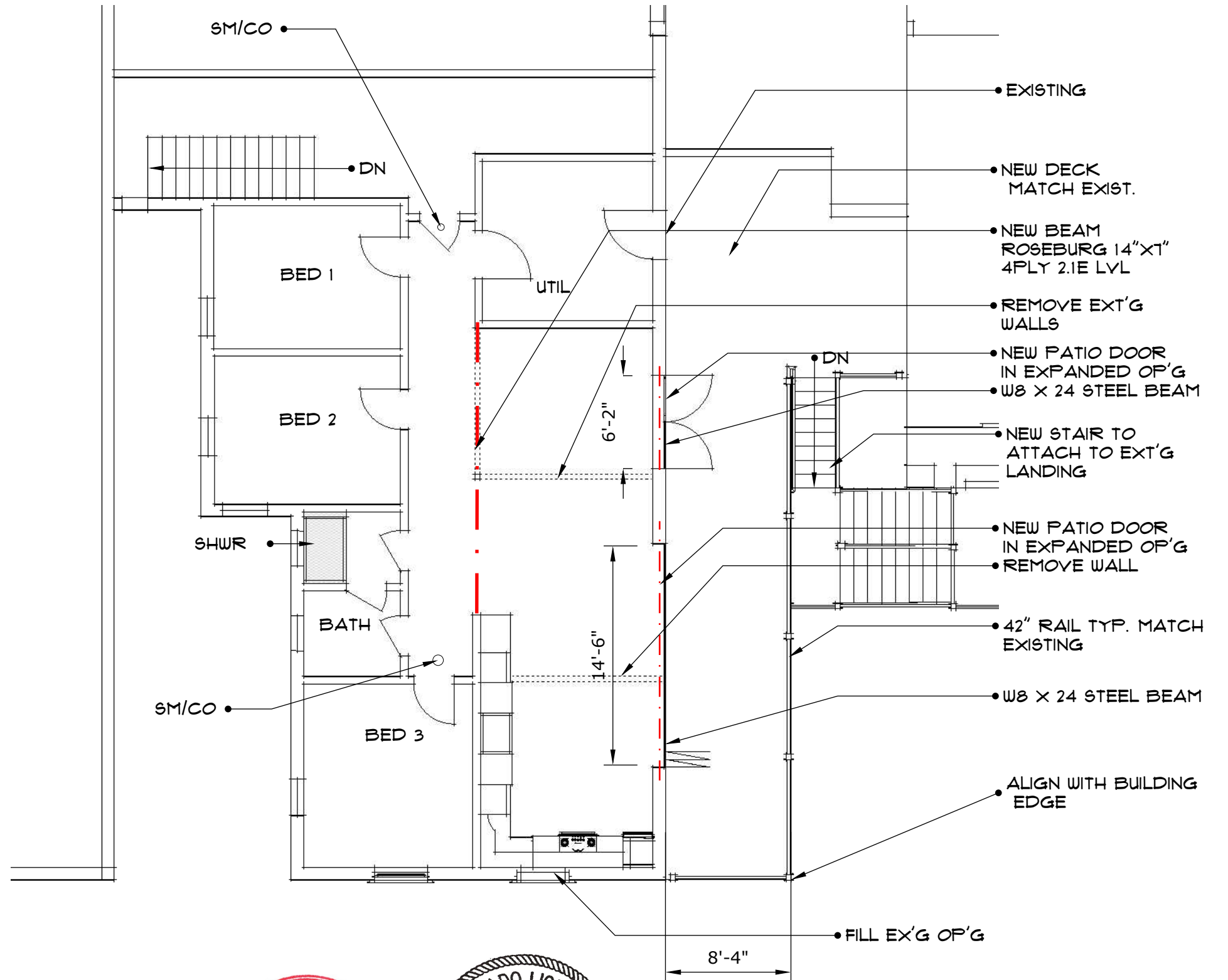


LIGHTING

1/16"=1'-0" ON 11X17 PAGE

PROJECT SCOPE

THE PROJECT CONSISTS OF 3 PARTS
 PART 1. REMOVAL OF INTERIOR WALLS AND MATERIALS TO BE REPLACED TO CREATE A THREE BEDROOM PRIVATE CONDOMINIUM WITH 1 BATH KITCHEN AND LIVING ROOM.
 PART 2. ADD A STEEL DECK AND STAIR TO ACCESS THE NEW SPACE . THIS IS TO MATCH THE EXITRING APPROVED CONSTRUCTION RECENTLY COMPLETED(2017)
