



AGENDA
HISTORIC PRESERVATION COMMISSION

MEETING DATE: Wednesday, December 19, 2018

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 – October 11, 2018

III. UNSCHEDULED CITIZENS

IV. AMENDMENT(S) TO AGENDA

V. REVIEW OF APPLICATIONS:

1. Major Certificate of Approval – Manhattan Hotel, 228 North F Street – The applicant is requesting Major Certificate of Approval to construct an addition attached to the existing historic Manhattan Hotel. The request also includes removal and replacement of existing windows on the second story of the F Street façade and removal of windows on the north side of the structure and installation of doors in the existing openings.

- 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, October 11, 2018
MEETING TIME: 5:30 p.m.
MEETING LOCATION: City Council Chambers, 448 East First Street, Suite 190, Salida, CO

Present: Harris, Tomkiewicz, Zeman, Regan, Hunnicutt, Van Nimwegen, Jefferson,

Absent: Klein, Krebs

I. CALL TO ORDER: The meeting was called to order by **Harris** at **5:30 pm**

II. APPROVAL OF THE MINUTES:

Wednesday, September 6, 2018 – Tomkiewicz made a motion to approve the minutes as written. **Regan** 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 – Laura Evans House/Victory Hotel, 129 West Sackett Avenue – The applicant is requesting approval to make exterior alterations to the single-story structure located at 129 West Sackett Avenue.

A. Staff Review of Application – Jefferson gave an overview of the proposal and stated that staff supports the application with two (2) conditions of approval.

B. Applicant’s Presentation – Tom Pokorny, Natural Habitats updated the commission on the stucco removal on the single-story portion of the structure. He explained his proposal to install doors and windows within the existing openings and increasing the opening of the westernmost window to create another door opening. **Pokorny** stated that he would also like approval to install awnings above the window openings.

C. Commission Discussion: Regan asked Pokorny if he still intended on removing the stucco from the façade of the two-story structure. **Pokorny** stated that for now they will be leaving the stucco until they get the roof repaired because the stucco is helping with the stability of the structure. **Hunnicutt** asked about the need to increase the window opening to create another door opening and wondered if that was the only way he could meet the egress requirement. **Pokorny** said that it makes sense to create a door opening in the single-story structure because it allows for easier access to the stairwell for the upstairs units on the two-story structure portion of the building.

Zeman asked about the proposed materials for the awnings and **Pokorny** stated that the awnings will be canvas fabric with metal frames similar to the awnings across the street at the River Lofts. **Regan** stated that his concern is that the awnings will cover the existing stained glass window detail. **Pokorny** said that he will look into removing side panels of the awnings so that the stained glass detail will be visible.

- D. Commission Recommendation:** Hunnicutt made a motion to approve the exterior alterations as proposed with the two 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.
2. **Major Certificate of Approval – Salida Skating Rink-312 F Street** - The applicant is requesting approval to make exterior alterations to the structure located at 312 F Street.
- A. Staff Review of Application – Van Nimwegen** gave an overview of the application and stated that staff supports the proposal with two (2) conditions of approval.
- B. Applicant’s Presentation – Greg Powell, representing the applicant, La Lloyd 312, LLC** was available to answer questions. Powell explained that the applicant is planning a great reuse of the building and will be utilizing the whole building. The front of the building will remain a commercial use with residential live/work units in the rear of the building.
- C. Commission Discussion:** Hunnicutt complimented the applicant on the work that was done on the other side of this building for the Su Casa furniture store. He asked if the F Street elevation would be painted similar to the rest of the façade and Powell stated that painting the F Street façade is not part of the application but they will take that into consideration. Harris questioned the color scheme for the project area and Powell said the color will Sierra Bronze. Harris asked if the applicant was proposing new openings on the north wall for the exterior doors. Powell explained that currently there is one door opening and 5 window openings and the proposal is to enlarge the existing window openings and install new windows. The proposal also includes three additional door openings and three additional window openings.
- D. Commission Recommendation:** Harris made a motion to approve the application as proposed with the two recommended conditions. Tomkiewicz seconded the motion. All were in favor and the motion carried.
- E. Decision by Staff:** Staff will accept recommendations of the HPC.
3. **Major Certificate of Approval – Schuelke Shoes, Hanks Building -148 E. First Street** - The applicant is requesting approval to make exterior alterations to the structure located at 148 E. First Street.
- A. Staff Review of Application – Jefferson** gave an overview of the proposal and stated that staff supports the application as submitted by the property owner with two (2) conditions.
- B. Applicant’s Presentation – Property owner, Jonas Harlow** explained the concept for the building and stated that the alterations will allow him to rent out the space. Harlow stated that the front façade has been covered by plywood and stucco and he would like to restore eight (8) of the nine (9) second story windows and the ground floor garage door opening. Hunnicutt asked the applicant about his intentions for the two garages door on the first street façade. Harlow stated that, that portion of the property will be used commercially and he is hoping to lease it out as a

restaurant. **Harlow** further explained that the reason they are only requesting to uncover one of the stuccoed over garage door entry's is because he has had people interested in leasing the space for a climbing wall and they needed as much wall space as possible. He stated that both garage door openings have been filled in with cinderblock.

Hunnicutt asked about the decision to install a full size rollup garage door for the First Street façade as opposed to installing an attractive garage door at sill height. **Harlow** stated that if he has a full garage door opening then it may attract a new restaurant to his property and in the summer they would be able to offer more seating outdoors with the garage door open.

C. Commission Discussion: **Zeman** asked if the building will be repainted and **Harlow** said not in the near future but he recognizes that it needs to be. He explained that the property is made up of several buildings so he will probably keep some of the blue but not all. **Harris** asked if the existing second story windows were are still intact and **Harlow** said yes the windows are there but boarded up and stuccoed over. **Harlow** explained that most of the windows are in bad shape and need to be replaced.

Harlow stated that the window on the E Street façade is still intact and usable and instead of replacing the window he would like to just remove the stucco at this time and keep the existing window.

Hunnicutt stated that the application materials show a double garage door for the F Street façade and wondered if that is the door that the applicant is going with. He also asked if the door will have transparent glazing. **Harlow** explained that at this time he doesn't know exactly which door he is going with but he is leaning toward a garage door with glass windows. **Harris** said that his concern with the proposed 16' garage doors are that they look too modern and stated that if two garage doors were installed it would be more appropriate.

D. Commission Recommendation: **Harris** made a motion to approve the application for the exterior alterations with the two recommended conditions. **Harris** added the following third condition - Prior to installation of the two garage doors on the First Street façade the applicant shall email the proposed specifications to staff and the Commission for approval. **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: None

VII. NEW BUSINESS:

VIII. COMMISSIONER COMMENTS: None

IX. ADJOURN: 6:30 PM

STAFF REPORT

MEETING DATE: December 19, 2018

AGENDA ITEM TITLE: The Manhattan Hotel, 228 N F Street- Major Certificate of Approval Application

AGENDA SECTION: Public Hearing

REQUEST: The request is to receive a Major Certificate of Approval for the following work at the existing two-story structure at 228 N. F Street:

1. Construct a new addition approximately 5,100 square feet connected to the existing Manhattan Hotel.
2. Remove and replace the existing windows on second story of the F Street façade. No other work is being proposed for the F Street façade of the existing building.
3. Remove the windows on the north side of the building and install new doors in the existing openings and install metal decking.
4. Install a new steel sided mechanical flue chase around existing vent ducting visible on the north side of the building.

APPLICANT:

The applicant is Ray Kitson, 228 N. F Street, Salida, CO 81201. The representative for the applicant Architect Steve Riden.

LOCATION:

The property is located at 228 N. F Street, City of Salida, Chaffee County, Colorado. The property is also known as the Boathouse Cantina or the Manhattan Hotel.

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 Downtown Historic District and is located within the Central Business (C-2) District.

2. The property is listed on the National Register of Historic Places and is considered contributing to the Downtown Historic District. The architectural inventory form states, “this building, erected in 1901, is significantly associated with the development of North F Street as a site of hotels, restaurants, saloons, and other businesses that catered to travelers stopping at the nearby Salida railroad depot during the early twentieth century. The building is notable for its architecture, which maintains high historic physical integrity, and features a stone pediment, and projecting tower with round windows, stone crenellation and courses, decorative brick work, including molded brick, paneled brickwork, and dogtooth brickwork, and its original storefront design.”
3. The proposal is to construct an addition connected to the Historic Manhattan Hotel. The proposed materials for the addition are double-hung metal-clad windows, metal-clad exterior doors, brick veneer and metal siding. The applicant is proposing fabric awnings on the ground floor and metal awnings on the second story along with a metal roof.



4. 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
5. The following standards are #9 and #10 of the Secretary of the Interior’s Standards for Rehabilitation:
 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
6. For additional help in reviewing this application staff has provided the Commission with copies of National Park Service Preservation Brief #14, “New Exterior Additions to Historic Buildings - Preservation Concerns”.

7. The applicant has included a narrative, photographs and site plans describing the proposed addition and exterior work that they would like to complete. With this proposal the Manhattan Hotel ghost sign will continue to be visible.



8. On November 8th the Historic Preservation held a work session to discuss the application with staff and the applicant. At that work session the concerns the Commission brought forward were:
- I. The new addition not exceed the height of the original structure.
 - II. The use of metal siding is not appropriate.
 - III. The spacing of the windows needed to be addressed.
 - IV. That the materials of the proposed awnings tie to the awnings of the existing structure.
 - V. A few of the Commissioners were concerned with the proposed steel balconies on the second floor of the north side of the existing structure.
9. The applicant has addressed the concerns of staff and the Commission as shown in the updated packet materials. The proposal includes the use of some metal siding to show the separation of the historic structure and the new addition.

REVIEW STANDARDS:

1. Conformance with Certificate of Approval Review Standards for a contributing building (Section 16-12- 80(a)) using the Design Guidelines in the review:

- A. Architectural Character. Whether and/or to what extent the proposed work will preserve, protect, change, diminish, disguise, obscure, detract from or destroy the appearance or structural integrity of the historic features, design, materials, character or value of the structure or site.
- The Salida Downtown Historic District is associated with western expansion and the railroad in the late nineteenth century. The significant architecture in the district is that of turn of the century commercial architecture. In its current configuration the property at 228 North F Street is a contributing structure to the Downtown Historic District and is listed on the National Register of Historic Places. The relationship between the Manhattan Hotel and the Denver, Rio Grande property

across the Arkansas River, reflect an important historical relationship that in fact created Salida and many other railroad towns. The Manhattan Hotel was the greeter of persons arriving by train in the early 20th Century and during the heyday of Salida.

- In Preservation Brief #14, the National Park Service states that “a project involving a new addition to a historic building is considered acceptable within the framework of the National Park Service’s standards if it:
1. Preserves significant historic materials and features and form; and
 2. Preserves the historic character; and
 3. Compatible and differentiated design

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

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

In the context of the historic district and the surrounding neighborhood, this will be a three-story addition to the existing two-story structure and will be subordinate to the existing structure because the proposed height of the addition will be the same height as the existing but setback from the street considerably. The structures on the same block as the Manhattan Hotel consists of mainly two and three story brick buildings and two (2) single-story buildings with adjoining property lines. The new addition should not overpower the historic form in the district.

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

The proposal reflects the proportions and detailing of the existing historic structure. The applicant is indicating the use of a metal material on the F Street façade to show separation between the historic structure and the new addition.

Staff is concerned with the proposed use of metal for the kickplates. The use of a stone or tile kickplate would be more appropriate and compatible with the existing historic building. This is an element that is very visible at the pedestrian level.

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

- As discussed above, staff feels that in general the application meets this standard with the proposed materials.
 - According to the Salida Downtown Guidelines – policy states the following: Building materials of new structures and additions to existing structures should contribute to the visual continuity of the district. They should appear similar to those seen traditionally to establish a sense of visual continuity.
 - The F Street façade of the addition will have storefront windows and an entry that is consistent with the traditional downtown storefront design. The proposed entry door will be a storefront style door with full glass and glass sidelights on either side with a transom window above the door. The applicant is proposing double-hung metal-clad windows. The proposed materials are compatible with the existing structure and the Downtown Historic District with the exception of the proposed metal kickplates.
- C. Minimum Change. Whether and/or to what extent the proposed work will require more than a minimal change to the historic appearance, materials or integrity of the structure or site.
- The primary concerns of the Secretary of the Interior’s standards for this type of work seem to be that the new addition be complimentary but distinct from the historic building and that there is the least possible loss of historic materials and features. These recommendations have been achieved with the updated design.
 - The proposed work will not change the historic appearance of the primary structure. However, the use of incompatible material, specifically the metal kickplate at the pedestrian level could negatively impact the context of the primary structure.
- D. New Construction. New additions, exterior alterations and related work shall not destroy or detract from the existing historic structure and materials to the maximum extent feasible, and such new work or alterations shall be differentiated from, but compatible with, the existing size, scale and exterior architectural features of the structure or site so as to protect its historic identity and integrity.
- As discussed above, the new work will not destroy or detract from the existing historic structure and materials. The new work will be differentiated from but compatible with the existing structure. The addition will share some materials with the historic building in the brick and awning material.
- E. Historic Appearance. Work that will protect or return the original historic appearance of a structure or site, especially where documented by photographs, historic research or other credible evidence, shall be encouraged and favored.
- This application does not propose to return the original historic appearance.

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

- The proposed work will comply with all existing building, fire and other health/safety codes, however, it is not necessary that this work be performed in order to comply with those codes.

RECOMMENDED FINDINGS:

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

RECOMMENDATION:

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

1. That the applicant use a stone or tile material that is compatible with the existing historic structure for the proposed kickplates.
2. That the applicant applies for a building permit as required by the Chaffee County Building Department prior to starting construction.
3. Upon completion of the project the applicant contact staff for inspection of the approved work prior to issuance of certificate of occupancy.

