



AGENDA
HISTORIC PRESERVATION COMMISSION

MEETING DATE: Thursday, June 27, 2019

MEETING TIME: **5:30 pm**

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

I. CALL TO ORDER

II. APPROVAL OF THE MINUTES – May 30, 2019

III. UNSCHEDULED CITIZENS

IV. AMENDMENT(S) TO AGENDA

V. REVIEW OF APPLICATIONS:

1. Major Certificate of Approval – Bank Saloon- 148 West First Street – The request is to receive Certificate of Approval for exterior alterations to the rear wall at 148 West First Street.

- a. Staff Review of Application
- b. Applicant's Presentation
- c. Commission Discussion

- d. Commission Recommendation
- e. Decision by Staff

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

Present: Krebs, Tomkiewicz, Zeman, Harris, Jefferson, Almquist

Absent: Lintott, Regan, Hunnicutt, Van Nimwegen

I. CALL TO ORDER: Krebs called the meeting to order at **5:30 pm**

II. APPROVAL OF THE MINUTES: May 01, 2019

Tomkiewicz made a motion to approve the minutes as written. **Zeman** 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 – Jonas Harlow-148 E. First Street– The request is to receive approval for exterior alterations at 148 E. First Street.

A. Staff Review of Application - Jefferson gave an overview of the application and explained that the applicant submitted new plans for the proposed windows. Jefferson said that the new plans showed a better layout of the new openings and was supportive of the changes. **Jefferson** stated that staff recommends approval of the application with the following three (3) conditions.

1. That any modifications from the approved plans must be approved by the Historic Preservation Commission.
2. That the applicant applies for a building permit as required by the Chaffee County Building Department.
3. Upon completion of the project the applicant contact staff for inspection of the approved work.

B. Applicant's Presentation – Jonas Harlow was available to answer questions. **Krebs** asked the applicant if he has considered removing the stucco from the building to expose the historic brick. **Harlow** explained that the only material behind the stucco and is plywood.

C. Commission Discussion: Krebs suggested the applicant construct kickplates similar to the kickplates on surrounding buildings. He also suggested removing the flagstone from the First Street façade. **Harlow** stated that he would consider removing the flagstone.

Harris thanked the applicant for the updated plans because he was concerned with the new window openings as proposed in the packet. **Harris** asked if the material on the second story of the E Street façade is T-111 siding. **Harlow** said that he is not positive what the material is but thought about removing it and stuccoing the wall.

Zeman stated that the proposed windows on the rear elevation is not consistent with the other proposed windows. **Harris** questioned the use of cmu blocks for the proposed wall on the corner of the property and expressed concern because there is no other cmu block walls in the surrounding area. **Harlow** explained that the cmu wall will be stuccoed once completed so that it will blend well with the building.

D. Commission Recommendation: **Krebs** made a motion to approve the major certificate of approval as presented with the revisions received on May 30, 2019, with the three (3) recommended conditions and added the following suggestions.

1. Consider removing the flagstone on the First Street façade and the use of brick as a replacement is encouraged.
2. Consider repainting the building to remove the “blue color”.
3. The proposed kickplates on the façade should be similar to kickplates within the Historic District.

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

E. Decision by Staff: Staff will accept recommendations of the HPC.

2. Major Certificate of Approval – Laura Evans House/Victory Hotel, 129 West Sackett Avenue – The applicant is requesting approval for a significant addition to the existing building at 129 W. Sackett Street

A. Staff Review of Application - Jefferson gave an overview of the application and explained that the applicant submitted updated plans meeting the concerns raised at the May 1st HPC work session.

- a. Consider a simple cornice for the G Street façade.
- b. Show the detailing of the rails behind the garage door on the G Street facade.
- c. The construction of the G Street façades should be differentiated from each other.
- d. Bring samples of the proposed brick and tile material to the May 30th meeting for Commission review.

Jefferson 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 – Tom Pokorny was available to answer questions regarding the updated plans that were submitted and presented tonight. He brought examples of the proposed brick and tile for the Commission to review.

C. Commission Discussion: **Krebs** thanked Pokorny for addressing the Commission’s concerns of the Commission from the May 1st work session.

Harris questioned the status of this building being noncontributing. He stated that there has been so much work done so far to remove the stucco and restore the building he thought that the building could be considered contributing to the Downtown Historic District.

