



AGENDA
HISTORIC PRESERVATION COMMISSION

MEETING DATE: Thursday, November 07, 2019

MEETING TIME: 5:30 p.m.

MEETING LOCATION: City Council Chambers, 448 East First Street, Salida, CO

I. CALL TO ORDER

II. APPROVAL OF THE MINUTES – July 25, 2019

III. UNSCHEDULED CITIZENS

IV. AMENDMENT(S) TO AGENDA

V. PUBLIC HEARINGS:

1. **Major Certificate of Approval – Moonlight Pizza, 133 E. Sackett Avenue** – The applicant is requesting Major Certificate of Approval for the construction of an addition to the Third Street entrance of the building 242 F Street.

- | | |
|--------------------------------|--------------------------|
| 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 | |

VI. UNFINISHED BUSINESS:

VII. NEW BUSINESS:

VIII. COMMISSIONER COMMENTS:

IX. ADJOURN

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

MEETING DATE: Thursday, July 25, 2019
MEETING TIME: 5:30 p.m.
MEETING LOCATION: City Council Chambers, 448 East First Street, Suite 190, Salida, CO

Present: Krebs, Lintott, Regan, Hunnicutt, Jefferson, Almquist, Van Nimwegen

Absent: Harris, Tomkiewicz, Zeman,

- I. **CALL TO ORDER:** Krebs called the meeting to order at 5:30 pm
- II. **APPROVAL OF THE MINUTES: June 27, 2019 -**
Regan made a motion to approve the minutes as written. Hunnicutt seconded the motion. All were in favor and the motion carried.
- III. **UNSCHEDULED CITIZENS:** None
- IV. **AMENDMENT(S) TO AGENDA:** None
- V. **REVIEW OF APPLICATIONS:**
 1. **Major Certificate of Approval – Morgan Jones, 133 E. Sackett Avenue –** The applicant is requesting Major Certificate of Approval for the construction of a rooftop shade structure on each unit of the duplex at 133 E. Sackett Avenue.
 - A. **Staff Review of Application –** Jefferson gave an overview of the application and stated that staff recommends approval of the application with the following two (2) 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 for inspection of the approved work.
 - B. **Applicant’s Presentation – Representative for the applicant, Deke Spillyards** explained the proposal and was available to answer questions.
 - C. **Commission Discussion:** Krebs stated that if in the future the shade structures were removed the existing historic structure would remain unimpaired. Commissioners were all in support of the application.
 - D. **Commission Decision:** Lintott made a motion to approve the major certificate of approval as presented, with the two (2) recommended conditions.

Regan seconded the motion. All were in favor and the motion carried.
- VI. **UNFINISHED BUSINESS:**
- VII. **NEW BUSINESS:**
- VIII. **COMMISSIONER COMMENTS:**
- IX. **ADJOURN: 6:15 PM**

OBSERVATIONS:

1. The subject property is located within the Central Business (C-2) Zone District, Salida Downtown Historic District and the Central Business Economic Overlay.
2. The request is to demolish a 74 square foot portion of the building that housed the brewing equipment which will be relocated to the adjacent building. Once demolished the applicant would like to construct a 240 square foot addition to create a new entry and indoor seating for the restaurant.
3. The property is considered noncontributing to the downtown historic district. According to the architectural inventory form for this site: “This building was erected in the 1950s in the former site of the Presbyterian Church. The Presbyterians were the denomination to organize a church in Salida in 1880. In 1880 ex-governor Hunt donated this site at the corner of F and 3rd to the church, and a frame building was erected the following year. In 1900, the frame building was replaced by a brick building which was said to add “to the architectural beauty” of Salida. This building was replaced by the current building in the 1950s. The building was originally a service station and later became a used car lot. A 1981 survey form indicated that this building housed Stallsworth Motor Co., a used car dealer. Floyd O. Stallsworth states that his company ‘was only in this building for a few years’.”
4. The applicant has included a narrative and site plan describing the proposed addition. The proposal is to use the existing Third Street glass entry door on the addition and the proposed exterior materials will be stucco and garage style door to match the existing building. The goal is to be compatible with the existing Moonlight Pizza restaurant.