Attachment: Application materials
Architectural Inventory Form for 228 N. F Street
Elevations and Site plan
Preservation Brief #14
Secretary of the Interior's Standards for Rehabilitation

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- _____ 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: 5CF213
- 2. Temporary Resource Number: 50
- 3. County: Chaffee
- 4. City: Salida
- 5. Historic Building Name: Bon Ton Hotel, Manhattan Hotel
- 6. Current Building Name: Manhattan Hotel, Headwaters Outdoor Equipment
- 7. Building Address: 228 N. F St.
- 8. Owner Name and Address: Kitson, Raymond G., 228 N. F St., Salida, CO 81201

Parcel Number: 368132400116
SHF Grant Number: 2001-02-004

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 50N Range 9E
1/4 1/4 SE 1/4 SE 1/4 of Section 32

10. UTM Reference
Zone 13 Easting 413703 Northing 4265729

11. USGS Quad Name: Salida East, Colo.
Year: 1994 Map Scale: 7.5' Attach photo copy of appropriate map section.

12. Lot (s): N/A Block(s): N/A
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 63 X Width 43
- 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):
Crenellation, Decorative Cornice, Tower, Chimney
- 21. General Architectural Description:

Two-story, brick hotel building with flat roof, stepped down toward rear. Red brick walls with stone trim and stone foundation. Façade divided into three bays by stone columns topped by brick pilasters with corbelled capitals with pyramidal stone tops. Triangular stone pediment on roof at south end of façade is carved "1901" and flanked by brackets with molded brick and stone trim. Stone crenellation along top of roof with projecting pyramidal caps. Paneled brickwork below this has vertical and horizontal insets above panels of dogtooth brickwork. At north end is short "tower" that projects above rest of roofline, has band of several rows of molded brick, and is enframed with

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brick corner brackets with stone trim. The tower features a round window with stained glass. Course of panels above rock-faced lintel course of second story. Second story has six tall double-hung sash windows: one in the first bay on the south, three in the center bay, and two in the north bay. Between the windows of the center and north bay are inset panels with molded brick at the top. Continuous narrow rock-faced stone sill course.

First story has metal lintels with rosettes (patarae) and fabric awnings sheltering lower walls. Rock-faced stone columns with tooled edges divide first story into three bays. Bay to south has inset entrance with paneled and glazed door sheltered by fabric awning. Center and north bays have inset entrances with wood doors with large rectangular lights, sidelights, transoms, and clerestory windows. Metal columns and plate glass display windows with rock-faced stone under windows.

The north wall has the second story tower with a round window and panels of dogtooth brickwork. The north wall is divided into bays by brick wall piers that project above the roof and has narrow horizontal brick courses. The windows are mostly large flat arch 1/1-light double-hung sash with rock-faced stone lintels and sills. At the east end of the first story are two immense round arched windows with decorative brick hood molds. The raised stone foundation of the building has small basement windows (with louvers or bricked up).

The rear wall has metal fire stairs to the second story, segmental arched windows with rock faced stone sills, and entrances on both stories. The south wall has a series of overlapping painted wall signs for Snow Drift, Coca Cola, and the Manhattan Hotel. The foundation is covered with concrete. The south wall is stepped back toward the west end and has 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:**

N/A

24. **Associated Buildings, Features, or Objects:**

None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction: Estimate**

Actual 1901

Source of Information: Plaque on Building

26. **Architect:** Unknown

Source of Information:

27. **Builder/Contractor:** Unknown

Source of Information:

28. **Original Owner:** Unknown

Source of Information:

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

The 1898 Sanborn map shows this block as vacant. This building appears on the 1904 Sanborn map. The building had a one-story projection on the south half of the rear wall which was used as a kitchen. This projection is no longer extant.

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

Commerce and Trade/Specialty Store

34. **Site Type(s):** Hotel

35. **Historical Background:**

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The Sanborn map of 1898 shows this entire block as vacant. A plaque on the building is carved "1901." The 19 September 1902 edition of the Salida Record reports, "One of the most comfortable hotels in this section is the Bon Ton of this city. This is a new two-story brick, located on the river at the foot of F street. The Bon Ton is under the management of Fred L. Scott, who recently returned from Cape Nome, Alaska, where he had valuable mining interests. This hotel has first class rooms, bath [sic], electric lights and the best of service. Located near to the railroad it is especially convenient for travelers arriving at night and who have to lay over to take an early morning train. In connection with the hotel is a first class restaurant, popular with the public, and having a large and constantly increasing patronage." The adjacent Windsor Café building, which had been erected earlier, became part of the Bon Ton.

The building appears on the 1904 Sanborn map, when it is shown with a restaurant on the north and a saloon on the south, with a kitchen at the rear of the building. The 1903-04 city directory refers to the building as a European hotel and restaurant, managed by Mrs. Louise Henkel. The Bon Ton Hotel Co. was listed as the proprietor of the hotel. Murray & Putnam (William H. Murray and Harry Putnam) had a saloon in the building, offering wines, liquors, cigars, and club rooms (managed by Jesse Owen.) This was the nearest saloon to the railroad depot. The 1905-06 city directory indicated that the hotel was again known as the Bon Ton, operated by the Boston Hotel & Restaurant Co. Charles E. Cope was manager of the hotel, which advertised, "Meals and lunches at all hours day or night. Just across the bridge 1-2 minute walk from Depot. All trains stop for meals or lunches at this point." The saloon was then operated by William H. Murray. In 1909 the city directory listed the Bon Ton Hotel and Restaurant here, as well as the saloon of W.H. Murray. A 1909 newspaper article reported that the Bon Ton, owned by Mr. and Mrs. F.W. Jurdon, was "the best paying restaurant in the city." The 1914 map showed a saloon and a restaurant in the building. The 1922-23 city directory listed Frank Panian Billiards and Adolph Merizn's restaurant here. The hotel was not listed. The 1927-28 city directory indicated that Matthew Mautz had a billiard parlor here and W.W. Wilson had a restaurant. The hotel was not listed in the directory.

The 1930-31 city directory listed this as the Manhattan Hotel, operated by Fred Egan. Salida walking tours indicate that the building was vacant in the 1930s, and used intermittently up to 1976. The 1945 Sanborn map shows hotel rooms on the second floor, with a restaurant and a store on the first story. The 1951 city directory did not list this address as a hotel. A 1971 article in the Pueblo Chieftain reported that the building was owned by the Fib-Ark (Federation of International Boaters of the Arkansas) Association. Subterranean Rags, a clothing store owned by Cristy Rouheir and Dave Welch, was located here. Welch and four other bachelors occupied the second floor of the building. When visiting boat racers arrived in town, they also shared the second floor. Salida walking tours indicate that the Theotokatas family owned the hotel for many years before deeding it to Fib-Ark. In 1976 Fib-Ark Association determined that the building should be used to house visitors for the city's annual summer races. In 1980 the association sold the hotel to raise money to build its boathouse behind the building. The owner of the building in 1982 was Gregory B. Cole, a Glenwood Springs architect. The building was later acquired by Mike Sproul, who sold it to Ray and Penny Kitson in 1992. The Kitsons operate it as a bed and breakfast on the upper floor, with Headwaters Outdoor Equipment on the first floor.

36. Sources of Information:

Salida Record, 19 September 1902; Salida Mail, 31 December 1909, 1; Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Salida Walking Tours; Manhattan Hotel National Register of Historic Places Nomination Form, 1982; Pueblo Chieftain, 26 July 1971, 3A.

VI. SIGNIFICANCE

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

Designating Authority:

38. Applicable National Register Criteria:

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

Qualifies under Criteria Considerations A through G (See Manual).

Does not meet any of the above National Register criteria.

39. Area(s) of Significance: Commerce
 Architecture

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40. **Period of Significance:** 1901-1953

41. **Level of Significance:** Local

42. **Statement of Significance:**

This building, erected in 1901, is significantly associated with the development of North F Street as a site of hotels, restaurants, saloons, and other businesses that catered to travelers stopping at the nearby Salida railroad depot during the early twentieth century. The building is notable for its architecture, which maintains high historic physical integrity, and features a stone pediment, and projecting tower with round windows, stone crenellation and courses, decorative brick work, including molded brick, paneled brickwork, and dogtooth brickwork, and its original storefront design.

43. **Assessment of Historic Physical Integrity Related to Significance:**

The building displays excellent historic physical integrity. The small kitchen projection on the south side of the rear wall is gone. Concrete has been placed at the foundation on the south wall.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. **National Register Field Eligibility Assessment:** Listed

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

This building is individually listed in the National Register and is located within the 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):** 1: 12, 14, 16, 18.

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

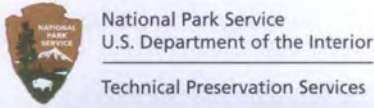
NOTE: Please attach a sketch map, a photocopy of the USGS quad map indicating the resource's location, and photographs.

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

14 PRESERVATION BRIEFS

New Exterior Additions to Historic Buildings: Preservation Concerns

Anne E. Grimmer and Kay D. Weeks



A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces. If the new use cannot be accommodated in this way, then an exterior addition may be an acceptable alternative. Rehabilitation as a treatment “is defined 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.”

The topic of new additions, including rooftop additions, to historic buildings comes up frequently, especially as it

relates to rehabilitation projects. It is often discussed and it is the subject of concern, consternation, considerable disagreement and confusion. Can, in certain instances, a historic building be enlarged for a new use without destroying its historic character? And, just what is significant about each particular historic building that should be preserved? Finally, what kind of new construction is appropriate to the historic building?

The vast amount of literature on the subject of additions to historic buildings reflects widespread interest as well as divergence of opinion. New additions have been discussed by historians within a social and political framework; by architects and architectural historians in terms of construction technology and style; and

by urban planners as successful or unsuccessful contextual design. However, within the historic preservation and rehabilitation programs of the National Park Service, the focus on new additions is to ensure that they preserve the character of historic buildings.

Most historic districts or neighborhoods are listed in the National Register of Historic Places for their significance within a particular time frame. This period of significance of historic districts as well as individually-listed properties may sometimes lead to a misunderstanding that inclusion in the National Register may prohibit any physical change outside of a certain historical period—particularly in the form of exterior additions. National Register listing does not mean that a building or district is frozen in time and that no change can be made without compromising the historical significance. It does mean, however, that a new addition to a historic building should preserve its historic character.



Figure 1. The addition to the right with its connecting hyphen is compatible with the Collegiate Gothic-style library. The addition is set back from the front of the library and uses the same materials and a simplified design that references, but does not copy, the historic building. Photo: David Wakely Photography.



Figure 2. The new section on the right is appropriately scaled and reflects the design of the historic Art Deco-style hotel. The apparent separation created by the recessed connector also enables the addition to be viewed as an individual building.

Guidance on New Additions

To meet Standard 1 of the *Secretary of the Interior's Standards for Rehabilitation*, which states that "a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment," it must be determined whether a historic building can accommodate a new addition. Before expanding the building's footprint, consideration should first be given to incorporating changes—such as code upgrades or spatial needs for a new use—within secondary areas of the historic building. However, this is not always possible and, after such an evaluation, the conclusion may be that an addition is required, particularly if it is needed to avoid modifications to character-defining interior spaces. An addition should be designed to be compatible with the historic character of the building and, thus, meet the *Standards for Rehabilitation*. Standards 9 and 10 apply specifically to new additions:

(9) "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

(10) "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The subject of new additions is important because a new addition to a historic building has the potential to change its historic character as well as to damage and destroy significant historic materials and features. A new addition also has the potential to confuse the public and to make it difficult or impossible to differentiate the old from the new or to recognize what part of the historic building is genuinely historic.

The intent of this Preservation Brief is to provide guidance to owners, architects and developers on how to design a compatible new addition, including a rooftop addition, to a historic building. A new addition to a historic building should preserve the building's *historic character*. To accomplish this and meet the *Secretary of the Interior's Standards for Rehabilitation*, a new addition should:

- Preserve significant historic materials, features and form;
- Be compatible; and
- Be differentiated from the historic building.

Every historic building is different and each rehabilitation project is unique. Therefore, the guidance offered here is not specific, but general, so that it can be applied to a wide variety of building types and situations. To assist in interpreting this guidance, illustrations of a variety of new additions are provided. Good examples, as well as some that do not meet the Standards, are included to further help explain and clarify what is a compatible new addition that preserves the character of the historic building.



Figure 3. The red and buff-colored parking addition with a rooftop playground is compatible with the early-20th century school as well as with the neighborhood in which it also serves as infill in the urban setting.

Preserve Significant Historic Materials, Features and Form

Attaching a new exterior addition usually involves some degree of material loss to an external wall of a historic building, but it should be minimized. Damaging or destroying significant materials and craftsmanship should be avoided, as much as possible.

Generally speaking, preservation of historic buildings inherently implies minimal change to primary or "public" elevations and, of course, interior features as well. Exterior features that distinguish one historic building or a row of buildings and which can be seen from a public right of way, such as a street or sidewalk, are most likely to be the most significant. These can include many different elements, such as: window patterns, window hoods or shutters; porticoes, entrances and doorways; roof shapes, cornices and decorative moldings; or commercial storefronts with their special detailing, signs and glazing patterns. Beyond a single building, entire blocks of urban or residential structures are often closely related architecturally by their materials, detailing, form and alignment. Because significant materials and features should be preserved, not damaged or hidden, the first place to consider placing a new addition is in a location where the least amount of historic material and character-defining features will be lost. In most cases, this will be on a secondary side or rear elevation.

One way to reduce overall material loss when constructing a new addition is simply to keep the addition smaller in proportion to the size of the historic building. Limiting the size and number of openings between old and new by utilizing existing doors or enlarging windows also helps to minimize loss. An often successful way to accomplish this is to link the addition to the historic building by means of a hyphen or connector. A connector provides a physical link while visually separating the old and new, and the connecting passageway penetrates and removes only a small portion of the historic wall. A new addition that will abut the historic building along an entire elevation or wrap around a side and rear elevation, will likely integrate the historic and the new interiors, and thus result in a high degree of loss of form and exterior walls, as well as significant alteration of interior spaces and features, and will not meet the Standards.



Figure 4. This glass and brick structure is a harmonious addition set back and connected to the rear of the Colonial Revival-style brick house. Cunningham/Quill Architects. Photos: © Maxwell MacKenzie.

Compatible but Differentiated Design

In accordance with the Standards, a new addition must preserve the building's historic character and, in order to do that, it must be differentiated, but compatible, with the historic building. A new addition must retain the essential form and integrity of the historic property. Keeping the addition smaller, limiting the removal of historic materials by linking the addition with a hyphen, and locating the new addition at the rear or on an inconspicuous side elevation of a historic building are techniques discussed previously that can help to accomplish this.

Rather than differentiating between old and new, it might seem more in keeping with the historic character

simply to repeat the historic form, material, features and detailing in a new addition. However, when the new work is highly replicative and indistinguishable from the old in appearance, it may no longer be possible to identify the “real” historic building. Conversely, the treatment of the addition should not be so different that it becomes the primary focus. The difference may be subtle, but it must be clear. A new addition to a historic building should protect those visual qualities that make the building eligible for listing in the National Register of Historic Places.