Jefferson explained that when we have the downtown resurveyed the original Laura Evans House building could possibly be reconsidered as contributing along with several other buildings in the district that have be restored

D. Commission Recommendation: **Krebs** made a motion to approve the major certificate of approval as presented with the revisions received on May 30, 2019, with the two (2) recommended conditions.

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

E. Decision by Staff: Staff will accept recommendations of the HPC.

VI. UNFINISHED BUSINESS:

VII. NEW BUSINESS:

VIII. COMMISSIONER COMMENTS:

IX. ADJOURN: 6:15 PM

STAFF REPORT

MEETING DATE: June 27, 2019

AGENDA ITEM TITLE: Bank Saloon- 148 West First Street - Major Certificate of Approval

AGENDA SECTION: Public Hearing

REQUEST:

The request is to receive Certificate of Approval for the following exterior alterations to the rear wall at 148 West First Street.

Rear Wall – Remove exiting addition, remove and reconstruct rear wall and install garage style door and a single full-lite clear glass door.

APPLICANT:

The applicant is KKCC LLC, Chris Bainbridge, 148 West First Street, Salida, CO 81201.

LOCATION:

The property is located at 148 West First Street, and is legally described as part Lot 14, Block 5 Salida Original Townsite, City of Salida, Chaffee County, Colorado. The historic name of the building is Bank Saloon.



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) District, the Central Business Economic Overlay (CBEO) and the Salida Downtown Historic District. This property is considered **non-contributing** to the downtown historic district.
2. According to the Architectural Inventory for this property, "This building is associated with the development of downtown Salida during the 1900s and with the history of saloons in the City."
3. In the assessment of historic physical integrity related to significance, the inventory form states, "Although the building retains its brick cornice and end piers, the remainder of the façade has been rebuilt, side and rear walls have been stuccoed, small rear addition and some window alterations."

4. The applicant is proposing to remove the rear addition and brick wall and construct a new rear wall. A garage style door and a single full-lite clear glass exit door is proposed. Removal of this wall is required because of stabilization problems due to the deterioration of the existing brick. The proposed finish on the new rear wall will match the adjacent building at 146 W. First Street with a wainscot of wood lap siding and vertical metal siding.



5. The proposed garage door and single full-lite clear glass door will match the doors on the adjacent building as shown in the application materials. The placement of the doors will be opposite the adjacent property, the garage door will be closer to the adjacent building and the rear single full-lite clear glass door will be closer to the G Street side of the building.

6. The addition is a dilapidated plywood structure that the applicant would like to remove. According to the construction history in the Architectural Inventory Form, "This building is shown on the 1914 Sanborn map, when it had a small off-center projection on the rear. Between 1914 and 1929 the addition across the rear was enlarged."
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:

Conformance with Certificate of Approval Review Standards for a non-contributing 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 work will complement neighboring buildings and the Historic District.
 - The property and district will be enhanced by removing the old plywood addition.
 - The proposed work to the rear of the building will require the back wall to be removed and reconstructed.
 1. The applicant has proposed an aluminum overhead garage door with glass panels as shown in the photos of the adjacent building's garage door.
 2. The applicant has proposed an aluminum single full-lite clear glass door as shown in the photos of the adjacent building's door.
- B. Overall Character. New structures and additions to, or the exterior repair or alteration of, existing non-landmark 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.
 - Aside from the brick on the façade of this building there is not much in the way of original design or finishes of the building exterior.
 - The proposed work to the rear of this building will be compatible with the architectural character and materials of buildings within the Historic District.
- C. Specific Compatibility. New structures and additions to, or the exterior repair or alteration of, existing nonlandmark and noncontributing structures shall specifically harmonize with neighboring landmark and/or contributing structures or sites with regard to height, scale, shape, size, facade, 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 rear addition. The proposed work will be more compatible with the historic nature of the District.
 - The proposed work to the back wall of this building will be compatible with neighboring properties and the district.

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.

RECOMMENDED FINDINGS:

That the application is in compliance with the review standards for noncontributing structures in the Historic District.

RECOMMENDED ACTION:

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

Approve the Major Certificate of Approval application for demolition of the rear addition and the removal and reconstruction of the rear exterior wall at 148 West 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 for inspection of the approved work.