REVIEW STANDARDS:

1. **Conformance with Certificate of Approval Review Standards for a noncontributing building (Section 16-12-90(c)): using the Design Guidelines in the review:**
 - A. Enhance District. Whether and/or to what extent the proposed work will enhance and advance the purposes and intent underlying the establishment of the district.
 - The proposed addition will slightly modify the Third Street façade of the existing building but will complement the building, neighboring buildings and the Historic District.
 - B. Overall Character. New structures and additions to, or the exterior repair or alteration of, existing nonlandmark and noncontributing structures shall be compatible with the historic architectural character, scale, shapes, sizes, heights, facades and materials predominant in the district to the maximum extent feasible.

- There is not much in the way of original design or finishes of the exterior of this building. The proposed materials will match the existing renovated building with stucco, garage style door, standing seam metal roofing and metal framed fabric awnings.
- The proposed work to the entrance of this building will be compatible with the architectural character of the district and compatible with the materials of the existing building.

C. Specific Compatibility. New structures and additions to, or the exterior repair or alteration of, existing nonlandmark and noncontributing structures shall specifically harmonize with neighboring landmark and/or contributing structures or sites with regard to height, scale, shape, size, façade, materials, setback, landscaping and exterior architectural features to the maximum extent feasible.

- The current building has lost most of its historical significance due to past alterations and additions. The proposed work will be more compatible with the historic nature of the District.
- The proposed alteration does not detract from the neighboring contributing and noncontributing structures.

D. 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.

2. Conformance with the Design Guidelines for the Salida Downtown Historic

District: Additions and new buildings are addressed on page 30 of the design guidelines.

- The construction of a small addition will be compatible with the newly remodeled Moonlight building and with Salida’s Downtown Historic District.

RECOMMENDED FINDINGS:

Based upon the observations and review standards outlined above, staff recommends the following: **Approve** the Major Certificate of Approval application for the construction of an addition at 242 F Street, 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 for inspection of the approved work prior to issuance of certificate of occupancy.

RECOMMENDED ACTION:

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

Attachment: Application materials and site plan
Architectural Inventory Form for 242 F 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:** 5CF406.22
2. **Temporary Resource Number:** 22
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Stallsworth Motor Co.
6. **Current Building Name:** Moonlight Pizza, Roadhouse Music
7. **Building Address:** 242 F St.
8. **Owner Name and Address:** Ward, David C. & Suzanne M., 424 F Street, Salida, CO 81201

Parcel Number: 368132432376
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 NE 1/4 **of Section** 32
10. **UTM Reference**
Zone 13 **Easting** 413447 **Northing** 4265435
11. **USGS Quad Name:** Salida East, Colo.
Year: 1994 **Map Scale:** 7.5' Attach photo copy of appropriate map section.
12. **Lot (s):** 23-25 (part) **Block(s):** 32
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):** Irregular
15. **Dimensions in Feet: Length** 51 **X Width** 26
16. **Stories:** 1
17. **Primary External Wall Material(s) (enter no more than two):**
 Stucco
18. **Roof Configuration (enter no more than one):**
 Flat
19. **Primary External Roof Material (enter no more than one):** Asphalt
20. **Special Features (enter all that apply):**
 Fence
21. **General Architectural Description:**

One-story stuccoed corner commercial structure with flat roof. Beveled corner facing the intersection of F and 3rd Street and short projecting wing to southwest. Beveled wall has entrance with door with transom and old wood screen with spindles. Flanking walls have plate glass windows with wood divisions on interior side of window. Projecting wing (former garage entrance) has entrance with old wood screen and is surrounded by multiple lights. Projecting shed roof bay with metal roofing, stuccoed walls, and three single-light windows. West wall has two large multi-light windows. Concrete parking area in front of building. Stuccoed wall on east with wood gate. Wrought iron

fence at rear.