The National Park Service policy concerning new additions to historic buildings, which was adopted in 1967, is not unique. It is an outgrowth and continuation of a general philosophical approach to change first expressed by John Ruskin in England in the 1850s, formalized by William Morris in the founding of the Society for the Protection of Ancient Buildings in 1877, expanded by the Society in 1924 and, finally, reiterated in the 1964 Venice Charter—a document that continues to be followed by the national committees of the International Council on Monuments and Sites (ICOMOS). The 1967 *Administrative Policies for Historical Areas of the National Park System* direct that “...a modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color. Such additions should be as inconspicuous as

possible from the public view.” As a logical evolution from these Policies specifically for National Park Service-owned historic structures, the 1977 *Secretary of the Interior’s Standards for Rehabilitation*, which may be applied to all historic buildings listed in, or eligible for listing in the National Register, also state that “the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

Preserve Historic Character

The goal, of course, is a new addition that preserves the building’s historic character. The historic character of each building may be different, but the methodology of establishing it remains the same. Knowing the uses and functions a building has served over time will assist in making what is essentially a physical evaluation. But, while written and pictorial documentation can provide a framework for establishing the building’s history, to a large extent the historic character is embodied in the physical aspects of the historic building itself—shape, materials, features, craftsmanship, window arrangements, colors, setting and interiors. Thus, it is important to identify the historic character before making decisions about the extent—or limitations—of change that can be made.



Figure 5. This addition (a) is constructed of matching brick and attached by a recessed connector (b) to the 1914 apartment building (c). The design is compatible and the addition is smaller and subordinate to the historic building (d).



Figure 6. A new addition (left) is connected to the garage which separates it from the main block of the c. 1910 former florist shop (right). The addition is traditional in style, yet sufficiently restrained in design to distinguish it from the historic building.

A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to the proportions and massing of the historic building—in other words, one that overpowers the historic form and changes the scale—will usually compromise the historic character as well. The appropriate size for a new addition varies from building to building; it could never be stated in a square or cubic footage ratio, but the historic building's existing proportions, site and setting can help set some general parameters for enlargement. Although even a small addition that is poorly designed can have an adverse impact, to some extent, there is a predictable relationship between the size of the historic resource and what is an appropriate size for a compatible new addition.

Generally, constructing the new addition on a secondary side or rear elevation—in addition to material preservation—will also preserve the historic character. Not only will the addition be less visible, but because a secondary elevation is usually simpler and less distinctive, the addition will have less of a physical and visual impact on the historic building. Such placement will help to preserve the building's historic form and relationship to its site and setting.

Historic landscape features, including distinctive grade variations, also need to be respected. Any new landscape features, including plants and trees, should be kept at a scale and density that will not interfere with understanding of the historic resource itself. A traditionally landscaped

property should not be covered with large paved areas for parking which would drastically change the character of the site.

Despite the fact that in most cases it is recommended that the new addition be attached to a secondary elevation, sometimes this is not possible. There simply may not be a secondary elevation—some important freestanding buildings have significant materials and features on all sides. A structure or group of structures together with its setting (for example, a college campus) may be of such significance that any new addition would not only damage materials, but alter the buildings' relationship to each other and the setting. An addition attached to a highly-visible elevation of a historic building can radically alter the historic form or obscure features such as a decorative cornice or window ornamentation. Similarly, an addition that fills



Figure 7. A vacant side lot was the only place a new stair tower could be built when this 1903 theater was rehabilitated as a performing arts center. Constructed with matching materials, the stair tower is set back with a recessed connector and, despite its prominent location, it is clearly subordinate and differentiated from the historic theater.



Figure 8. The rehabilitation of this large, early-20th century warehouse (left) into affordable artists' lofts included the addition of a compatible glass and brick elevator/stair tower at the back (right).



Figure 9. A simple, brick stair tower replaced two non-historic additions at the rear of this 1879 school building when it was rehabilitated as a women's and children's shelter. The addition is set back and it is not visible from the front of the school.



Figure 10. The small size and the use of matching materials ensures that the new addition on the left is compatible with the historic Romanesque Revival-style building.

in a planned void on a highly-visible elevation (such as a U-shaped plan or a feature such as a porch) will also alter the historic form and, as a result, change the historic character. Under these circumstances, an addition would have too much of a negative impact on the historic building and it would not meet the Standards. Such situations may best be handled by constructing a separate building in a location where it will not adversely affect the historic structure and its setting.

In other instances, particularly in urban areas, there may be no other place but adjacent to the primary façade to locate an addition needed for the new use. It may be possible to design a lateral addition attached on the side that is compatible with the historic building, even though it is a highly-visible new element. Certain types of historic structures, such as government buildings, metropolitan museums, churches or libraries, may be so massive in size that a relatively large-scale addition may not compromise the historic character, provided, of course, the addition is smaller than the historic building. Occasionally, the visible size of an addition can be reduced by placing some of the spaces or support systems in a part of the structure that is underground. Large new additions may sometimes be successful if they read as a separate volume, rather than as an extension of the historic structure, although the scale, massing and proportions of the addition still need to be compatible with the historic building. However, similar expansion of smaller buildings would be dramatically out of scale. In summary, where any new addition is proposed, correctly assessing the relationship between actual size and relative scale will be a key to preserving the character of the historic building.



Figure 11. The addition to this early-20th century Gothic Revival-style church provides space for offices, a great hall for gatherings and an accessible entrance (left). The stucco finish, metal roof, narrow gables and the Gothic-arched entrance complement the architecture of the historic church. Placing the addition in back where the ground slopes away ensures that it is subordinate and minimizes its impact on the church (below).

Design Guidance for Compatible New Additions to Historic Buildings

There is no formula or prescription for designing a new addition that meets the Standards. A new addition to a historic building that meets the Standards can be any architectural style—traditional, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the identity of the building being enlarged. New additions that too closely resemble the historic building or are in extreme contrast to it fall short of this balance. *Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.*

A new addition **must preserve significant historic materials, features and form, and it must be compatible but differentiated from the historic building.** To achieve this, it is necessary to carefully consider the **placement or location** of the new addition, and its **size, scale and massing** when planning a new addition. To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. This does not mean that the addition and the historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building.



A variety of design techniques can be effective ways to differentiate the new construction from the old, while respecting the architectural qualities and vocabulary of the historic building, including the following:

- Incorporate a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or set the addition back from the wall plane(s) of the historic building.
- Avoid designs that unify the two volumes into a single architectural whole. The new addition may include simplified architectural features that reflect, but do not duplicate, similar features on the historic building. This approach will not impair the existing building's historic character as long as the new structure is subordinate in size and clearly differentiated and distinguishable so that the identity of the historic structure is not lost in a new and larger composition. The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition.



Figure 12. This 1954 synagogue (left) is accessed through a monumental entrance to the right. The new education wing (far right) added to it features the same vertical elements and color and, even though it is quite large, its smaller scale and height ensure that it is secondary to the historic resource.



Figure 13. A glass and metal structure was constructed in the courtyard as a restaurant when this 1839 building was converted to a hotel. Although such an addition might not be appropriate in a more public location, it is compatible here in the courtyard of this historic building.



Figure 14. This glass addition was erected at the back of an 1895 former brewery during rehabilitation to provide another entrance. The addition is compatible with the plain character of this secondary elevation.

- Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious; they should not be so different that they stand out or distract from the historic building. (Even clear glass can be as prominent as a less transparent material. Generally, glass may be most appropriate for small-scale additions, such as an entrance on a secondary elevation or a connector between an addition and the historic building.)
- Base the size, rhythm and alignment of the new addition's window and door openings on those of the historic building.
- Respect the architectural expression of the historic building type. For example, an addition to an institutional building should maintain the architectural character associated with this building type rather than using details and elements typical of residential or other building types.

These techniques are merely examples of ways to differentiate a new addition from the historic building while ensuring that the addition is compatible with it. Other ways of differentiating a new addition from the historic building may be used as long as they maintain the primacy of the historic building. Working within these basic principles still allows for a broad range of architectural expression that can range from stylistic similarity to contemporary distinction. The recommended design approach for an addition is one that neither copies the historic building exactly nor stands in stark contrast to it.

Revising an Incompatible Design for a New Addition to Meet the Standards

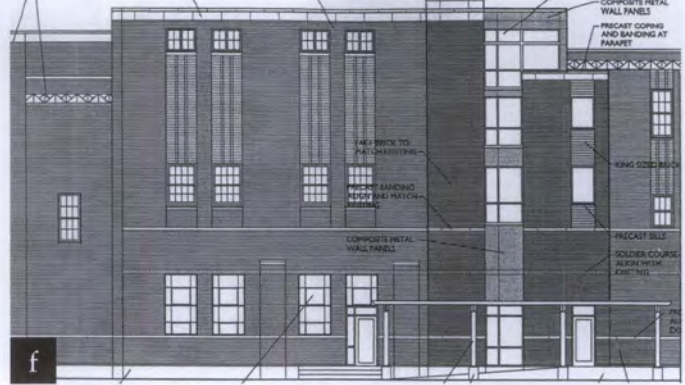
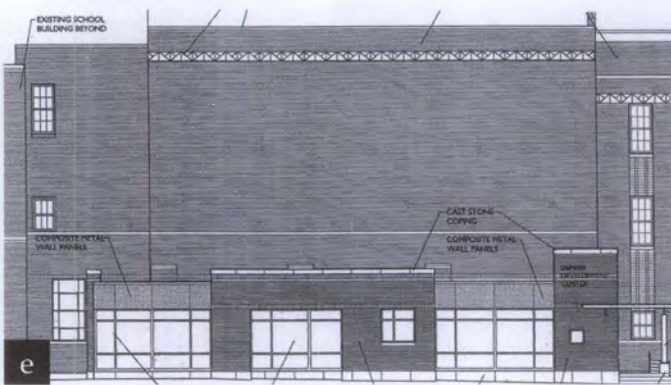
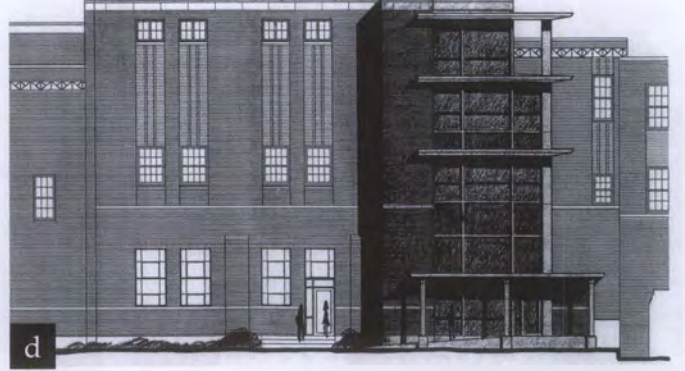
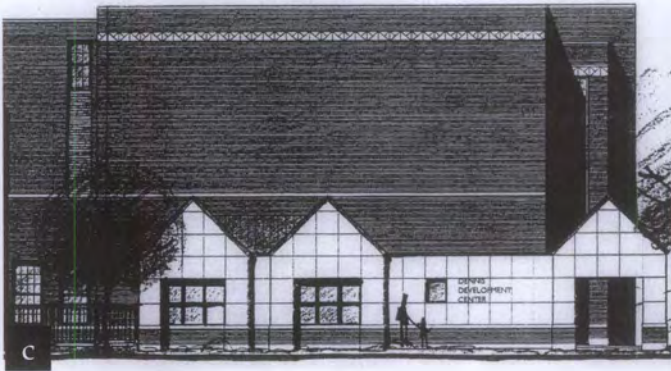


Figure 15. The rehabilitation of a c. 1930 high school auditorium for a clinic and offices proposed two additions: a one-story entrance and reception area on this elevation (a); and a four-story elevator and stair tower on another side (b). The gabled entrance (c) first proposed was not compatible with the flat-roofed auditorium and the design of the proposed stair tower (d) was also incompatible and overwhelmed the historic building. The designs were revised (e-f) resulting in new additions that meet the Standards (g-h).

Incompatible New Additions to Historic Buildings

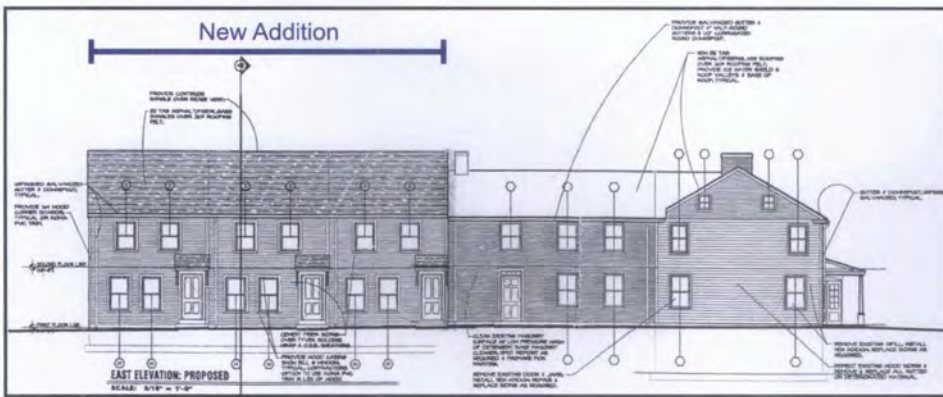


Figure 16. The proposal to add three row houses to the rear ell of this early-19th century residential property doubles its size and does not meet the Standards..



Figure 17. The small addition on the left is starkly different and it is not compatible with the eclectic, late-19th century house.



Figure 18. The expansion of a one- and one-half story historic bungalow (left) with a large two-story rear addition (right) has greatly altered and obscured its distinctive shape and form.



Figure 19. The upper two floors of this early-20th century office building were part of the original design, but were not built. During rehabilitation, the two stories were finally constructed. This treatment does not meet the Standards because the addition has given the building an appearance it never had historically.



Figure 20. The height, as well as the design, of these two-story rooftop additions overwhelms the two-story and the one-story, low-rise historic buildings.



New Additions in Densely-Built Environments

In built-up urban areas, locating a new addition on a less visible side or rear elevation may not be possible simply because there is no available space. In this instance, there may be alternative ways to help preserve the historic character. One approach when connecting a new addition to a historic building on a primary elevation is to use a hyphen to separate them. A subtle variation in material, detailing and color may also provide the degree of differentiation necessary to avoid changing the essential proportions and character of the historic building.

A densely-built neighborhood such as a downtown commercial core offers a particular opportunity to design an addition that will have a minimal impact on the historic building. Often the site for such an addition is a vacant lot where another building formerly stood. Treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district. In these instances there may be no need for a direct visual link to the historic building. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings in the district. Thus, in most urban commercial areas the addition should not be set back from the façade of the historic building. A tight urban setting may sometimes even accommodate a larger addition if the primary elevation is designed to give the appearance of being several buildings by breaking up the facade into elements that are consistent with the scale of the historic building and adjacent buildings.