RECOMMENDED MOTION:

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

Attachment: Application materials
Architectural Inventory Form for 148 West 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:** 5CF406.66
2. **Temporary Resource Number:** 88
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Bank Saloon
6. **Current Building Name:** Gallery 150, Nails by Di
7. **Building Address:** 148-50 W. 1st St.
8. **Owner Name and Address:** Scavezze, Jerry W. & Bethany, Susan C., 115 N. G. St., Salida, CO 81201

Parcel Number: 368132405099
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** 413534 **Northing** 4265654
11. **USGS Quad Name:** Salida East, Colo.
Year: 1994 **Map Scale:** 7.5' Attach photo copy of appropriate map section.
12. **Lot (s):** 14 **Block(s):** 5
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** 77 **X Width** 25
16. **Stories:** 1
17. **Primary External Wall Material(s) (enter no more than two):**
 Brick Wood/Horizontal Siding
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:**
 One-story rectangular brick commercial building with flat roof with corbelled cornice with brick panels below. Storefront below panels filled with horizontal wood siding. Symmetrical composition with two storefronts with central entrances flush with walls. Flanking center entrances are large plate glass display windows. Above display windows are two-light clerestory windows. Brick piers at each end of façade. Segmental arched entrance on west wall, which is stuccoed. Small projection on rear.

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 1904-09 Actual

Source of Information: Sanborn Maps, 1904 and 1909

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 is shown on the 1914 Sanborn map, when it had a small off-center projection on the rear. Between 1914 and 1929 the addition across the rear was enlarged.

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

V. HISTORICAL ASSOCIATIONS

31. **Original Use(s):** Commerce and Trade/Restaurant/Bar

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

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

34. **Site Type(s):** Commercial Building

35. **Historical Background:**

This building was erected between 1904 and 1909, according to Sanborn fire insurance map data. The building is labeled a saloon in 1909 and 1914. The 1909 and 1911-12 city directories show the Bank Saloon (150 W. 1st Street) at the corner of 1st and G streets. Louis Costello was the proprietor. In 1905-06, Costello had operated a saloon at the Salida Smelter.

The 1929 and 1945 Sanborn maps indicate that the building housed a store in both years. A billiard hall operated by Peter Cufis was here in 1922-23. Leo Caputo reportedly operated billiard parlor here in 1927-28 and 1930-31. A 1937 photograph showed the Corner Pool Hall in this location. In 1951, Stout's Radio and Sporting Goods was located here. Jack Stout was the owner.

36. **Sources of Information:**

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps.

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 development of downtown Salida during the 1900s and with the history of saloons in the city.

43. Assessment of Historic Physical Integrity Related to Significance:

Although the building retains its brick cornice and end piers, the remainder of the façade has been rebuilt, side and rear walls have been stuccoed, small rear addition, and some window alterations..