 PART 3. EXPAND EXISTING NORTH FACING OPENINGS TO ALLOW THE PLACEMENT OF STEEL FRAMED WINDOWS AND DOORS THAT ARE TO BE THE STANDATRD FOR FUTURE PROJECT ON THIS PROPERTY



PLAN

1/8"=1'-0" ON 11X17 PAGE

STEVEN JAMES RIDEN AIA ARCHITECT PC
 6849 US HWY 50
 HOWARD CO 81233
 970.389.0150
 steve@ridenl.com

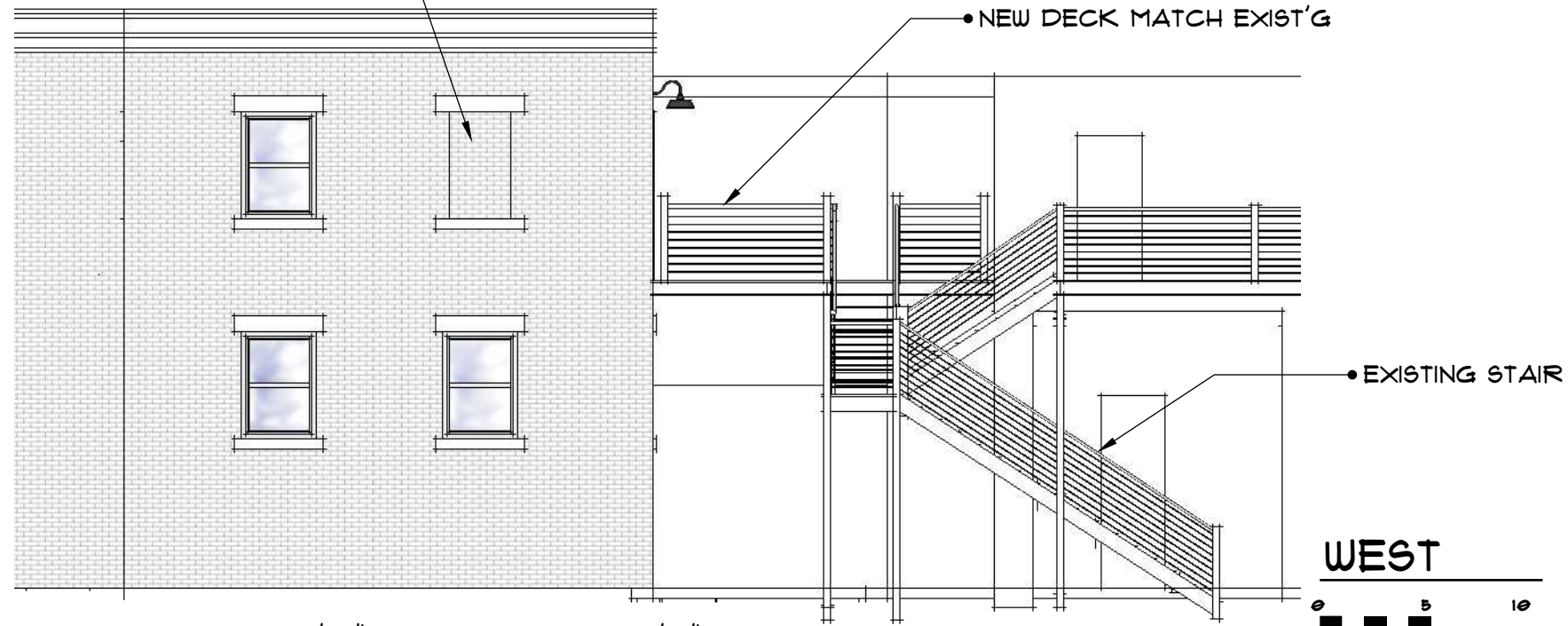
UNIT # 4 NEW SHERMAN
 123 "G" STREET
 SALIDA COLORADO 81201