Figure 21. Both wings of this historic L-shaped building (top), which fronts on two city streets, adjoined vacant lots. A two-story addition was constructed on one lot (above, left) and a six-story addition was built on the other (above, right). Like the historic building, which has two different facades, the compatible new additions are also different and appear to be separate structures rather than part of the historic building.

New Addition



Figure 22. The proposed new addition is compatible with the historic buildings that remain on the block. Its design with multiple storefronts helps break up the mass.



Rooftop Additions

The guidance provided on designing a compatible new addition to a historic building applies equally to new rooftop additions. A rooftop addition should preserve the character of a historic building by preserving historic materials, features and form; and it should be compatible but differentiated from the historic building.

However, there are several other design principles that apply specifically to rooftop additions. Generally, a rooftop addition should not be more than one story in height to minimize its visibility and its impact on the proportion and profile of the historic building. A rooftop addition should almost always be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is free-standing or highly visible.

It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character. On the other hand, a rooftop addition on an eight-story building, for example, in a historic district consisting primarily of tall buildings might not affect the historic character because the new construction may blend in with the surrounding buildings and be only minimally visible within the district. A rooftop addition in a densely-built urban area is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

A number of methods may be used to help evaluate the effect of a proposed rooftop addition on a historic building and district, including pedestrian sight lines, three-dimensional schematics and computer-generated design. However, drawings generally do not provide a true "picture" of the appearance and visibility of a proposed rooftop addition. For this reason, it is often necessary to construct a rough, temporary, full-size or skeletal mock up of a portion of the proposed addition, which can then be photographed and evaluated from critical vantage points on surrounding streets.

Figure 23. Colored flags marking the location of a proposed penthouse addition (a) were placed on the roof to help evaluate the impact and visibility of an addition planned for this historic furniture store (b). Based on this evaluation, the addition was constructed as proposed. It is minimally visible and compatible with the 1912 structure (c). The tall parapet wall conceals the addition from the street below (d).

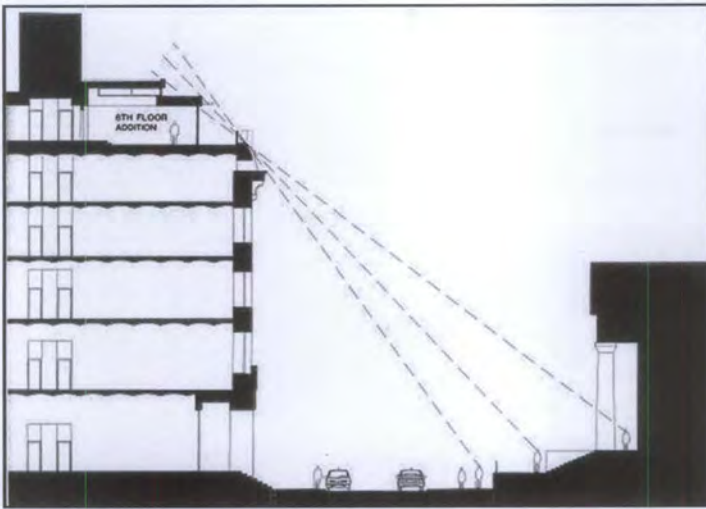


Figure 24. How to Evaluate a Proposed Rooftop Addition. A sight-line study (above) only factors in views from directly across the street, which can be very restrictive and does not illustrate the full effect of an addition from other public rights of way. A mock up (above, right) or a mock up enhanced by a computer-generated rendering (below, right) is essential to evaluate the impact of a proposed rooftop addition on the historic building.

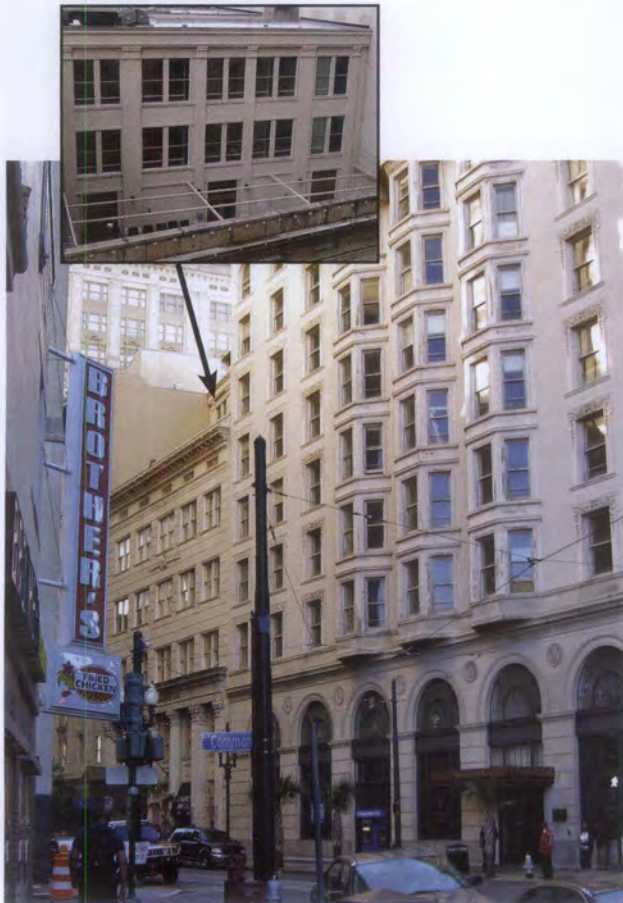


Figure 26. A rooftop addition would have negatively impacted the character of the primary facade (right) of this mid-19th century, four-story structure and the low-rise historic district. However, a third floor was successfully added on the two-story rear portion (below) of the same building with little impact to the building or the district because it blends in with the height of the adjacent building.



Figure 25. It was possible to add a compatible, three-story, penthouse addition to the roof of this five-story, historic bank building because the addition is set far back, it is surrounded by taller buildings and a deep parapet conceals almost all of the addition from below.





Figure 27. Although the new brick stair/elevator tower (left) is not visible from the front (right), it is on a prominent side elevation of this 1890 stone bank. The compatible addition is set back and does not compete with the historic building. Photos: Chadd Gossmann, Aurora Photography, LLC.

Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior's Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.



Figure 28. A small addition (left) was constructed when this 1880s train station was converted for office use. The paired doors with transoms and arched windows on the compatible addition reflect, but do not replicate, the historic building (right).



Figure 29. This simple glass and brick entrance (left) added to a secondary elevation of a 1920s school building (right) is compatible with the original structure.

Summary

Because a new exterior addition to a historic building can damage or destroy significant materials and can change the building's character, an addition should be considered only after it has been determined that the new use cannot be met by altering non-significant, or secondary, interior spaces. If the new use cannot be met in this way, then an attached addition may be an acceptable alternative if carefully planned and designed. A new addition to a historic building should be constructed in a manner that preserves significant materials, features and form, and preserves the building's historic character. Finally, an addition should be differentiated from the historic building so that the new work is compatible with—and does not detract from—the historic building, and cannot itself be confused as historic.

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Figure 30. The small addition on the right of this late-19th century commercial structure is clearly secondary and compatible in size, materials and design with the historic building.



Figure 31. An elevator/stair tower was added at the back of this Richardsonian Romanesque-style theater when it was rehabilitated. Rough-cut stone and simple cut-out openings ensure that the addition is compatible and subordinate to the historic building. Photo: Chuck Liddy, AIA.

Acknowledgements

Anne E. Grimmer, Senior Architectural Historian, Technical Preservation Services Branch, National Park Service, revised *Preservation Brief 14*, written by Kay D. Weeks and first published in 1986. The revised Brief features all new illustrations and contains expanded and updated design guidance on the subject of new additions that has been developed by the Technical Preservation Services Branch since the original publication of the Brief. Several individuals generously contributed their time and expertise to review the revision of this *Preservation Brief*, including: Sharon C. Park, FAIA, Chief, Architectural History and Historic Preservation, Smithsonian Institution; Elizabeth Tune and Karen Brandt, Department of Historic Resources, Commonwealth of Virginia; and Phillip Wisley and David Ferro, Division of Historical Resources, Florida Department of State. The Technical Preservation Services professional staff, in particular Michael J. Auer, Jo Ellen Hensley, Gary Sachau and Rebecca Shiffer, also provided important guidance in the development of this publication. All illustrations are from National Park Service files unless otherwise credited. Front cover image: Detail of new addition shown in Figure 4. Photo: © Maxwell MacKenzie.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. The Technical Preservation Services Branch, National Park Service, prepares standards, guidelines and other educational materials on responsible historic preservation treatments for a broad public audience. Additional information about the programs of Technical Preservation Services is available on the website at www.nps.gov/history/hps/tps. Comments about this publication should be addressed to: Charles E. Fisher, Technical Preservation Publications Program Manager, Technical Preservation Services-2255, National Park Service, 1849 C Street, NW, Washington, DC 20240. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the author and the National Park Service are appreciated.

Technical Preservation Services

Standards

< HOME >

- Standards
- Guidelines
- Masonry
- Wood
- Metals
- Roofs
- Windows
- Entrances/Porches
- Storefronts
- Structural Systems
- Spaces/Features/Finishes
- Mechanical Systems
- Site
- Setting
- Energy
- New Additions
- Accessibility
- Health/Safety

The Secretary of the Interior's Standards for Rehabilitation

Introduction to the Standards

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."



Credits

"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the **Standards for Rehabilitation** have been widely used over the years--particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide

cultural values."

for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments--if improperly applied--may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.



The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
- 8. Significant archeological resources affected by a project shall be**

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



[Home](#) | [Next](#) | [Previous](#)



Steven James Riden A.I.A. Architect P.C.

115 G Street
Salida, Colorado
970-389-0150 mobile

November 21, 2018

Members of the Historic Preservation Commission
City of Salida Colorado

Re; 228 North F Street
The Historic Manhattan Hotel

Members of the Commission.

The following is a statement as requested as per the application content (City Code Section 16-18-80(b)(2))

The creation of this project is based upon the request of the owner to make the best use of the property which they own in the best way possible by maintaining an existing business and complimenting the existing with new associated endeavors.

All while not taking away from the historic nature and use of the original structure. This portion of the project has been in use since its inception although not always to the best use and often near destruction.

This is not an attempt at restoring the original structure to any previous condition but respecting what is remaining from a series remodels which most likely began shortly after it was constructed for the first time.

There are two aspects to this project that are to be constructed nearly simultaneously.

1. Removing the existing interior of the second floor of the original building and re-configuring the walls to produce five (5) new hotel suites. The suites are to be in a style most accurately described as industrial chic. Utilizing exposed interior brickwork and new structural members with up to date fixtures and finishes. As part of the newly created hotel suites the ceiling from the main level is to remain and a new structural floor is to be placed above for increased structural stability and sound attenuation. This raises the second floor to the level of the bottom of the existing second story windows on the north facade of the original structure. Without any visible alteration to the window openings a door shall be placed to access a steel deck and rail complimenting the existing more recent design style of the floor below. The existing (not original) windows on the second floor of the east facade will be replaced with new units designed to emulate the original. The remainder of the remodel elements are compatible with more recent additions and alterations of the property and to the original building.
2. The second part is a new component made visually independent of the original structure by a “hyphen” that serves as retail, management offices and additional hotel accommodations with a multi-purpose area. This structure is deliberately different and designed as a separate adjunct from the original structure but utilizing similar materials shapes, forms and proportions. The new structure utilizes similar storefront openings on the street level and continues the same along the pedestrian easement. The new building itself is divided visually to replicate typical patterns consistent with the neighborhood. The new building has a similar height to the existing and creates repetitive forms not unlike the size and scale of the existing. The new building has been set back from the street to maintain probably one of the most photographed site in the city and the project includes a procedure to create the preservation of the “ghost sign”. The new roofs are an interpretation of the awnings analogous with the streetscape.

The new building is to use similar colors for the exposed structural elements that have been most recently adopted. The stone work present on the original will be utilized as a limited element with similar color and form.

This is not an attempt to re- create any historical style but to distinguish the new construction as a separate structure from the original seceding with a distinctive element. We feel the best way to create a responsible supplement to the existing is to treat the new building as a separate building associated with other aspects of the neighborhood not as an appendage to the existing structure.

This project is a combination of many parts enabling the owners to make the best use of their property and to continue to contribute to a prosperous downtown. Although it has many parts the project is believed to have demonstrated a sensitivity to the existing and compatibility to the surroundings.

As the architect of the project I look forward engaging in a constructive review and dialog in this matter before you. Please do not hesitate to contact me with any questions.

Regards,

Steven James Riden AIA Architect



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 checked="" 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: STEVEN JAMES PIDEN

Mailing Address: 115 G ST SALIDA CO

Telephone Number: 970 389 0150 FAX: _____

Email Address: STEVE@PIDEN1.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

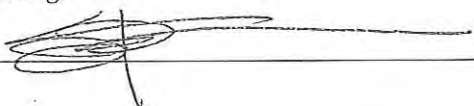
Name of Development: THE HISTORIC MANHATTAN HOTEL

Street Address: 220 F STREET (NORTH)

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 10-24-18

Signature of property owner _____ Date _____



CERTIFICATE OF APPROVAL APPLICATION

448 East First Street, Suite 112
Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

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

A. Type

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

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

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

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

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

A. Development Process

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

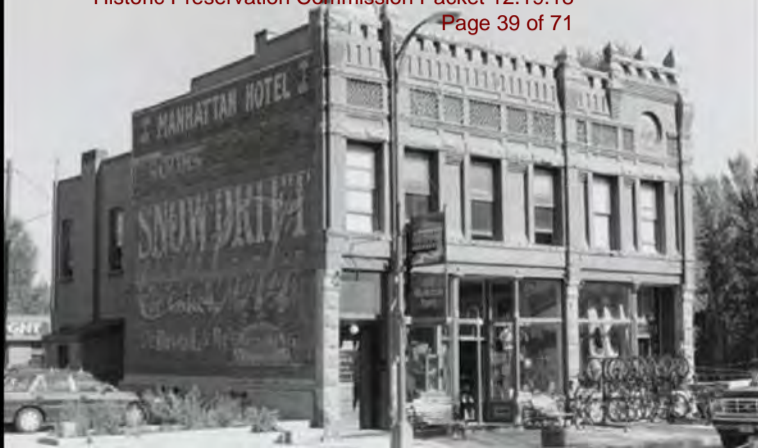
STAFF USE ONLY

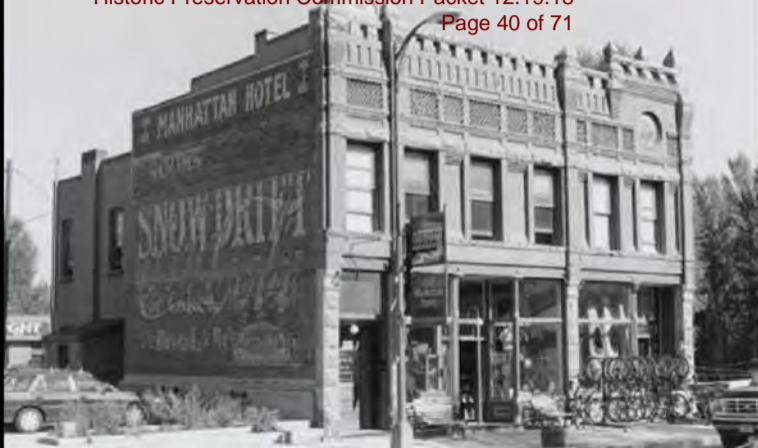
Application received by: _____ Date/Time: _____
 Code: _____ Project Name: _____ File Name: _____
 Fee: _____ Receipt #: _____ Check #: _____

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.