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: Noncontributing

VIII. RECORDING INFORMATION

47. Photographic Reference(s): 5: 31, 33, 35.

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

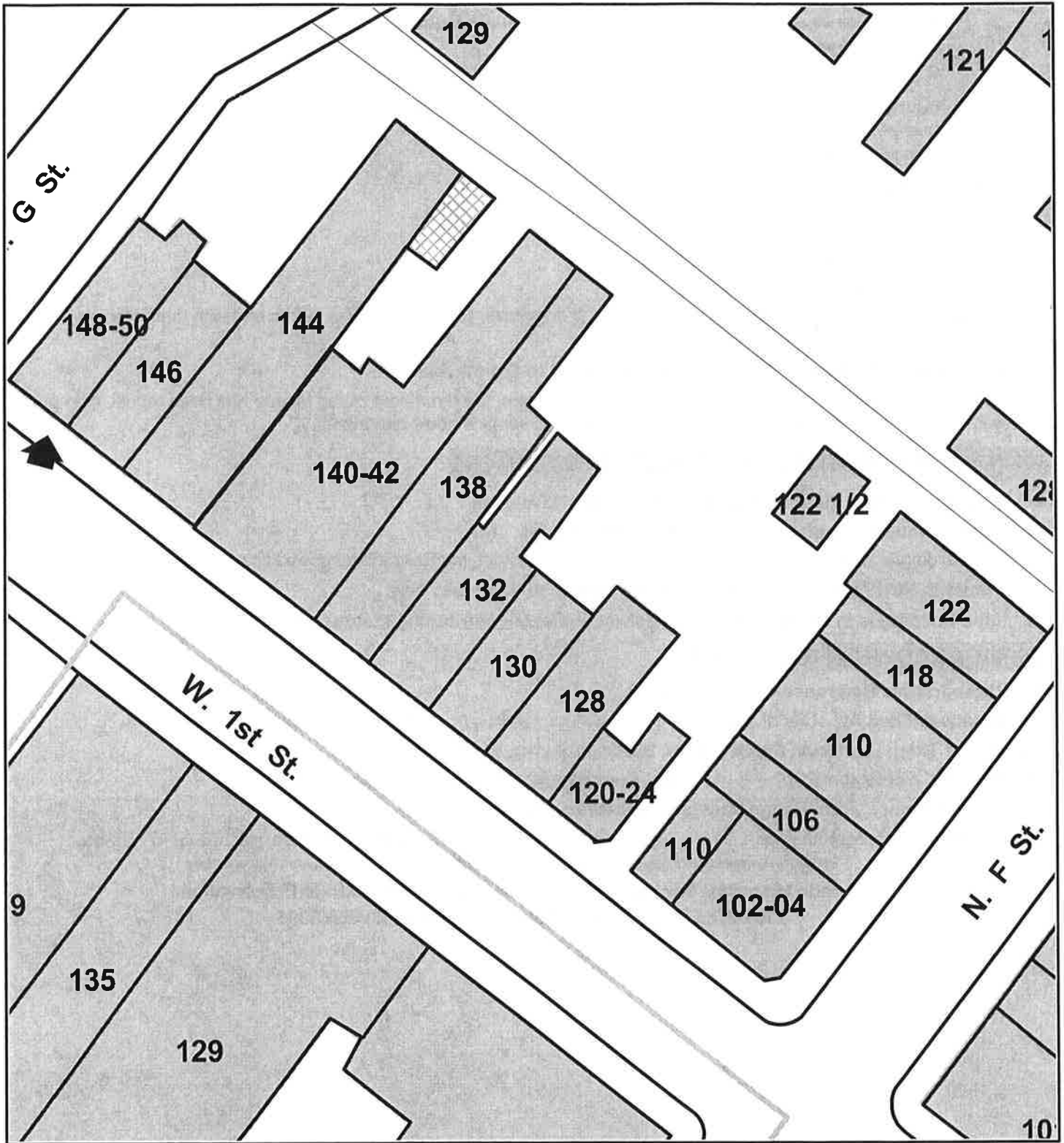
51. Organization: Front Range Research Associates, Inc.