THE FLAT @ THE
 NEW SHERMAN

ISSUE
 02.28.2022
 DRAWN BY
 SJR



• FILL OP'G W/ ORIGINAL BRICK FROM BUILDING(ON SITE) •



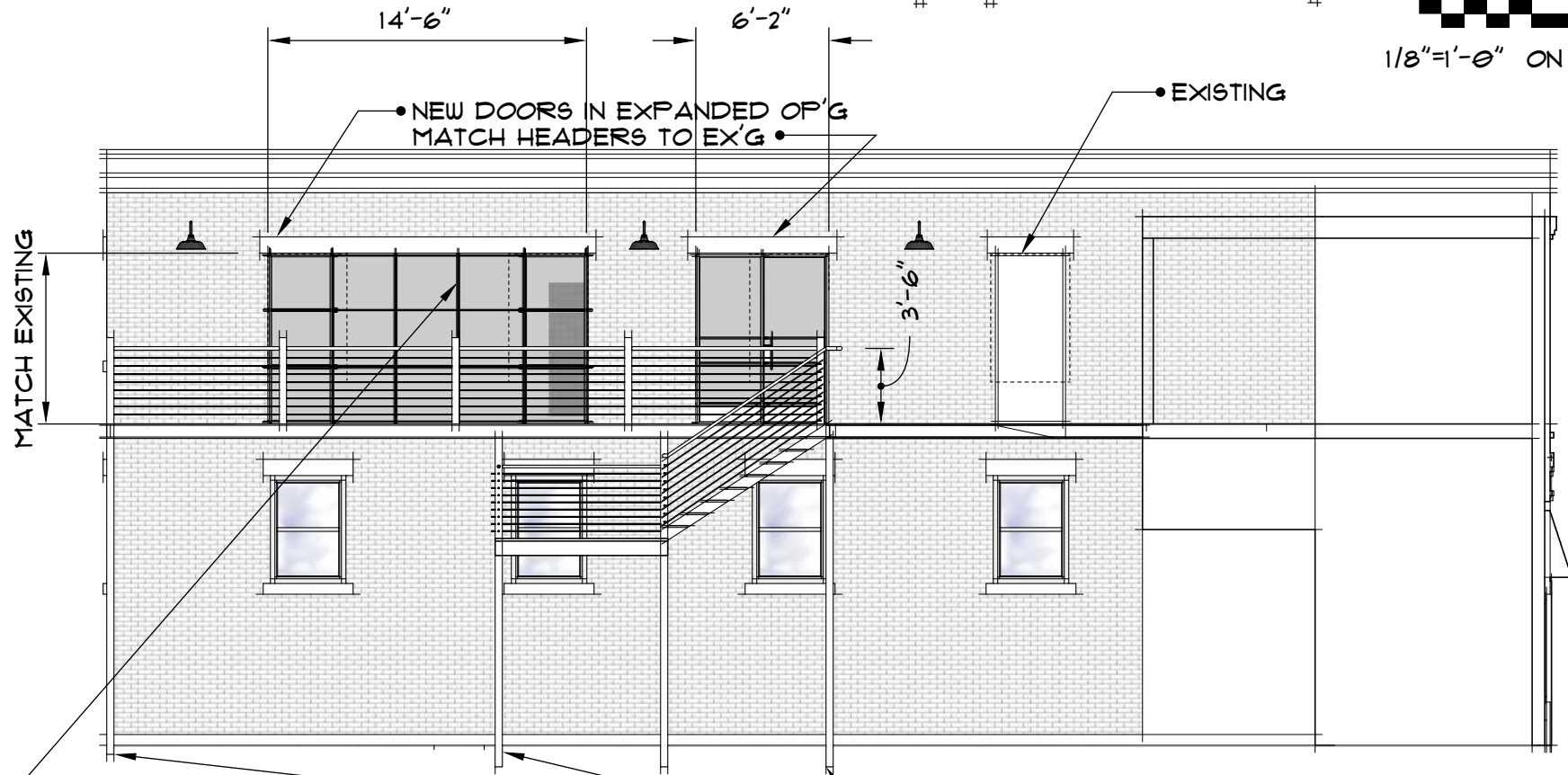
WEST

1/8"=1'-0" ON 11X11 PAGE

MATCH EXISTING RAILING AND DECK DETAILS
AREA OF REMODEL



ALL WINDOWS AND DOORS TO BE "HOPE'S OLD WORLD SUITE" THERMAL BROKEN STEEL IN DARK BRONZE



NORTH

1/8"=1'-0" ON 11X11 PAGE



STEVEN JAMES RIDEN AIA ARCHITECT PC
6849 US HWY 50
HOWARD CO 81233
910.389.0150
steve@ridenl.com

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

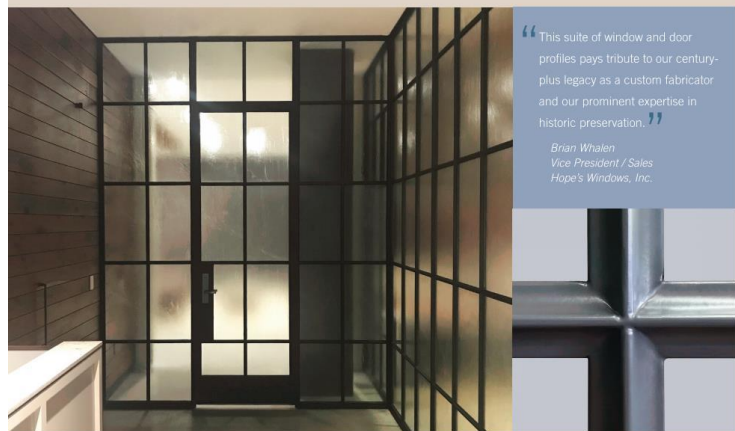
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NEW SHERMAN

ISSUE 02.28.2022
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REVISD



OLD WORLD SUITE™

HOPE'S NEW PRODUCT LINE COMBINES OLD WORLD STYLE WITH MODERN PERFORMANCE



"This suite of window and door profiles pays tribute to our century-plus legacy as a custom fabricator and our prominent expertise in historic preservation."

Brian Whalen
Vice President / Sales
Hope's Windows, Inc.

HOPE'S® INTRODUCES OLD WORLD SUITE™ STEEL WINDOWS AND DOORS

JAMESTOWN, NY — Hope's® Windows, Inc., the nation's largest and most experienced manufacturer of custom, solid hot-rolled steel and bronze window and door systems, is pleased to announce the release of their fully developed, tested and certified product line — Hope's Old World Suite™. The new product, with its incredibly thin and elegant arrow-shaped steel frame profiles, represents a return to Old World style with the benefit of over 100 years of advancements in modern performance.

"This suite of window and door profiles pays tribute to our century-plus legacy as a custom fabricator and our prominent expertise in historic preservation," says Brian Whalen, Hope's Vice President of Sales. "We have combined the unique aesthetics of an early 1900's era hot-rolled steel product with the strength and performance to meet present-day building code criteria. The result is a one-of-a-kind luxury window and door system, particularly well suited for the residential market."

Hope's Old World Suite's steel profiles closely resemble the "three-point casement" profiles that were routinely in use by the company in the early 20th century. More recently, Hope's developed new, modern steel arrow-shaped profiles in response to a need for historically accurate, high-performance replacement steel windows for a restoration project at Pearl Harbor Naval Shipyard. The resulting steel profiles replicated and preserved the visual features of the historic buildings.