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 1950s Actual

Source of Information: Survey Form, 1981

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 on the site of the historic Presbyterian Church, erected in 1900 and torn down after 1951.

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

V. HISTORICAL ASSOCIATIONS

31. **Original Use(s):** Commerce and Trade/Specialty Store/Gas Station

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

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

34. **Site Type(s):** Service Station

35. **Historical Background:**

This building was erected in the 1950s on the former site of the Presbyterian Church. The Presbyterians were the first denomination to organize a church in Salida in 1880. In 1880 ex-Governor Hunt donated this site at the corner of F and 3rd to the church, and a frame building was erected the following year. In 1900 the frame building was replaced by a brick building which was said to add "to the architectural beauty" of Salida. This building was replaced by the current building in the 1950s. The building was originally a service station and later became a used car lot. A 1981 survey form indicated that this building housed Stallworth Motor Co., a used car dealer. Floyd O. Stallworth states that his company was only in this building for a few years.

36. **Sources of Information:**

Salida Mail, 1 January 1903; Salida City Directories; Chaffee County Assessor records; Floyd O. Stallworth, Salida, Telephone Interview by Thomas H. Simmons, 25 September 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:

Alterations to this building have diminished its historic physical integrity.

43. Assessment of Historic Physical Integrity Related to Significance:

The building has been altered since it was built as a service station. The garage doors have been removed and a projecting bay has been added, as well as other alterations to convert the building into a pizza parlor and store.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Not eligible

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

The building is located within an existing historic district, the Salida Downtown Historic District.

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

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

VIII. RECORDING INFORMATION

47. Photographic Reference(s): 17: 29, 31, 33; 18: 19

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.

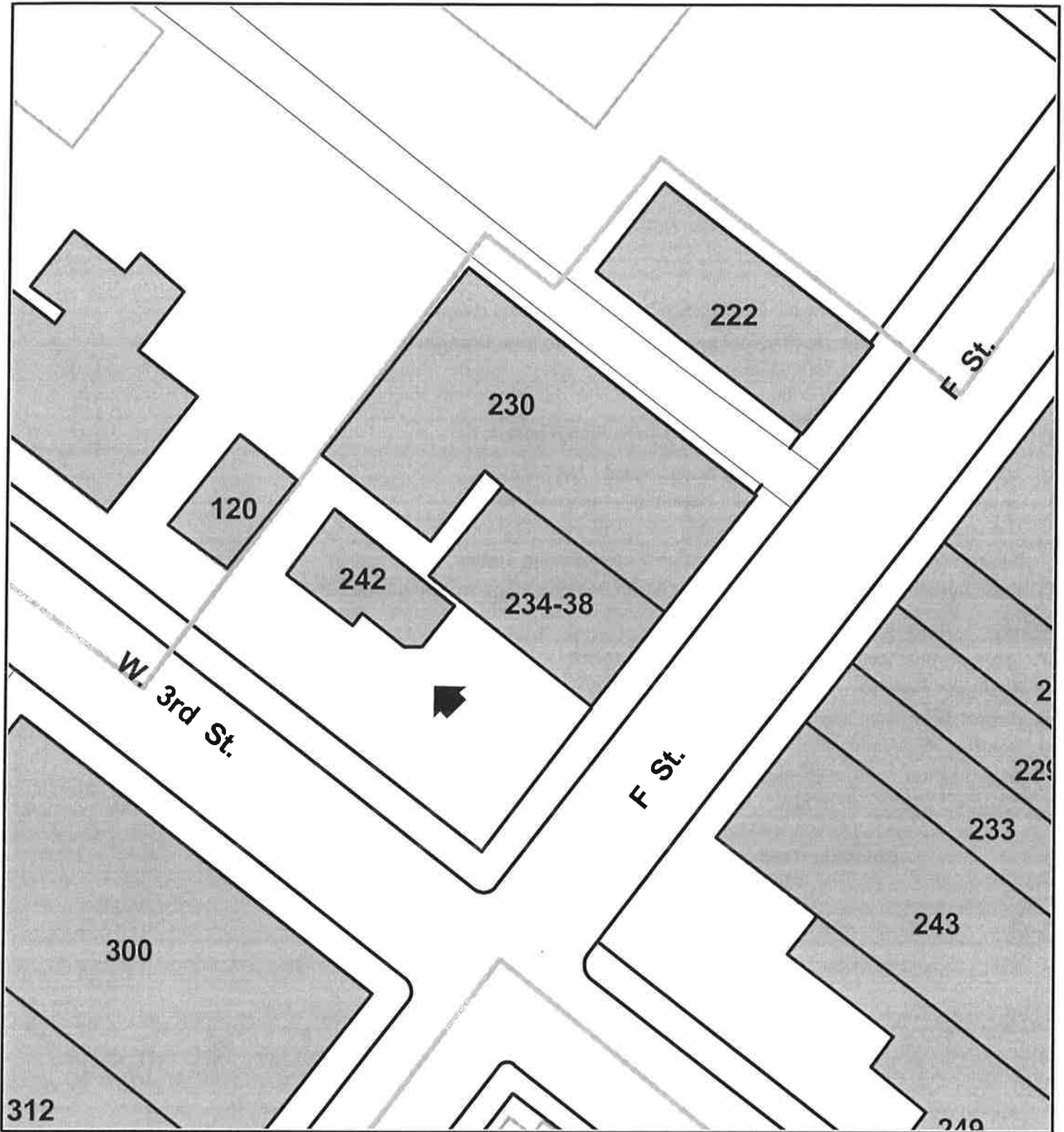
52. Address: 3635 W. 46th Ave.