52. Address: 3635 W. 46th Ave.

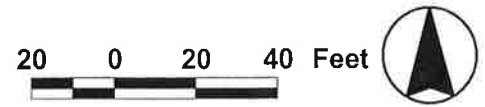
53. Phone Number(s): (303) 477-7597

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**

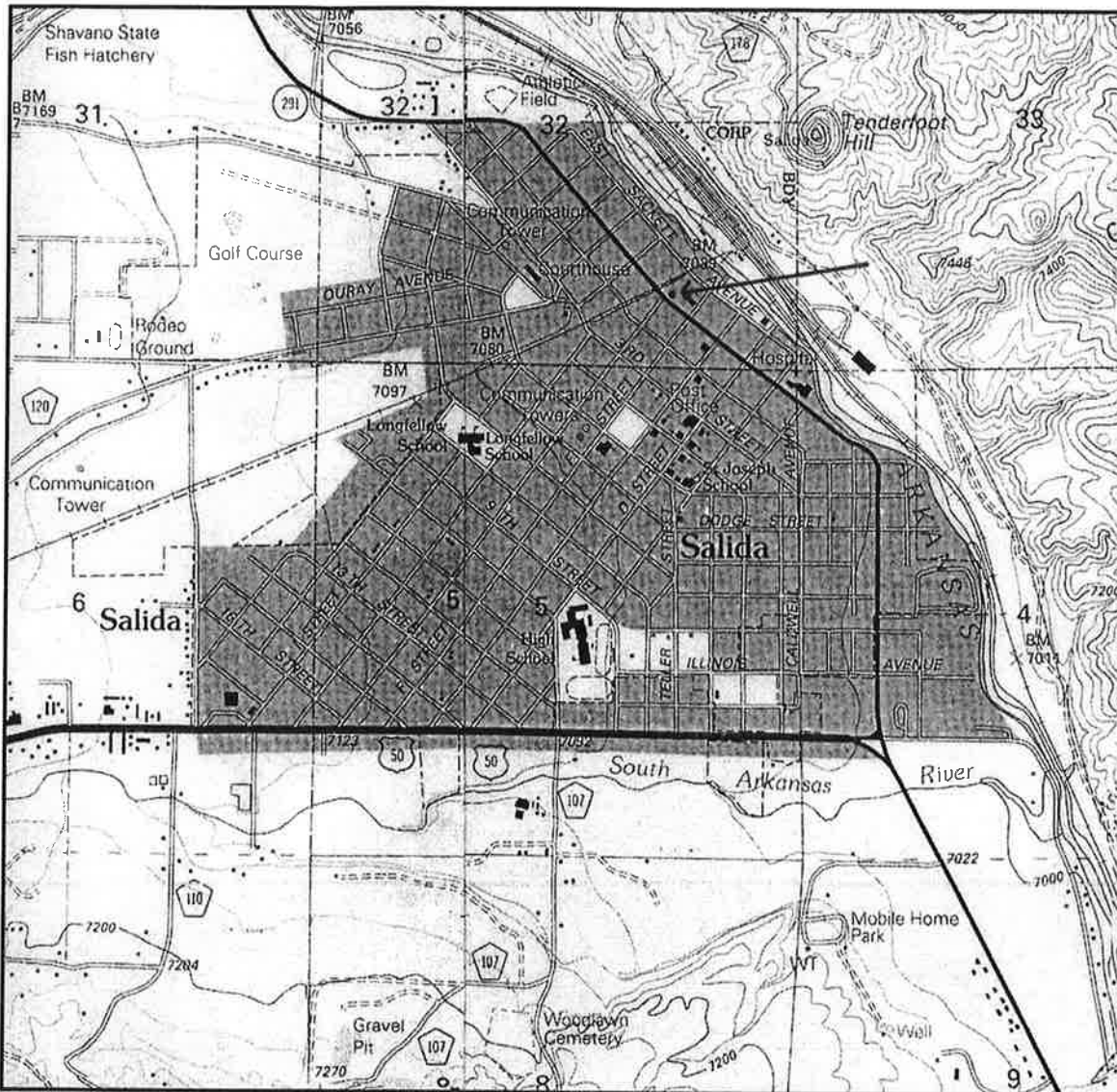


148-50 W. 1st Street, 5CF406.66



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

148-50 W 1st St, 5CF406.66



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)

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

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

A. Applicant Information

Name of Applicant: Chris Bainbridge

Mailing Address: 148 W 1st Unit B

Telephone Number: 719-530-1427 FAX: _____

Email Address: the146tephouse@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: Tephouse Expansion

Street Address: 148 W 1st Unit B

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 5/19/19

Signature of property owner Date 5/19/19



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. [X] 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. [X] 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 #: _____

3. APPLICATION CONTENTS (City Code Section 16-12-80(b)(2))**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.

From: [Chris Bainbridge](#)
To: kristi.jefferson@cityofsalida.com
Subject: HPC Major
Date: Thursday, May 23, 2019 1:35:10 PM

Kristi,

Please see attached.

We would like to remove the back wall/building and match it to the back wall and layout as the 146 Taphouse property. The only difference is that the entry door and garage door would be flipped. The entry door would be closest to the G street side and then the garage door followed by wall. The back wall and building are deteriorated and need to be replaced for stabilization concerns. We would match this with the Taphouse wall. Metal on top and wood on the bottom. The door and garage door would be identical to the Taphouse as well.

Call me if you have any questions.

Chris



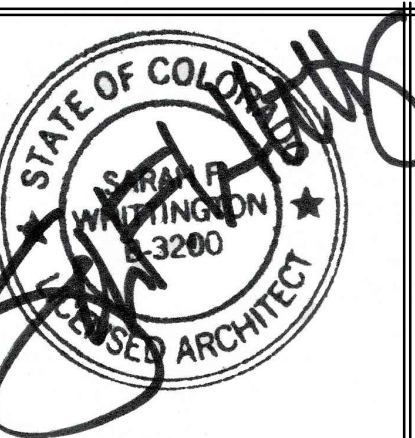






DATE: 5/24/2018

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



146 West First Street Project
Tap Room / Restaurant
146 West First Street - Salida, CO 81201

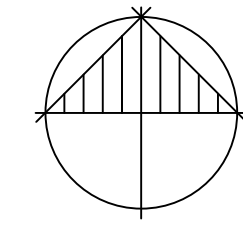
CODE ANALYSIS
FLOOR PLAN
NORTHEAST
ELEVATION