The popularity of these profiles quickly grew in the luxury residential market, thus challenging Hope's to develop a full product suite. Old World Suite is the culmination of over a century of technological innovation: a complete product line that combines the striking visual appearance of the past with performance of the present, including Hope's innovative Thermal Evolution™ technology.



Old World Suite steel windows and doors offer extremely narrow sightlines with the ability to accept monolithic or insulated glass for energy efficiency. The historically accurate profiles and sightlines are ideal for new buildings as well as replacement projects and for both interior and exterior applications.

Key Product Features

- Unparalleled aesthetics
- Fusion welded frame and muntin construction
- True or simulated divided lite arrow muntin options
- Virtually unlimited fixed and operable window configurations
- Swing, pivot, sliding, and folding door systems
- Hope's exclusive Power of 5" Finishing System including hot-dip galvanizing, abrasion resistant epoxy powder primers, and UV-stable polyurethane top coats in unlimited colors
- Thermal Evolution™ technology available
- Hurricane/Impact rated options available

For more information on the product features of Hope's Old World Suite, including spec sheets and drawings, visit HopesWindows.com/OldWorld



Fixed Frame
Sightline: 1"
Frame Depth: 1-3/4"



Operable/Door Frame
Sightline: 2-3/16"
Frame Depth: 2"



Simulated Divided Lite Muntin
Sightline: 7/8"
exterior welded steel profile



True Divided Lite Muntin
Sightline: 7/8"
exterior welded steel profile

Hope's® Windows, Inc. has handcrafted the world's finest windows and doors for over a century. Hope's custom-designed, solid hot-rolled steel and bronze doors and windows are universally praised for their strength, durability, and unparalleled aesthetic value. Hope's prides itself on a long-standing commitment to safety and certification, and the company subjects its products to more third-party testing than any other steel window and door manufacturer. Inherent material strength, along with Hope's meticulous manufacturing processes, finishing techniques and extensive testing, result in windows and doors that last in even the most extreme environments — sustaining their beauty and performance for generations.

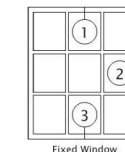


Hope's Windows, Inc.
84 Hopkins Avenue
P.O. Box 580
Jamestown, NY 14702-0580
(716) 665-5124
(716) 665-3365 fax
HopesWindows.com

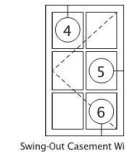
Product Release — September 20, 2021

HOPE'S®

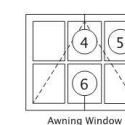
OLD WORLD SUITE™
Fixed, Projected and Casement Steel Windows
Details



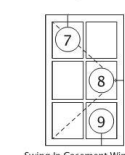
Fixed Window



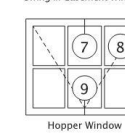
Swing-Out Casement Window



Awning Window

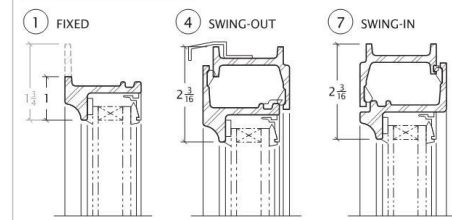


Swing-In Casement Window

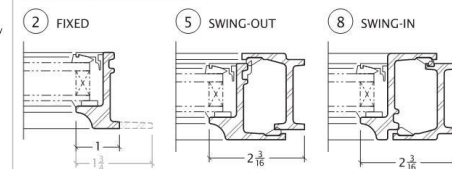


Hopper Window

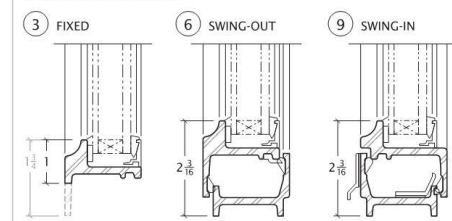
TYPICAL HEAD DETAILS



TYPICAL JAMB DETAILS



TYPICAL SILL DETAILS



Details are half scale and shown inside glazed with 7/8" thick glass. Perimeter frame profiles are available in long leg or equal leg configurations. All Hope's products are custom manufactured to your specific project requirements.