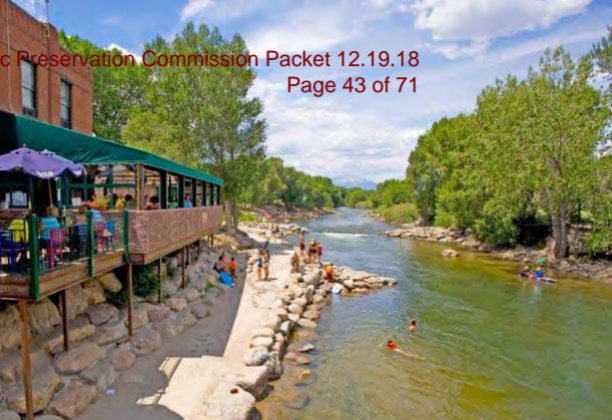




75c

220

Public Preservation Commission Packet 12.19.18
Page 43 of 71





PALACE HOTEL



BRICK BUILDING WITH HISTORIC MURALS AND SIGNS

BRICK BUILDING WITH HISTORIC MURALS AND SIGNS

BRICK BUILDING WITH HISTORIC MURALS AND SIGNS

BRICK BUILDING WITH HISTORIC MURALS AND SIGNS





THE HISTORIC MANHATTAN HOTEL 228 NORTH F STREET SALIDA, COLORADO



CONCEPTUAL PROJECT DETAILS

COMMERCIAL (RESTAURANT) EXISTING AREA = 4,870 sf
COMMERCIAL (RETAIL) ADDITION = 1,670 sf
TOTAL COMMERCIAL = 6,540 sf
OUTSIDE DECK (EXISTING) = 300 sf

RESIDENTIAL REMODEL (EXISTING UPPER LEVEL) = 2,242 sf
RESIDENTIAL AREA ADDITION = 560 sf

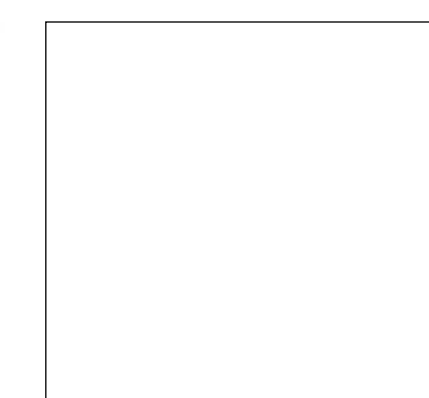
TOTAL RESIDENTIAL = 2,802 sf
TOTAL RESIDENTIAL DECK = 650 sf

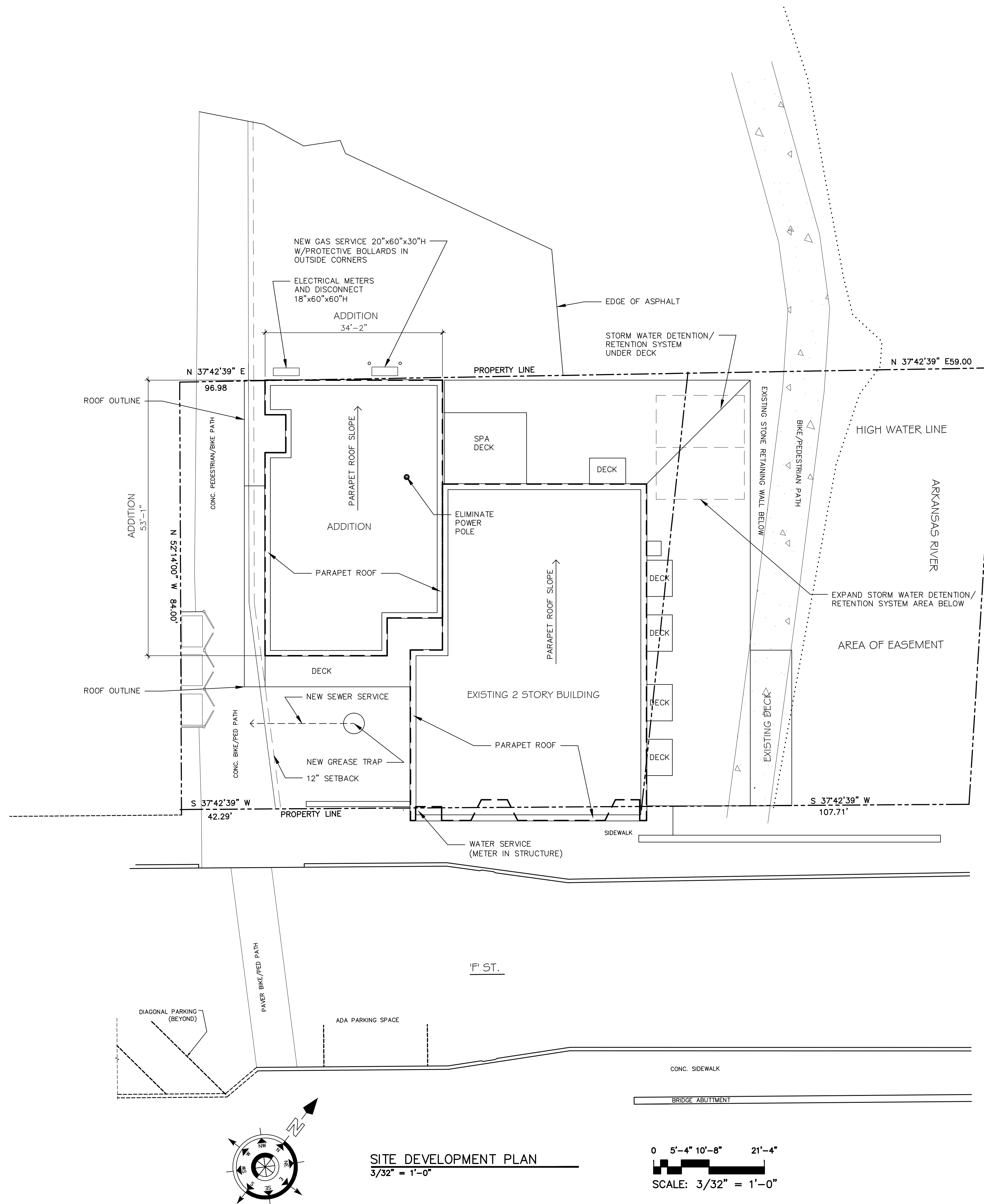
COMMON AREA (ROOF TOP DECK, BATHROOM) = 1,750 sf

BUSINESS OFFICE ADDITION = 915 sf
BUSINESS OFFICE DECK = 200 sf

STORAGE (EXISTING BELOW RESTAURANT) = 2,680 sf

NOVEMBER 21, 2018





STEVEN JAMES RIDEN
ARCHITECT
115 G STREET, SALIDA COLORADO 81201 970-389-0150
MEMBER OF AMERICAN INSTITUTE OF ARCHITECTS

THE HISTORIC MANHATTAN HOTEL
228 NORTH F STREET
SALIDA COLORADO 81201

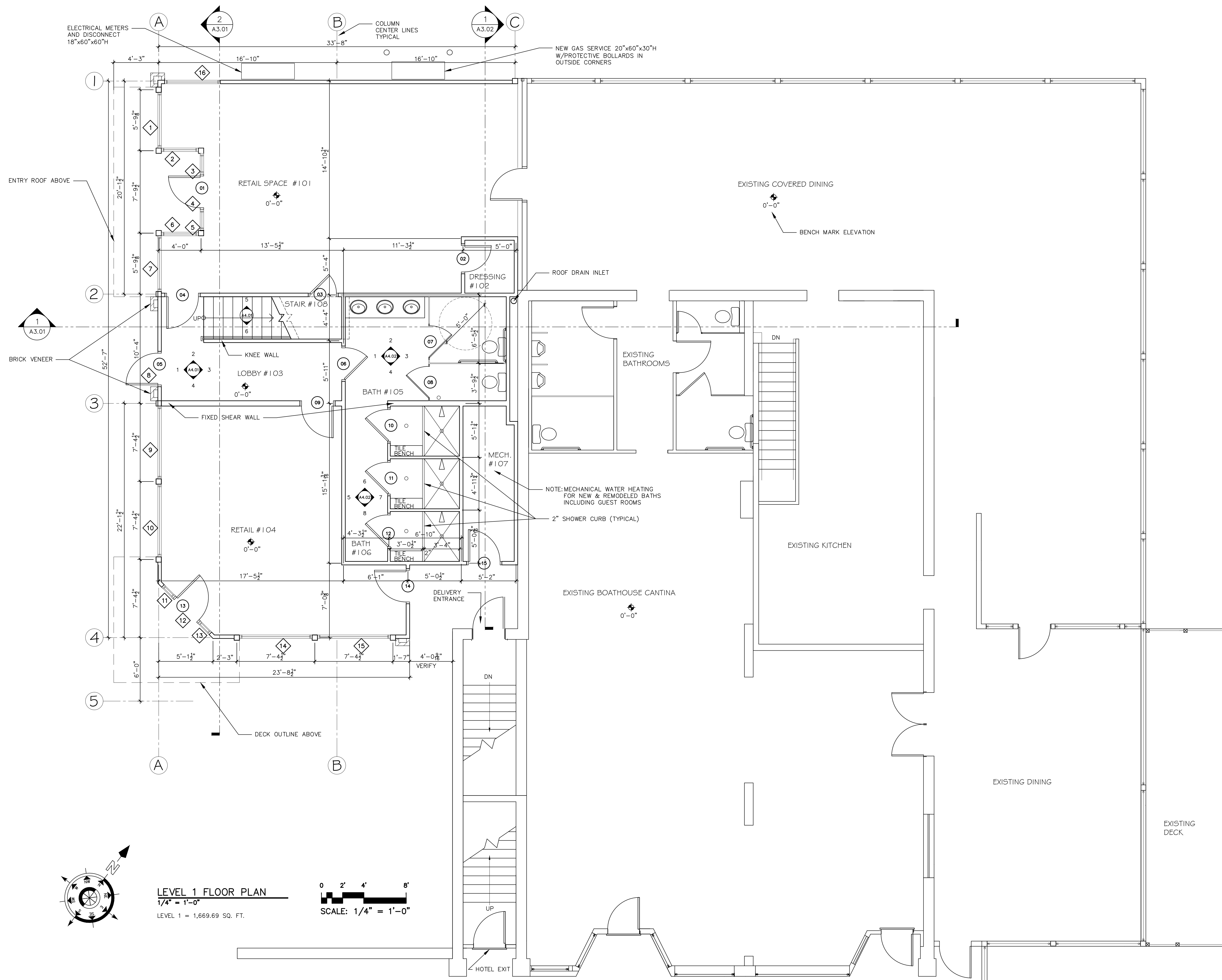
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STEVEN JAMES RIDEN

THE CONTRACTOR SHALL THOROUGHLY
INSPECT AND SURVEY EXISTING
FIELD CONDITIONS TO VERIFY
THAT THOSE SHOWN REFLECT
WORK ON THE DRAWINGS.
THE CONTRACTOR SHALL REPORT
ANY VARIATIONS OR DISCREPANCIES
TO THE ARCHITECT BEFORE
PROCEEDING.

JOB NUMBER	18-9
DRAWN BY	TH
DATE	OCT. 22, 2018
ROLE	
REVISION DATE	INITIAL

SD1



LEVEL 1 FLOOR PLAN
1/4" = 1'-0"
LEVEL 1 = 1,669.69 SQ. FT.

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

STEVEN JAMES RIDEN
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THE HISTORIC MANHATTAN HOTEL
228 NORTH F STREET
SALIDA COLORADO 81201