A1
1 OF 1

JOB # 19025.34



1 VICINITY MAP
N.T.S.



FOR CONSTRUCTION

- Lot & Landscaping Requirements:**
- Zoning: Central Business C-2
 - Lot Area:
 - Density:
 - Lot Coverage Structures: 100%
 - Proposed:
 - Lot Coverage Uncovered Parking: No Requirement
 - Landscaping: No Requirement
 - Tree Requirement: No Requirement
 - Parking Requirement: No Requirement

- General Notes**
- Contractor shall verify all dimensions and conditions at job site, if discrepancies occur. Contractor shall notify Architect before proceeding with the work. Dimensions take precedence over drawings. Drawings are not to be scaled.
 - All design work and construction work shall conform to all applicable codes and standards required by Chaffee County and the City of Salida.
 - All mechanical, plumbing, and electrical design and installation shall be performed by licensed contractors or homeowner in accordance with all applicable codes and industry standards. Contractor shall coordinate all work.
 - Contractor shall protect all existing areas during construction and is required to replace any areas which are damaged, whether intentionally or unintentionally, due to new construction.
 - The Contractor shall coordinate all interior finishes with the Owner.

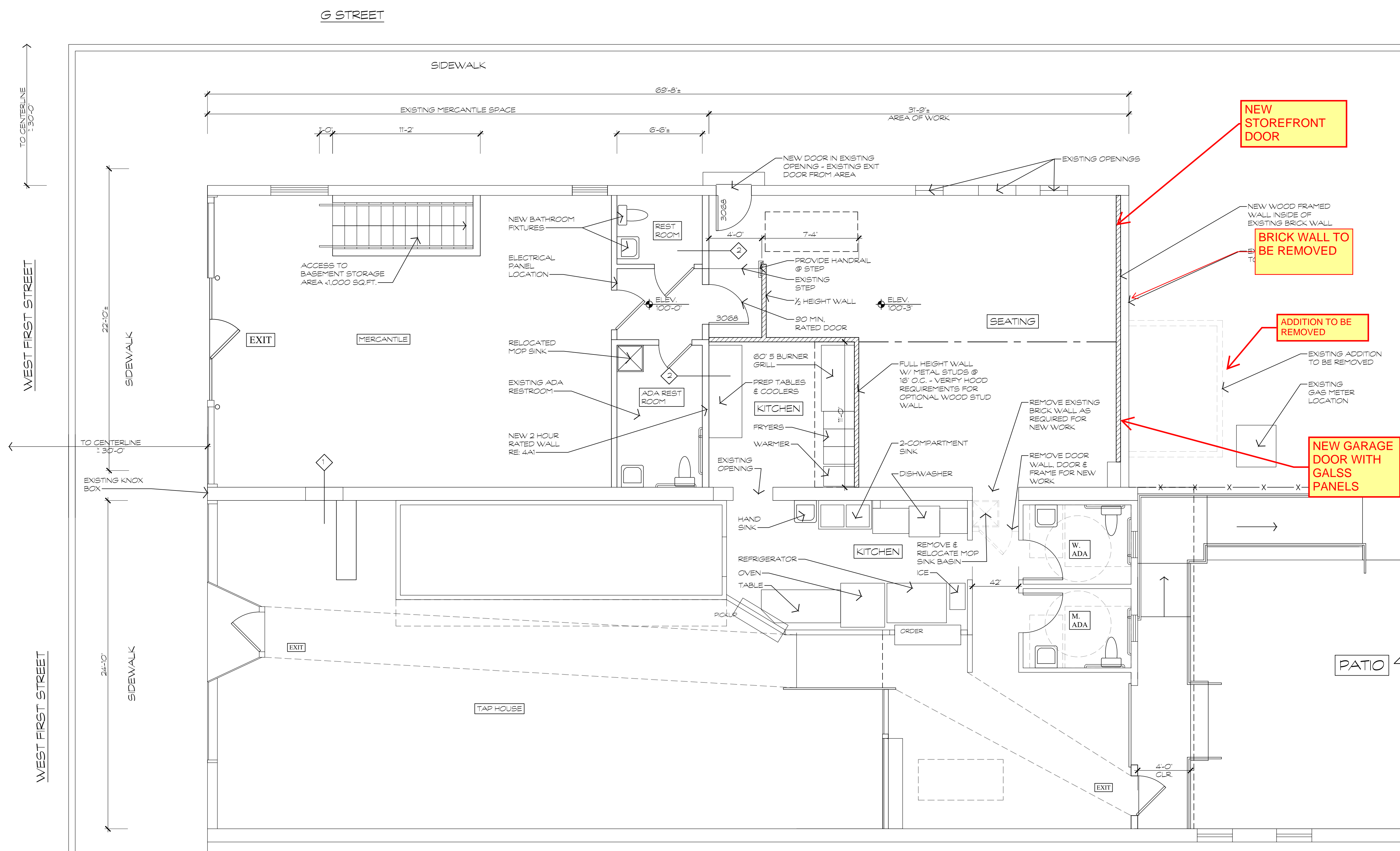
- Exterior Light Requirement**
- All exterior lights to be fully shielded per Sec. 16-8-100 City of Salida Land use Code.