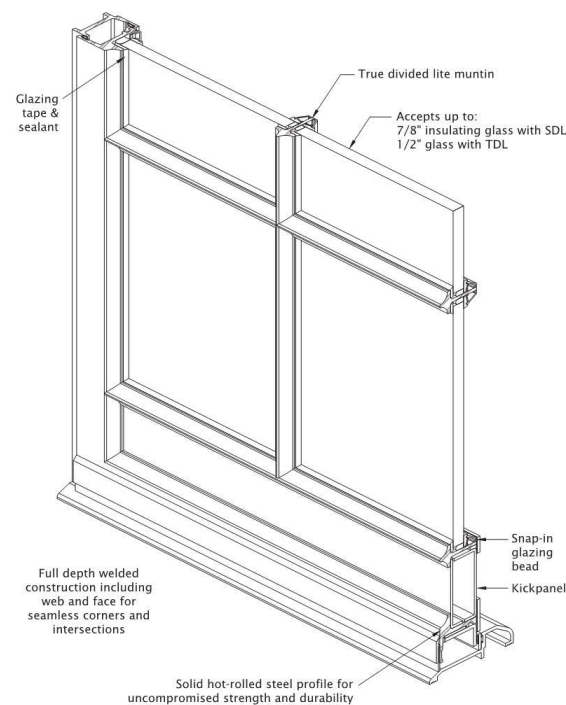
OLD WORLD SUITE™ STEEL WINDOWS & DOORS

5

HOPE'S®

OLD WORLD SUITE™
Steel Swing Doors
Product Features

DOOR

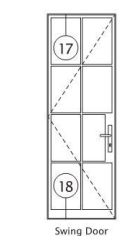


OLD WORLD SUITE™ STEEL WINDOWS & DOORS

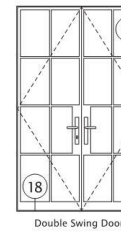
10

HOPE'S®

OLD WORLD SUITE™
Steel Swing Doors
Details



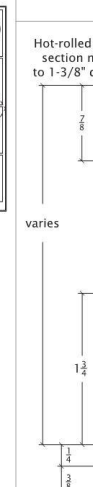
Swing Door



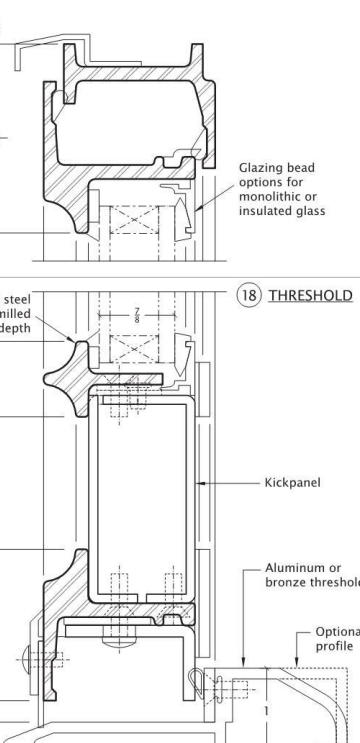
Double Swing Doors



HEAD



THRESHOLD



Details are full scale and shown with 7/8" thick glass. See page 15 for additional glass thickness and glazing bead options. All Hope's products are custom manufactured to your specific project requirements.