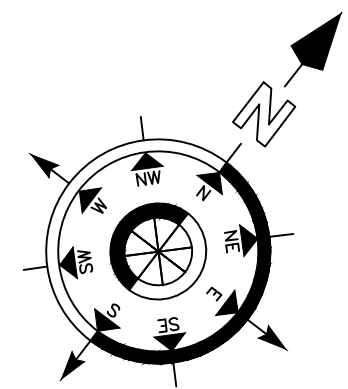
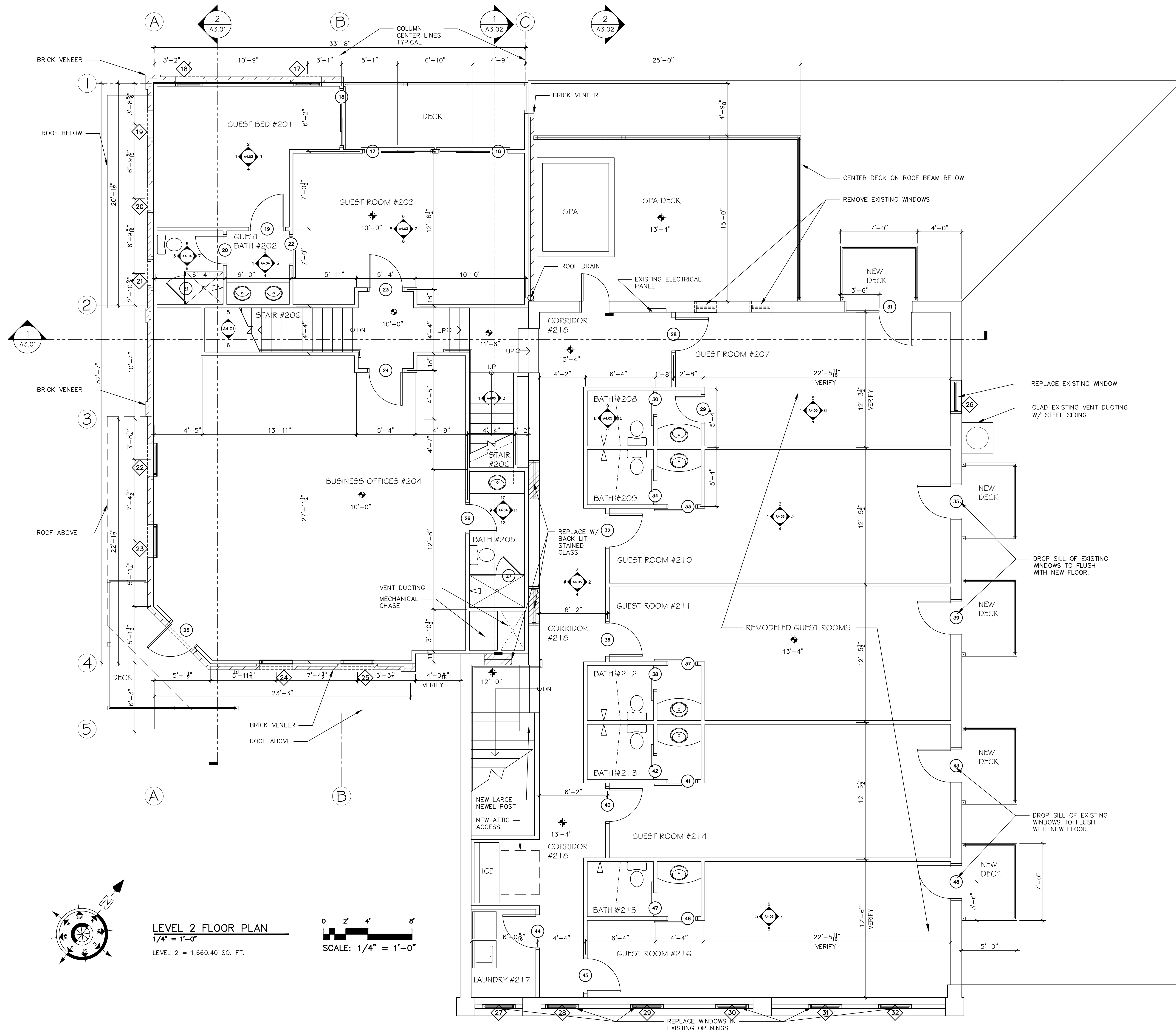
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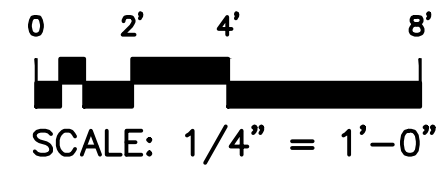
THE CONTRACTOR SHALL THOROUGHLY INSPECT AND SURVEY EXISTING FIELD CONDITIONS TO VERIFY THAT THOSE SHOWN REFLECT WORK ON THE DRAWINGS. THE CONTRACTOR SHALL REPORT ANY VARIATIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING.

JOB NUMBER	18-9
DRAWN BY	TH
DATE	NOV. 21, 2018
ROLE	
REVISION DATE	INITIAL

A1.01



LEVEL 2 FLOOR PLAN
1/4" = 1'-0"
LEVEL 2 = 1,660.40 SQ. FT.



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MEMBER OF AMERICAN INSTITUTE OF ARCHITECTS

THE HISTORIC MANHATTAN HOTEL
228 NORTH F STREET
SALIDA COLORADO 81201

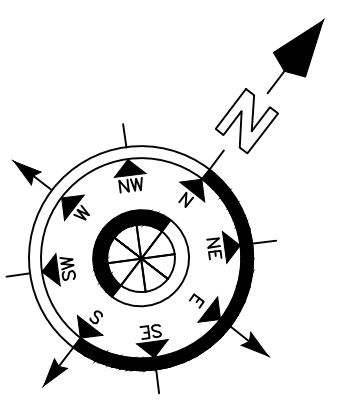
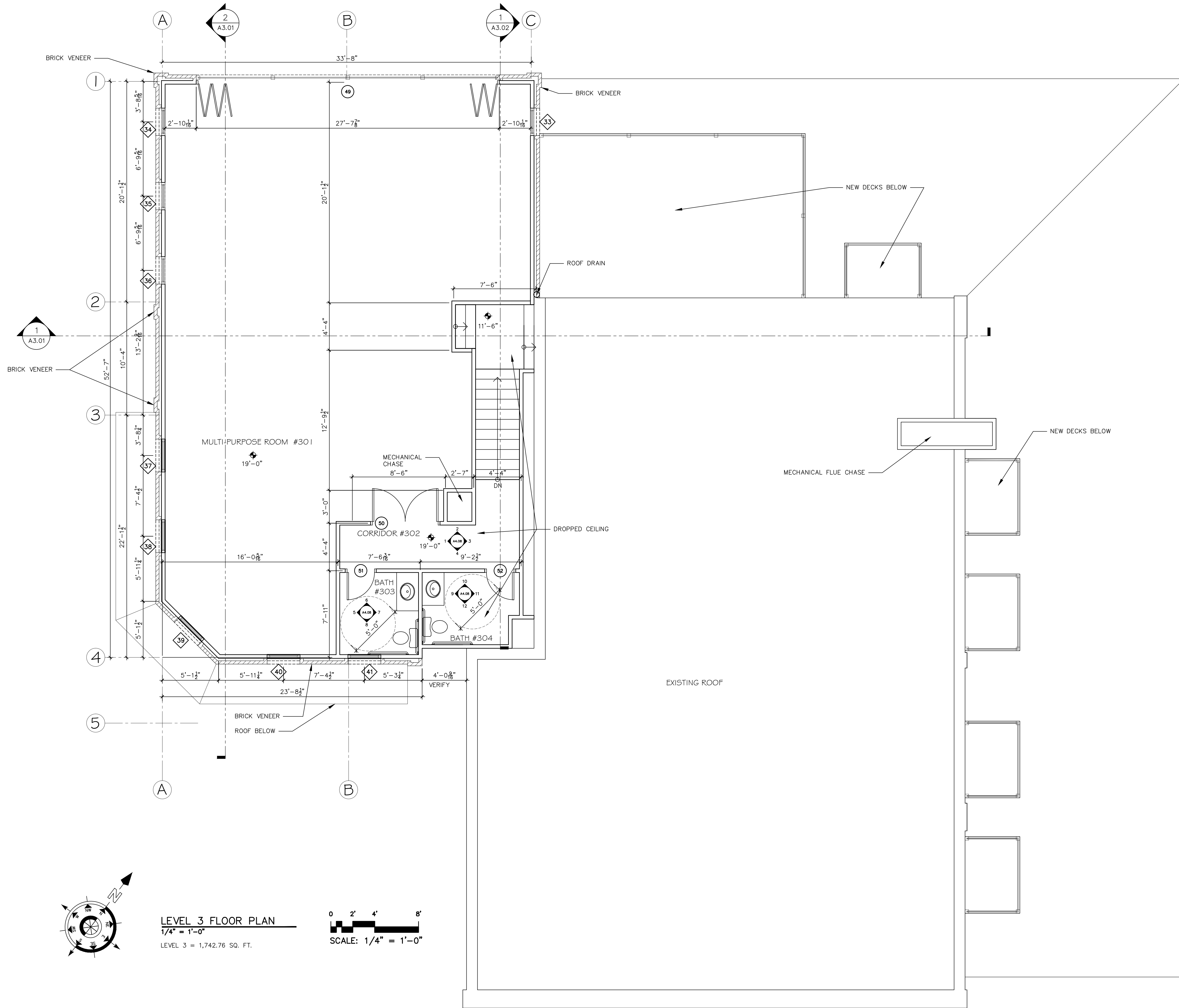
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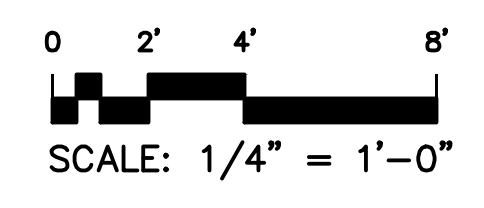
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DATE	NOV. 21, 2018
ROLE	
REVISION DATE	INITIAL

A1.02



LEVEL 3 FLOOR PLAN
 1/4" = 1'-0"
 LEVEL 3 = 1,742.76 SQ. FT.



STEVEN JAMES RIDEN ARCHITECT
 115 G STREET, SALIDA COLORADO 81201 970-389-0150
 MEMBER OF AMERICAN INSTITUTE OF ARCHITECTS

THE HISTORIC MANHATTAN HOTEL
 228 NORTH F STREET
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FORM NUMBER	18-9
DRAWN BY	TH
DATE	NOV. 21, 2018
ROLE	
REVISION DATE	INITIAL

A1.03



1 EAST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

STEVEN JAMES RIDEN
AIA ARCHITECT
ARCHITECT
steven@riden.com
115 G STREET, SALIDA COLORADO 81201 970-389-0150
MEMBER OF AMERICAN INSTITUTE OF ARCHITECTS

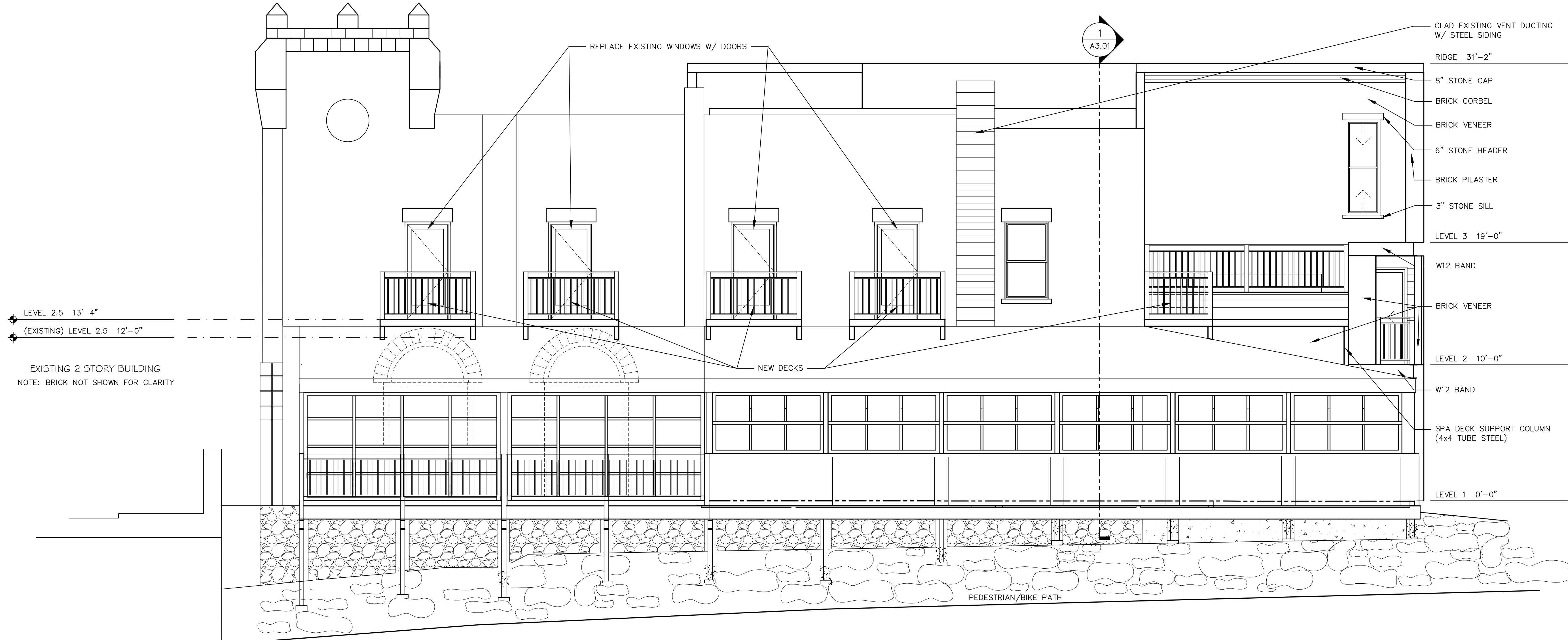
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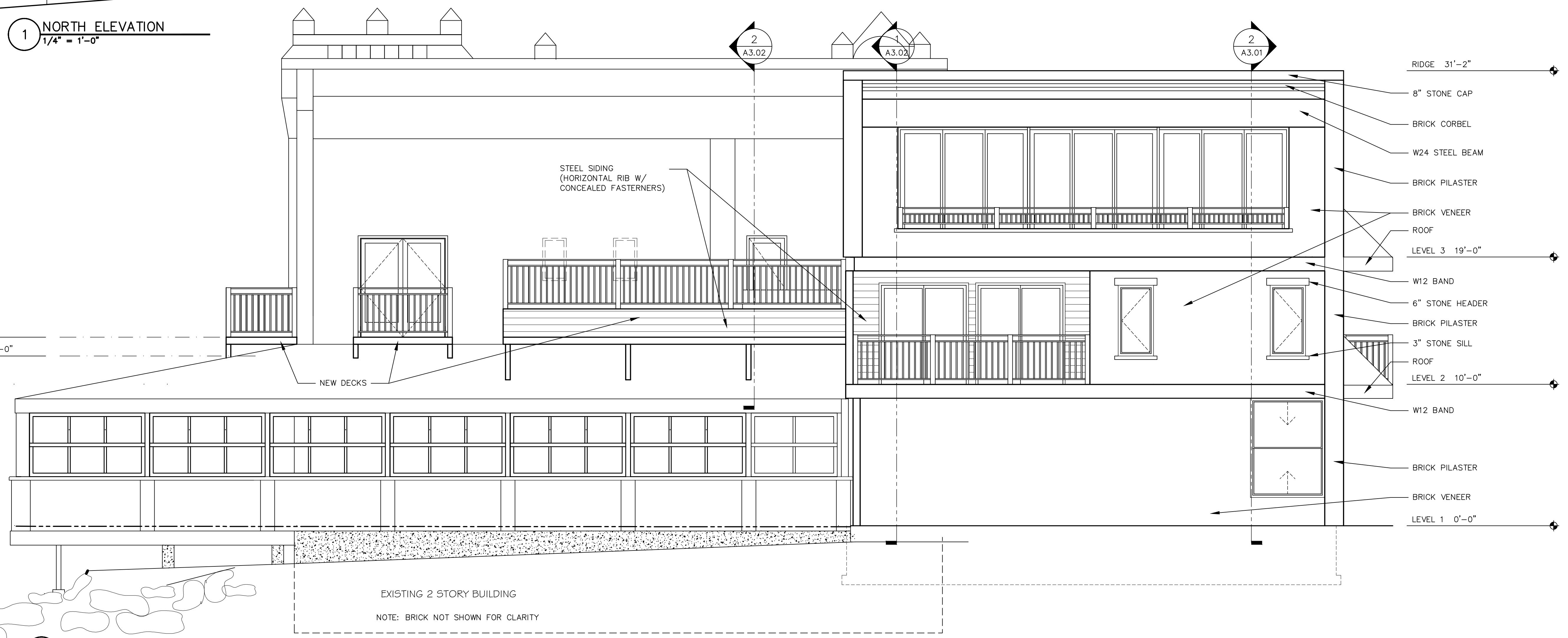
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JOB NUMBER: 18-9
DRAWN BY: TH
DATE: NOV. 21, 2018
ROLE:
REVISION DATE: INITIAL:



1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

STEVEN JAMES RIDEN
ARCHITECT
115 G STREET, SALIDA COLORADO 81201 970-389-0150
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THE HISTORIC MANHATTAN HOTEL
228 NORTH F STREET
SALIDA COLORADO 81201

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DATE	NOV. 21, 2018
ROLE	
REVISION DATE	INITIAL

NOVEMBER 21, 2018

A2.02



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228 NORTH F STREET SALIDA, COLORADO**



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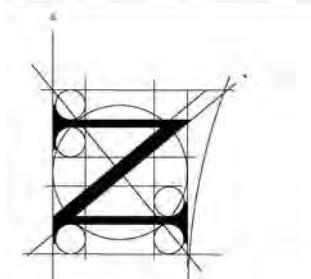
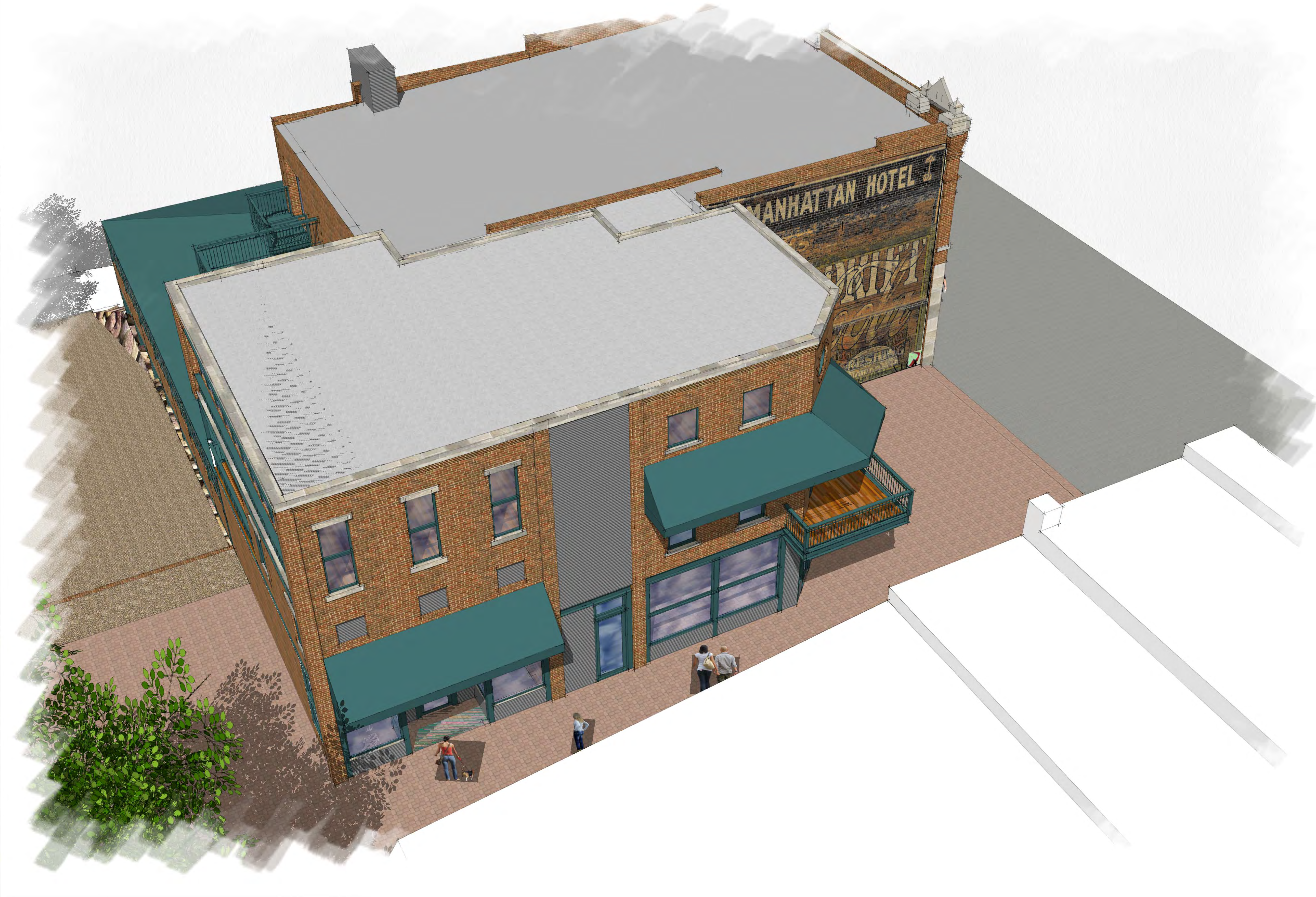
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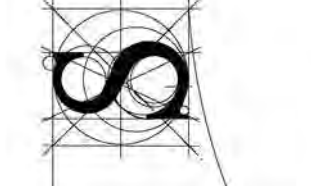


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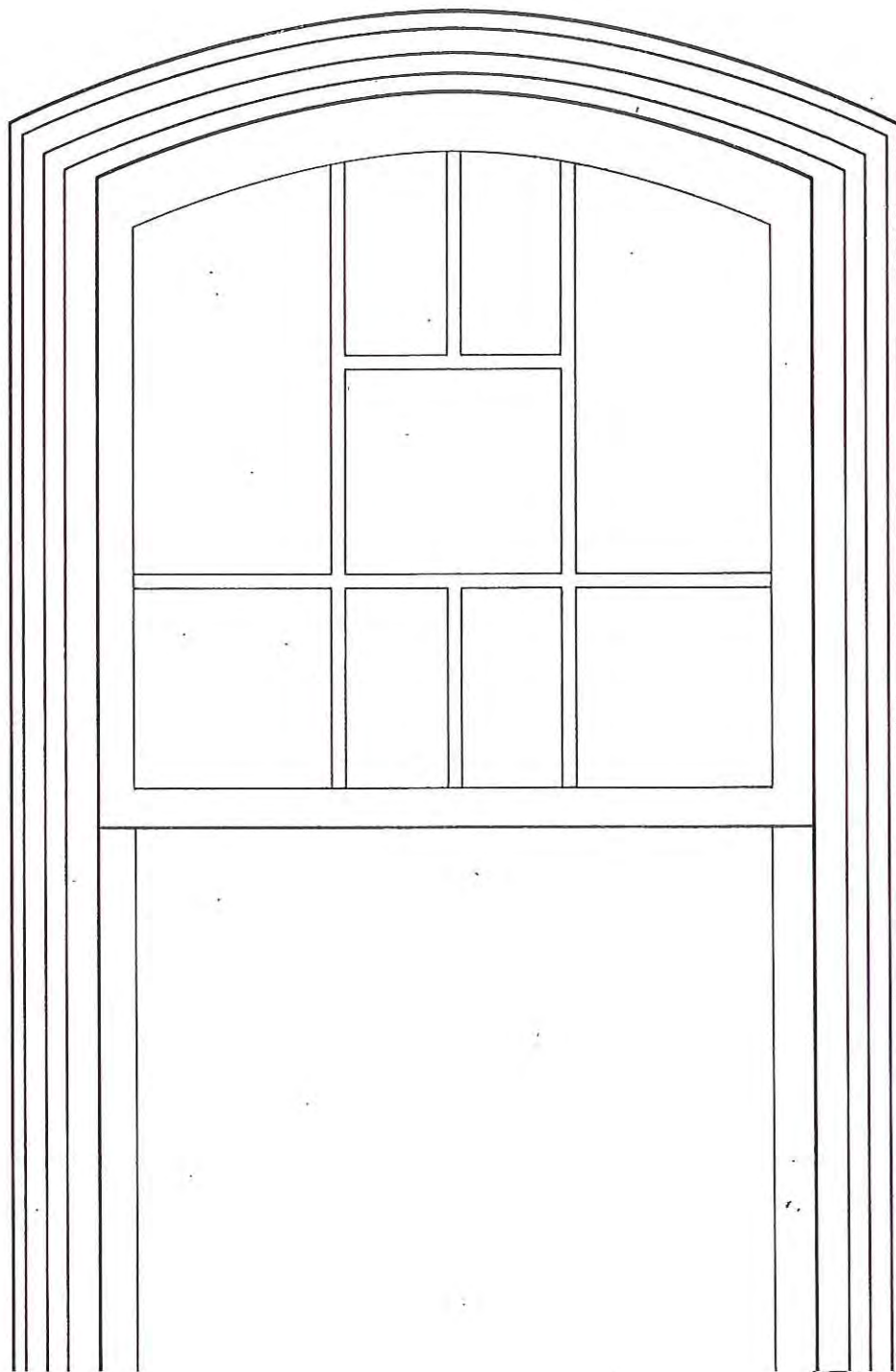
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ARCHITECTURAL
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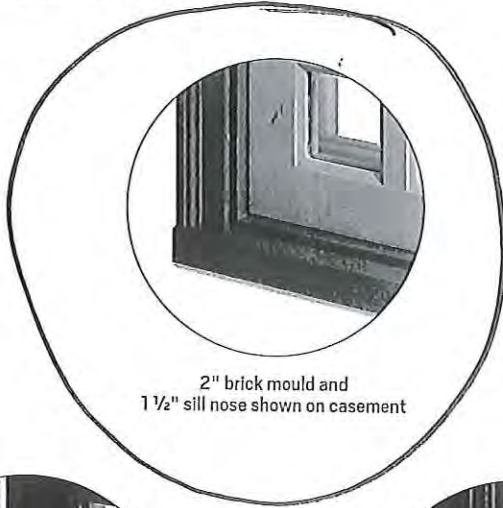
E-SERIES
WINDOWS & DOORS

UNLIMITED POSSIBILITIES



Surrounded in Beauty.

E-Series windows and patio doors are available with a variety of exterior trim options that help take your home from ordinary to extraordinary. It's an ideal way to make every window and patio door an even more attractive part of your home while adding your own personal touches at the same time.



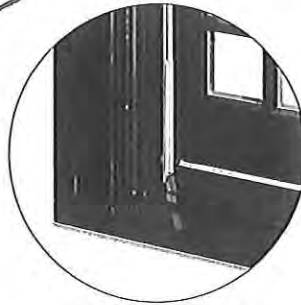
2" brick mould and
1 1/2" sill nose shown on casement



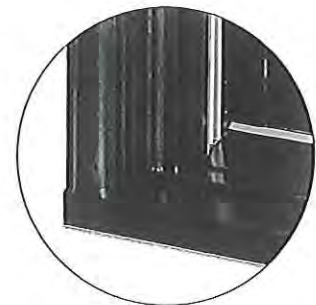
2" adjustable brick mould
shown on hinged inswing patio door



3 1/2" backband & bead casing and
1 1/2" sill nose shown on casement



3 1/2" brick mould and
1 1/2" deep sill nose shown on double-hung



2" ovolo brick mould and
1 1/2" deep sill nose shown on double-hung



5 1/2" flat casing and
1 1/2" sill nose shown on casement



3 1/2" flat casing
shown on hinged inswing patio door

EXTERIOR TRIM OPTIONS

Featuring intricately defined detail made possible through the use of extruded aluminum, our exterior trim options extend outward from the window or patio door frame, casting a shadow line consistent with true historical applications. Choose from a selection of flat casings, brick moulds and sill nosing. Or design your own custom trim profile. Match or contrast the trim with your window and patio door in any of our 50 exterior colors, custom colors and anodized finishes.

• GLASS •



A Range of Glass Types for a Range of Needs.

For both beauty and performance, E-Series products extend your design freedom to glass and grilles. We offer a multitude of glass options, including High-Performance Low-E4® glass as our standard option. Our exclusive Stormwatch® protection (HarborMaster® systems) for severe weather are perfect for coastal conditions.* In addition, you can choose from stunning decorative glass collections and flexible grille options, or design your own for just the right look.



LOW-E4® GLASS

Standard on all E-Series products. It's up to 45% more energy efficient in winter and up to 57% more efficient in summer.**

LOW-E4® SMARTSUN™ GLASS

It gives you the benefits of Low-E4® glass, plus it helps shield your home from the sun's heat and filters out 95% of harmful UV rays while letting sunlight shine through.

LOW-E4® SUN GLASS

It's tinted for maximum protection from the effects of intense sunlight while providing all the benefits of Low-E4® glass.

Additional glass options are also available. Visit andersenwindows.com/e-series or see your Andersen dealer.

PERFORMANCE COMPARISON OF E-SERIES GLASS OPTIONS

GLASS	ENERGY		LIGHT	
	U-FACTOR <small>How well a product prevents heat from escaping.</small>	SOLAR HEAT GAIN COEFFICIENT <small>How well a product blocks heat caused by sunlight.</small>	VISIBLE LIGHT TRANSMITTANCE <small>How much visible light comes through a product.</small>	UV PROTECTION <small>How well a product blocks ultraviolet rays.</small>
SmartSun™	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun™ with HeatLock®	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
Low-E4®	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E4® with HeatLock®	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
Sun	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
PassiveSun™	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
Triple-Pane with Low-E coatings on two surfaces	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ●
Clear Dual-Pane	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options available as of March 2017. Visit andersenwindows.com/e-series for ENERGY STAR® map and NFRC total unit performance data.

HEATLOCK® TECHNOLOGY

Our HeatLock® coating can increase the energy efficiency of any E-Series window or door with Low-E4 or Low-E4 SmartSun glass. Applied to the room-side glass surface, it reflects heat back into the home and improves U-Factors, which can help the window or patio door meet ENERGY STAR® requirements.

TRIPLE-PANE GLASS

Three panes of glass combined with Low-E coatings can provide enhanced energy performance. Adding triple-pane glass to one of our windows or patio doors can produce a lower U-Factor than using regular dual-pane glass.