- Mercantile M - Game Room: 903.2.7 - Not required:**
<12,000 sq. ft. not located more than 3 stories above grade plane
903.11.1 Stories without openings: NA - floor area < 1500 sq. ft.
- Fire Alarm: 907.2, Figure 907.2
Assembly A-2: Not required < 300 occupants
 - Fire extinguishers: 1 in Kitchen area plus 1 per code basement

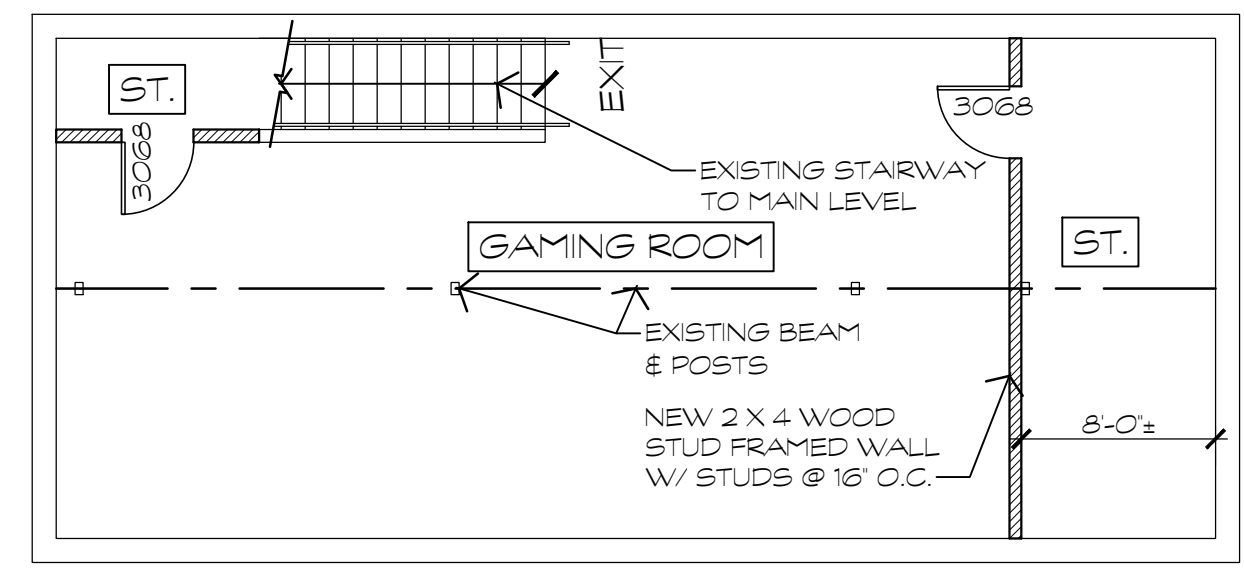
- VI. Plumbing Systems: Chapter 29**
- Table 2902.1
Mercantile: Occ. Load = 61 occ./2902.2 Separate facilities Ex. #3 not required <100 occupants
Access to ADA compliant restroom plus additional restroom
Restaurant: Total Occ. Load: 166
WC: 1/75/sex = 83/75 = 2 WC/sex
Existing: one ADA restroom/sex
Adding: access to 2 additional restrooms
Lav: 1/200/sex = 83/200 = 1 lav/sex
 - Service sink: provided
 - Drinking Fountain: 2015 IPC 410.4 Substitution: not required if drinking water provided in container free of charge.

- VII. 2015 IEBC: Chapter 12 Historic Structures**
- Change of Occupancy: Section 1205
a. Accessibility - 1205.15 to 1012.8
One accessible building entrance provided
One accessible route provided
Signage provided
ADA compliant restrooms provided

- VIII. 2006 - IECC - International Energy Conservation Code**
- 101.4.2 Historic Buildings. Exempt from the code.