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**

Downtown Salida Historic Buildings Survey, 2001-02
Sketch Map

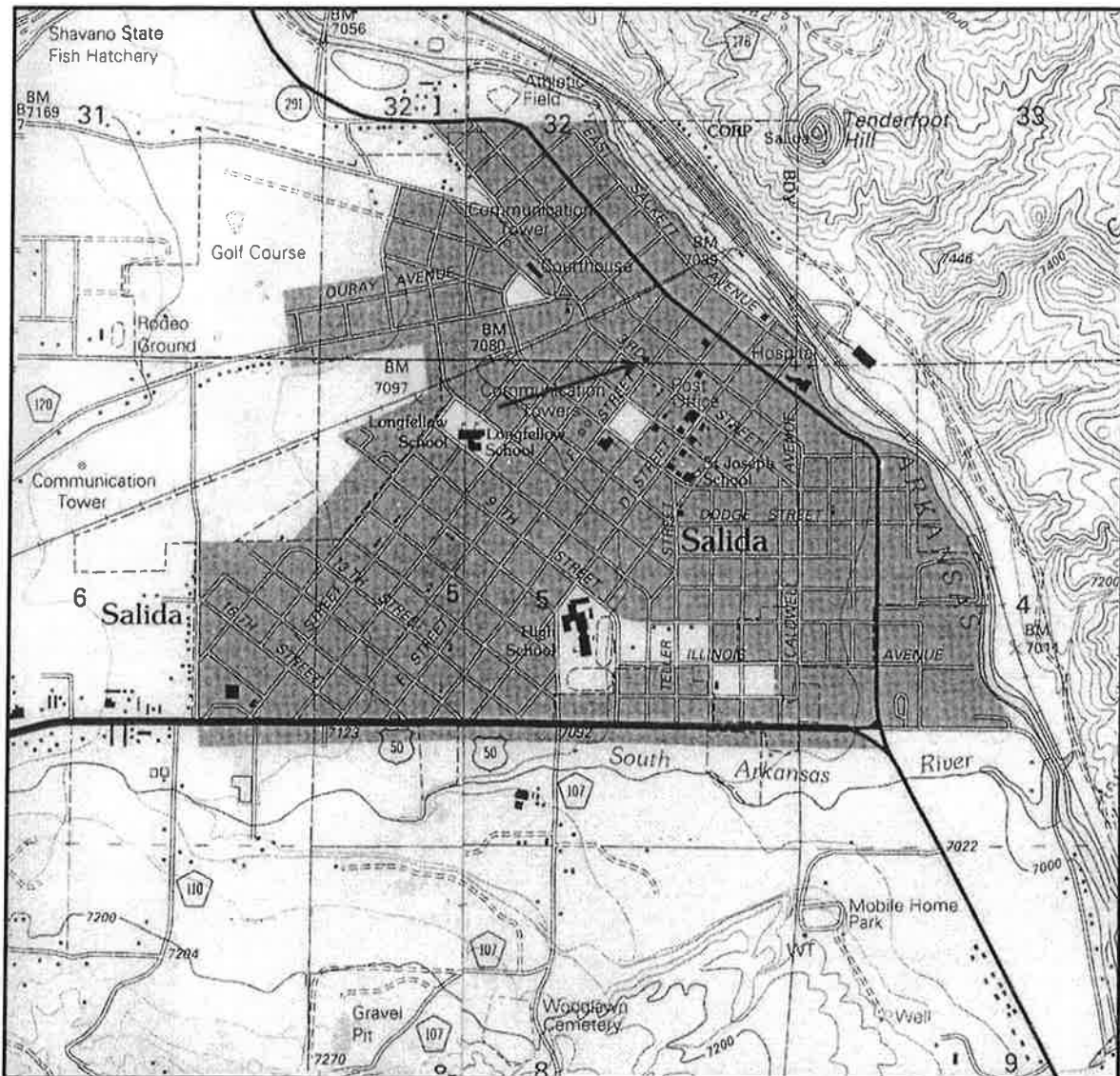


242 F Street, 5CF406.22



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

242 F St, 5CF406.22



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: _____

Mailing Address: _____

Telephone Number: _____ FAX: _____

Email Address: _____

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: _____

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 _____

Signature of property owner _____ Date _____

Moonlight Pizza & Brewpub
242 F Street

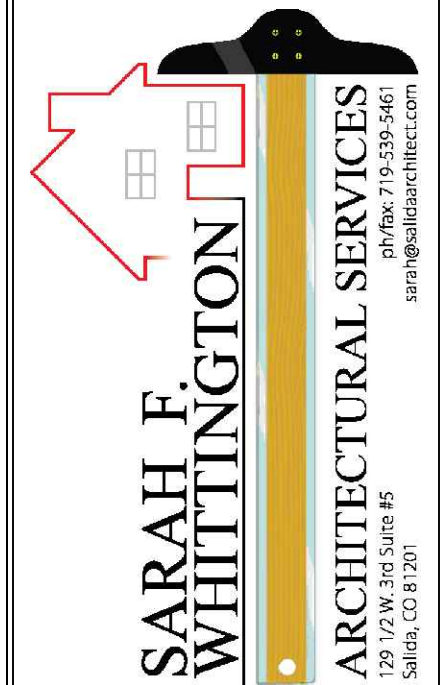
Addition and Remodel of Restaurant Entry

Moonlight Pizza and Brewpub are proposing an addition to the existing building located at 242 F Street. With the brewery portion of the business moved to the adjacent building the owners are looking to remodel the space previously used for brewing for more seating and service areas. This small addition will create more indoor space for the main entry area and more bar seating. This addition will also change the access to the patio space to be from the inside of the restaurant while maintaining a gate for exiting the patio area.

The parapet wall height at the addition area will be similar to the existing parapet height at the Southeast corner of the building. The relocated entry door at the addition is the main entrance to the business.

The proposed addition will have a stucco finish utilizing a low sloped roof and parapet detailing. The existing glass entry system on the Third Street façade will be relocated to the new wall facing Third Street. A garage door style window opening is also proposed at the West end of the addition which will open to an exterior bar seating area.