OLD WORLD SUITE™ STEEL WINDOWS & DOORS

12

Hope's Standard Paint Colors

Gloss Range: 18-26		Sheen: low sheen/satin		
MP36374 Black	MP36355 Dark Bronze	MP36366 Medium Bronze	MP93560 Bronze	MP07102 Deep River
MP12416 Shipyards Gray	MP07567 Kitty Gray	MP93561 Gray	MP07897 Stonington Gray	MP93562 Telegray
MP06013 Bewitching	MP03673 White Atrium	MP11477 Natural White	MP00015 Polar White	MP07147 Baby's Breath
MP07514 Sherwood Tan	MP04474 Crème Beige	MP02834 Lava	MP12385 Clay Beige	MP07148 Winds Breath
MP03078 Spanish Moss	MP07621 Beigewood	MP14743 Clubhouse Canvas	MP07418 Cloud Cover	MP05780 Pearl Stone
MP1989 Victory Navy Blue	MP10259 Very Blue	MP13485 Green Plaza	MP10688 Aegean Green	MP10641 Dark Forest Green

STEVEN JAMES RIDEN AIA ARCHITECT PC
6849 US HWY 50
HOWARD CO 81233
910.389.0150
steve@riden.com

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

THE FLAT @ THE
NEW SHERMAN
ISSUE 02.28.2022
DRAWN BY SUR
REVISED

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:** 5CF406.119
2. **Temporary Resource Number:** 96
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Sherman Hotel
6. **Current Building Name:** The New Sherman
7. **Building Address:** 121 G St.
8. **Owner Name and Address:** New Sherman LLC, P.O. Box 16541, Denver, CO 80216

Parcel Number: 368132421230
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** 413505 **Northing** 4265605
11. **USGS Quad Name:** Salida East, Colo.
Year: 1994 **Map Scale:** 7.5' Attach photo copy of appropriate map section.
12. **Lot (s):** 11, 12, 13 (part) **Block(s):** 21
Addition: Salida Original Townsite **Year of Addition:** 1880
13. **Boundary Description and Justification:**
 Boundary includes the building and the urban parcel on which it is situated.

III. ARCHITECTURAL DESCRIPTION

14. **Building Plan (footprint, shape):** L-Shaped
15. **Dimensions in Feet:** Length 63 X Width 37
16. **Stories:** 2
17. **Primary External Wall Material(s) (enter no more than two):**
 Brick
18. **Roof Configuration (enter no more than one):**
 Flat
19. **Primary External Roof Material (enter no more than one):** Asphalt
20. **Special Features (enter all that apply):**
 Decorative Cornice
21. **General Architectural Description:**

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

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

23. Landscaping or Special Setting Features:

Front of building is even with sidewalk.

24. Associated Buildings, Features, or Objects:

South part of Sherman Hotel, 123 S. G St.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate 1909-14 Actual

Source of Information: Sanborn Maps, 1909 and 1914

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: Unknown

Source of Information:

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

This building was erected between 1909 and 1914 as an addition to the Sherman Hotel to the south. The building appears the same as it did in 1981.

30. Original Location: Yes Date of Moves

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Domestic/Hotel

32. Intermediate Use(s) Domestic/Hotel

33. Current Use(s): Domestic/Hotel

34. Site Type(s): Hotel

35. Historical Background:

This building was built between 1909 and 1914, according to Sanborn fire insurance maps for those years. It was apparently built as the first expansion of the Sherman Hotel that began in the old Red Cross Hospital to the south; it is labeled as part of the hotel on 1914 through 1945 Sanborn maps. The hospital moved in 1909, and the 1911-12 city directory lists the Sherman House at 123 S. G Street, with Harold F. Herr, proprietor.

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

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

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

36. Sources of Information:

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

VI. SIGNIFICANCE

37. Local Landmark Designation: No **Date of Designation:**

Designating Authority:

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with the lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Has yielded, or may be likely to yield, information important to history or prehistory.
- Qualifies under Criteria Considerations A through G (See Manual).

X Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

40. Period of Significance:

41. Level of Significance:

42. Statement of Significance:

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

43. Assessment of Historic Physical Integrity Related to Significance:

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

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Not eligible

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

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

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

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

VIII. RECORDING INFORMATION

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

Negatives Filed At: City of Salida

Photographer: Roger Whitacre

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

49. Date(s): September 2002

50. Recorder(s): R.L. Simmons/T.H. Simmons

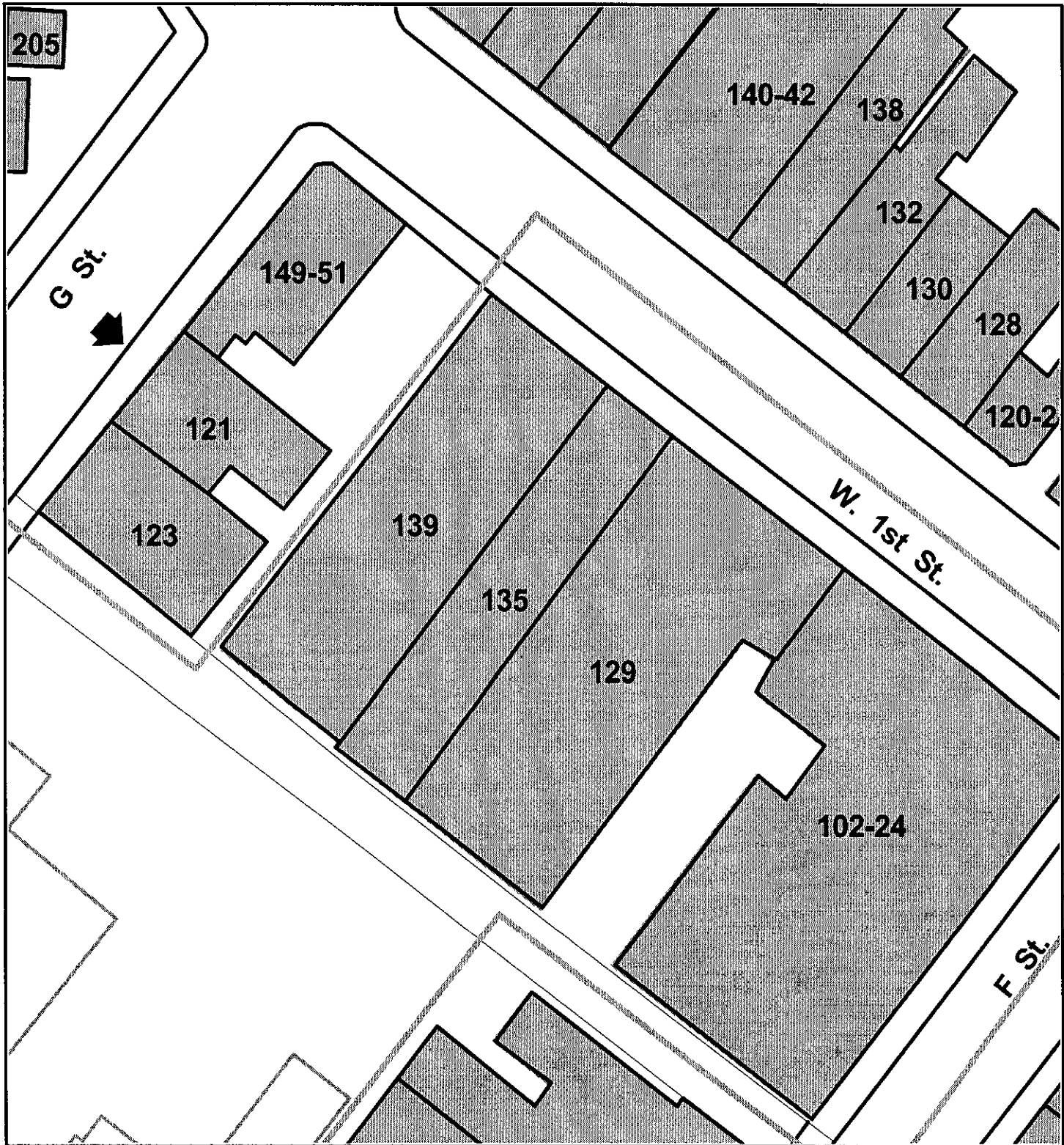
51. Organization: Front Range Research Associates, Inc.

52. Address: 3635 W. 46th Ave.

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

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

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



121 G Street, 5CF406.119