2 FLOOR PLAN
1/4" = 1'-0"
1,591± SQ.FT.



3 BASEMENT GAMING ROOM
1/8" = 1'-0"
RE: 2A1
BASEMENT: 1,008 SQ.FT.
GAMING: 738 SQ.FT.

GA FILE NO. WP 4136	GENERIC	2 HOUR FIRE	40 TO 44 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS Base layer 5/8" type X gypsum wallboard or veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1-1/4" Type W drywall screws 12" o.c. Face layer 5/8" type X gypsum wallboard or veneer base applied parallel or at right angles to each side with 1-7/8" Type W drywall screws 12" o.c. and offset 6" from screws in base layer. Joints staggered 16" each layer and side. (LOAD-BEARING)			
		Thickness: 6-1/8" Approx. Weight: 12 psf Fire Test: SWRI 01-5920-614, 12-S-94 Sound Test: See WP 4135 (NGC 2363, 4-1-70)	

4 FIRE ASSEMBLY
N.T.S.

LEGEND

Existing walls	
Walls to be removed	
New walls	

- HANDRAIL NOTE:**
- HANDRAIL SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN. WHERE HANDRAILS ARE NOT CONTINUOUS, SHALL EXTEND HORIZONTALLY 12" MIN. BEYOND TOP RISER, CONTINUE TO SLOPE ONE TREAD DEPTH BEYOND BOTTOM RISER.
 - STAIR RISER HEIGHT 7" MAX. 4" MIN. STAIR TREAD DEPTH 11" MIN.
 - 3/8" H. - 1 1/2" DIAMETER METAL HAND RAIL

148 West First Project
Restaurant/Mercantile
Scope of Work: Change of Use
Remodel of the back portion of an existing one story downtown building to change the occupancy classification from Mercantile to Assembly Group A-2 Restaurant and connect this portion to the Tap House in the adjacent building. At the front area Mercantile, the basement area will change from a storage area to a Gaming Room.

2015 International Building Code
2015 International Existing Building Code
2006 International Energy Conservation Code

- I. Building Description**
- Occupancy Classification: Chapter 3
Assembly Group A-2 Restaurants
Mercantile Group M
Basement Gaming Room: 303.1.2 #1: <50 occupants = part of main occupancy - Group M
 - Construction Type: Chapter 6
Type V-B
 - Zoning: Central Business District (C-2)
Salida Downtown Historic District
 - Elevation: 7036'

- II. Building Floor Area**
- Exterior: 1,591 sq. ft.
 - Interior: 1,513 sq. ft.
 - Restaurant: 688 sq. ft.
 - Total A-2 w/adjacent Tap House: 2,384 sq. ft.
 - Mercantile: 650 sq. ft.
 - Basement: 1008 sq. ft. total
Gaming Room: 738 sq. ft.

III. General Building Heights and Areas: Chapter 5

- Construction Type V-B/A-2:
 - Allowable area - Table 506.2: 6,000 sq. ft
 - Allowable height- Table 504.3: 40'
 - Allowable no. of stories: Table 504.4: 1 story
- Occupancy separation: 303.3 - commercial kitchen classified as A-2 = no separation required to seating area.

IV. Means of Egress: Chapter 10

- Occupant Load Calculations: Table 1004.1.2

Restaurant A-2	
Seating: 505 sq. ft./ 15 net =	34 occupants
Kitchen: 83 sq. ft./ 200 gross =	1 occupants
TOTAL Area:	35 occupants
- Existing Tap House: 51 occupants
- TOTAL Restaurant:** 86 occupants
- Mercantile Gaming Room**
Game Room: 700/ 15 net = 47 occupants

- Number of Exits required: Table 1006
 - Restaurant: 2 exits required - provided
Additional existing exit at new seating area (34 occupants)
Travel distance: Table 1017.2 < 200 ft.
Exit door configuration: 1007.1.1 - exits > 1/2 diagonal distance
 - Game Room: 1 exit required <49 occupants
Travel distance: Table 1017.2 < 200 ft.

- V. Fire Protection System: Chapter 9**
- Automatic sprinkler system:
Assembly A-2: 903.2.1.2 - Not required: < 5,000 sq. ft., < 100 occupants, and on level of grade plane