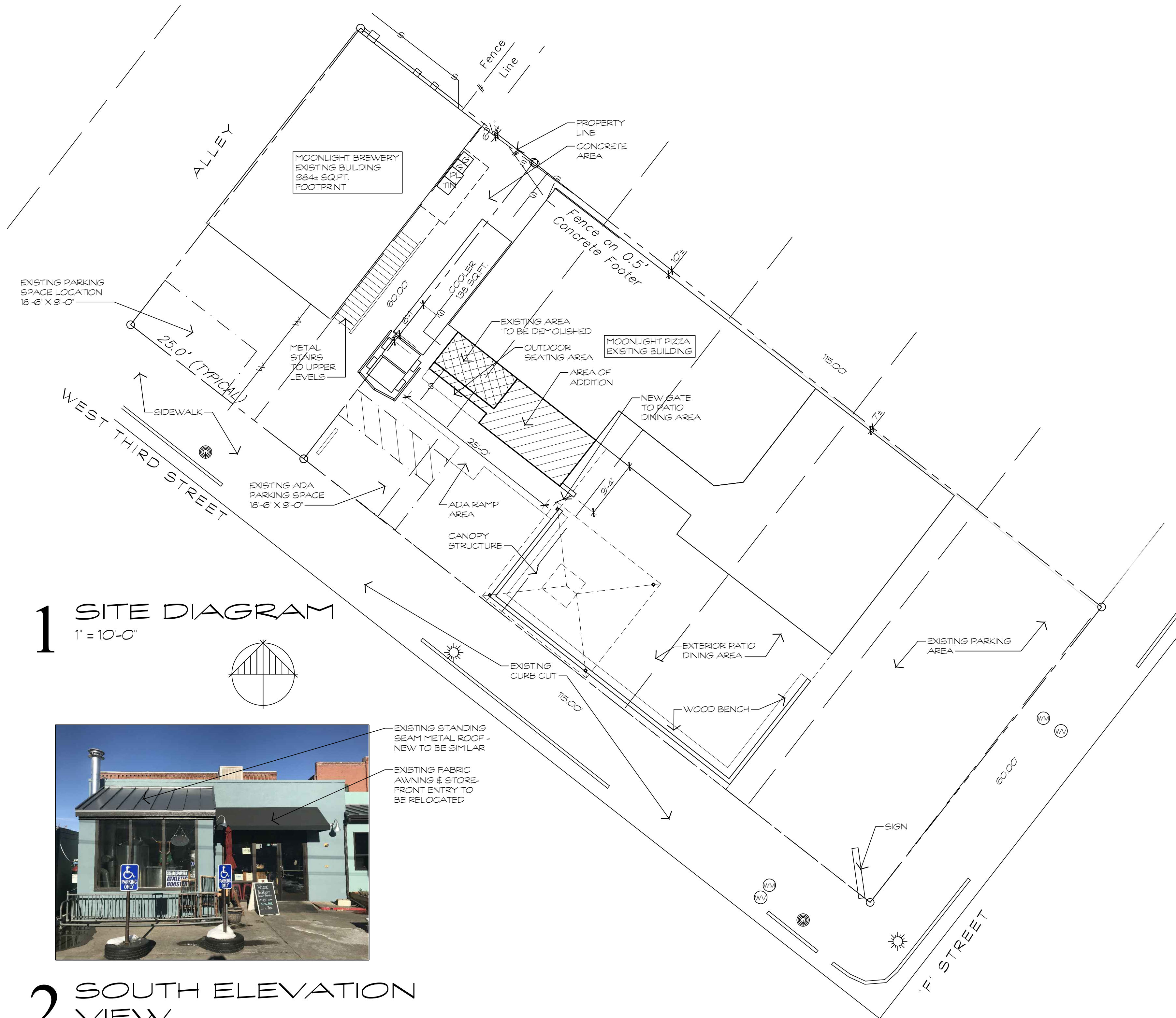
The intent is for this project to match the existing Moonlight Pizza & Brewpub property in style and appearance. Similar standing seam metal roofing and metal framed fabric awnings will be used at the new entry and garage door style window opening.



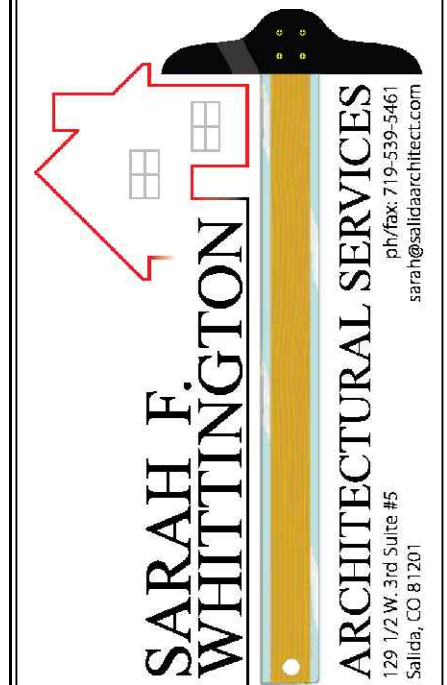
Moonlight Pizza & Brew Pub
- Brewery Building -
242 F Street
Salida, CO 81201

PLAN
SOUTH ELEVATION

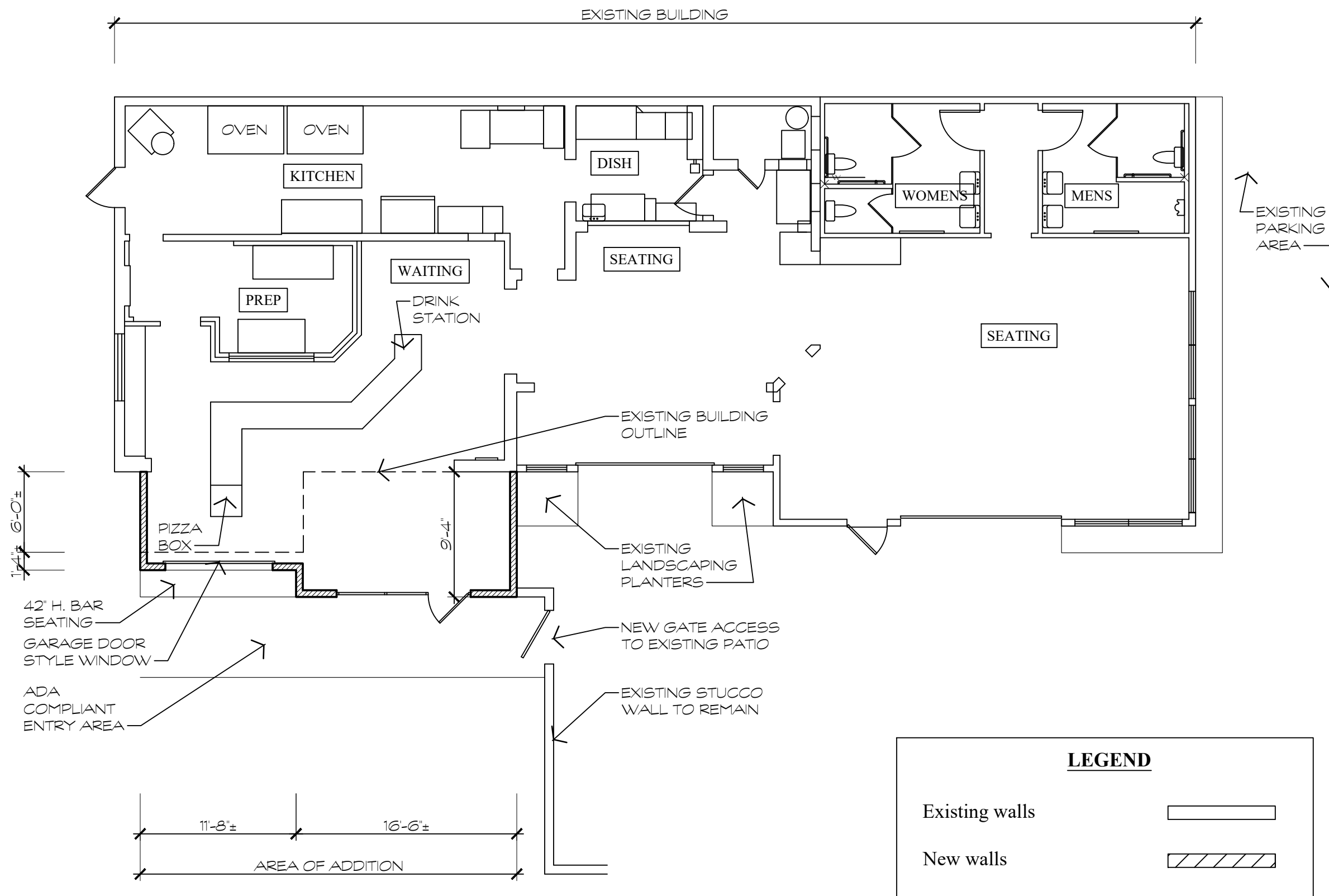
X1
1 OF 2



2 SOUTH ELEVATION VIEW
N.T.S.

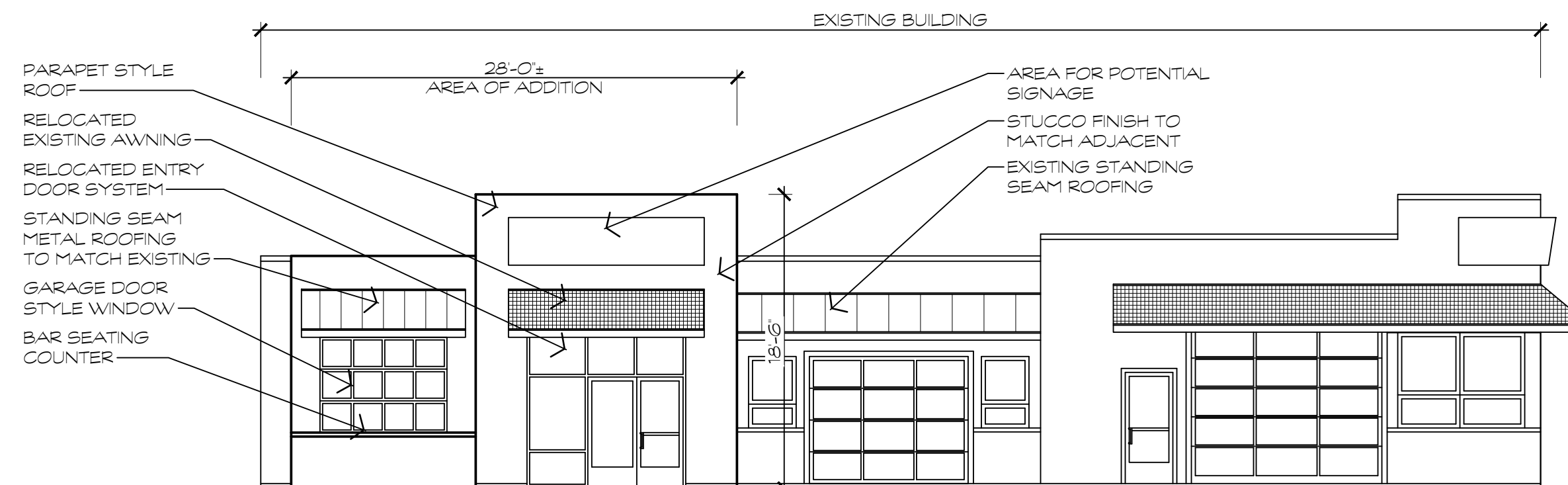
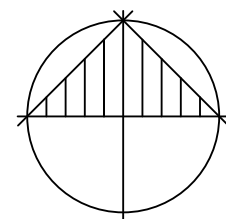


3 SOUTH ELEVATION VIEW N.T.S.



1 MAIN LEVEL PLAN

1/8" = 1'-0"
ADDITION: 165± SQ.FT.



2 SOUTH ELEVATION

1/8" = 1'-0"

Moonlight Pizza & Brew Pub
- Brewery Building -
242 F Street
Salida, CO 81201

PLAN
SOUTH
ELEVATION &
PHOTO

X2
2 OF 2