PASSIVESUN™ GLASS

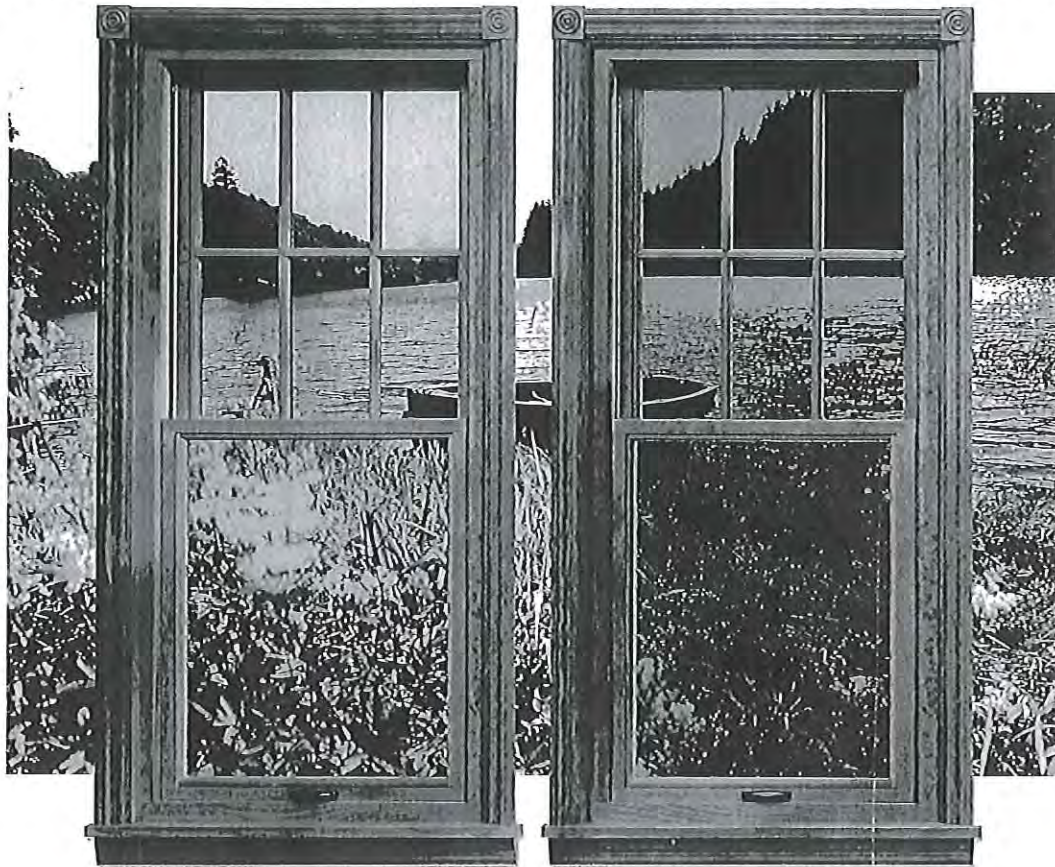
A solution for colder climate zones where higher heat gain is desired. It allows a higher amount of the sun's heat to pass into the home as compared to Low-E4® glass, making it ideal for passive solar applications.

*See your local code official for building code requirements in your area.

**Winter and summer values are based on comparison of E-Series 3866 double-hung window U-Factor to the U-Factor for clear dual-pane

glass non-metal frame default values from the 2006, 2009, 2012 2015 and 2018 International Energy Conservation Code "Glazed Fenestration" Default Tables.

DOUBLE HUNG IMAGE w/o DIVIDED LIGHTS



TruScene® Insect Screen

Conventional Insect Screen

Screen out the Insects, Not the View.

E-Series insect screens let the beauty of the outdoors in, while keeping even small insects out. Choose from a wide selection of insect screen styles, including options that blend seamlessly with your window.



INSECT SCREEN OPTIONS

TRUSCENE® INSECT SCREEN*

TruScene® insect screens for windows are made with a micro-fine stainless steel mesh that offers 50% more clarity than our conventional aluminum mesh insect screens.

TruScene insect screens let in more fresh air and sunlight and keep small insects out.

All TruScene® comparisons are made to a conventional E-Series aluminum insect screen.

WOOD-VENEERED INSECT SCREEN

E-Series interior window insect screens can be veneered in one of our beautiful wood selections, allowing the frame to blend seamlessly into your window.

RETRACTABLE INSECT SCREEN FOR PATIO DOORS**

This insect screen is built with an innovative color-matched housing that hides the insect screen when not in use. It's there when you need it and gone when you don't.

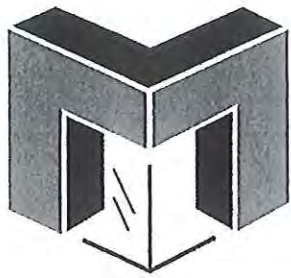
RETRACTABLE INSECT SCREEN FOR WINDOWS

Made specifically for casement and awning windows, this insect screen is a sleek addition to any home. In place, the insect screen keeps insects out. When retracted, it provides a beautiful clear view.

*Additional insect screen options are also available.
Visit andersenwindows.com/e-series or see your Andersen dealer.*

*TruScene® wood-veneered insect screens utilize a different frame profile than other E-Series wood-veneered insect screens.

**Retractable insect screens are available on hinged inswing, hinged outswing and gliding patio doors. See your Andersen dealer for details.



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WINDOW SYSTEMS INC.

www.mankowindows.com

2300i

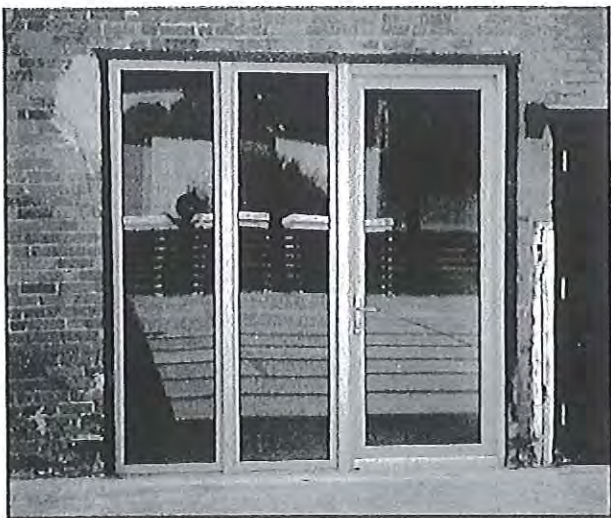
TERRACE DOOR

Manko's heavy duty 2300i terrace door was designed with both performance and quality at the forefront. The door and frame are each thermally broken with a polyamide strut separating interior and exterior aluminum to maximize thermal performance. Glazing is structurally set at the factory for added quality control and a weather tight barrier. The 2300i door is constructed for durability by hydraulically crimping each of the four corners, with the frame being mechanically fastened together at each corner. Multipoint locking improves security and provides a tight seal from outside elements. Precision machined 3-way adjustable butt hinges allow for multi-directional adjustments with FRP bushings and stainless steel pins. The various operation configurations can adapt to your project requirements with options including single in-swing, single out-swing, or pair out-swing. Look no further, the 2300i terrace door can be the perfect fit for your next high performance entry system.



Features:

- ⇒ 3 1/2" or 4" frame depth, 2" door leaf depth
- ⇒ 1" — 1 3/16" glazing
- ⇒ 0.125" wall thickness
- ⇒ Dual weathering on door panels, frame and sill
- ⇒ Vertical and horizontal mid-rail options
- ⇒ Preglazed at factory for added quality control
- ⇒ Internal glass muntins available
- ⇒ Hermetically sealed blinds available
- ⇒ Interior snap trims available
- ⇒ Full range of anodized & AAMA 2605 painted finishes dual finish capability



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WINDOW SYSTEMS INC.

www.mankowindows.com

2400i

BI-FOLD DOOR

2400i bi-folding doors are designed for
openings. This series' unique design brings the
interior and exterior together; perfect for the lounge, restaurant, or
office. The full advantage can be taken of desirable
views, and the full advantage can be taken of desirable
views, outswing only, configuration allows for
stacking at either side of the opening. An



be incorporated in the design of
the doors and frame employ a
thermal barrier for maximum
energy efficiency. The locking hardware includes a
bolt at the head and sill. To aid
in operation, the bottom, and intermediate
sections are complete with a carrier set, while
the full handle for ease of operation.
Detailed specifications will need to

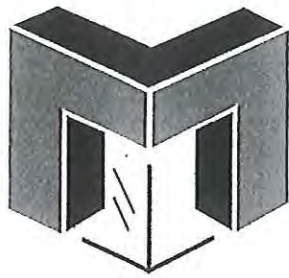


opening an opening for **Features:**
bi-folding door.

- ⇒ 4 1/16" overall frame depth, 2" door leaf depth, 1" glazing
- ⇒ 0.125" wall thickness
- ⇒ 1 13/16" threshold height for a weather tight frame
- ⇒ Dual Finseal weathering on door panels, frames and sills
- ⇒ Vertical and horizontal mid-rail options
- ⇒ Preglazed at factory for added quality control
- ⇒ Internal glass muntins available
- ⇒ Hermetically sealed blinds available
- ⇒ Panel max size of 32" x 108" or approx. 180 lbs.



Zoom 100%



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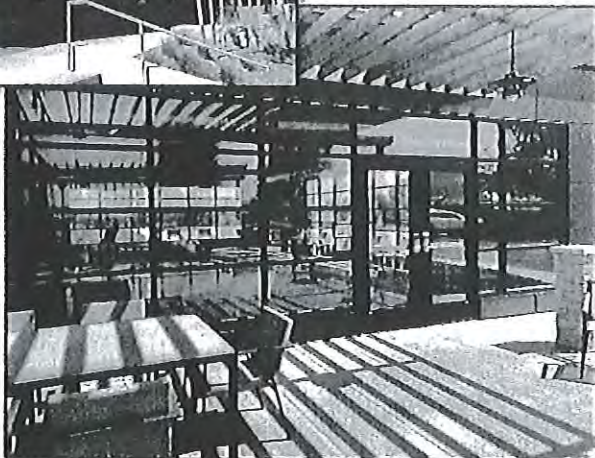
www.mankowindows.com

2450

When it comes to utilizing a storefront system on your project, Manko has a wide variety of options to choose from, including our 2450 system. This system has been a staple in the marketplace for a number of years, providing projects a thermally improved, cost effective system. The 2450's profile and depth fit the typical center glazed 2" x 4 1/2" storefront mold, with a single pour and debridged thermal break to significantly improve u-values over a non-thermal system. This system is well suited for low rise applications and punched openings, refer to Manko's wind load charts for structural capabilities. The 2450 is compliant with AAMA air and water testing and NFRC 100, 200, 400, and 500 certifications. When an economical solution is needed for a fast installation schedule, look no further, Manko's 2450 system can meet your project's needs.

FEATURES

- ⇒ 2" face dimension, 4 1/2" frame depth, center glazed
- ⇒ "Azo-braided" thermal break, for dry shrinkage resistance
- ⇒ Screw spline construction for fabrication punch compatibility
- ⇒ 3/16" - 1 1/8" glazing cavity for vision or spandrel glazing
- ⇒ Integral or dual glazed blind options, venetian or pleated
- ⇒ Window vent options, including zero sightline 1100 series
- ⇒ Full range of anodized & AAMA 2605 painted finishes



Glass Type	System Performance Values			
	Air U-Value	Argon U-Value	SHGC	GR
Clear SN 68 #2 / Clear	0.38	0.35	0.34	45
Clear SNX 62/27 #2 / Clear	0.38	0.34	0.24	45
Clear SB 60 #2 / Clear	0.38	0.34	0.35	45
Clear SB 70XL #2 / Clear	0.38	0.34	0.25	45
Air Infiltration		Minimum Water Resistance		
.06 CFM		12 PSF*		

Values Calculated with Manko's Trisul ICU

*With High Performance Subst



Model Number	Product Operation	Frame Depth (Inches)	Rating	Insulated Glass Venetian Blinds	Between Glass Venetian Blinds (Split Sash)	Mutlins: A=Applied I=Internal T=True	Water Resistance
ALUMINUM CURTAIN WALL							
200	2" Face Dimension	6		YES	NO	A, I	10#
250	2 1/2" Face Dimension	5 5/8, 6 5/8, 7 5/8		YES	NO	A, I	15#
250-I	Isobar 2 1/2" Face Dimension	5 5/8, 6 5/8, 7 5/8		YES	NO	A, I	15#
7700	2 1/2" Face Dimension Slope Glazing	7 5/8		YES	NO		10#
ALUMINUM DOORS							
100-135-160	Narrow - Medium - Wide Stile Swing (1 3/4")	4, 4 1/2		YES	NO	I	
100S-135S-150S	Auto-Showroom Door (1 3/4")	4, 4 1/2		YES	NO		
135-H-160-H	Heavy Medium - Heavy Wide Stile Swing (2")	4, 4 1/2		YES	NO	I	
135-I-150-I	Medium - Wide Stile Isobar Swing (2")	4, 4 1/2		YES	NO	I	
160	Flush Door (1 3/4")	4, 4 1/2		NO	NO		
170	FRP Door (1 3/4")	4, 4 1/2		NO	NO		
175	Narrow Stile Mail Slider (1 3/4")	Varies		YES	NO	I	
2000	Sliding Patio Door (OXO, OX)	4 1/16	SGD-C40	YES	NO	A, I	6#
2100	Sliding Patio Door (OXO, OX, OXXO)	5 1/4	SGD-AW40	YES	NO	A, I, T	8#
2200	Sliding Patio Door (OXO, OX, OXXO)	5 1/4	SGD-AW60	YES	NO	A, I, T	12#
2300	Terrace Door (1 13/16")	3 1/2	AW60**	YES	NO	A, I	12#
2400	BI-Fold Door (1 3/4")	4 1/16		YES	NO	A, I	8#
ALUMINUM STOREFRONT							
450	Non-Thermally Broken Center Glazed	1 3/4 x 4 1/2		NO	NO	A	9#
1450	Non-Thermally Broken Center Glazed	2 x 4 1/2		YES	NO	A, I	10#
2450	Thermally Broken Center Glazed	2 x 4 1/2		YES	NO	A, I	10#
2450-FS	Thermally Broken Front Set	2 x 4 1/2		YES	NO	A, I	10#
2850	Thermally Broken Offset	2 x 6 1/2		YES	NO	A, I	10#
3400	Non-Thermally Broken Center Glazed	1 3/4 x 4		NO	NO	A	8#
6450	Thermally Broken Isobar Center Glazed	2 1/4 x 4 1/2		YES	NO	A, I	10#
ALUMINUM WINDOWS							
550	Fixed	4 1/16	F-AW100	YES	YES	A, I, T	12#
590	Alt Vent / Fixed	4 1/16	HS-C75	YES	YES	A, I, T	10#
600	Slider / Fixed	3 1/4	HS-CW50, F-AW100	YES	NO	A, I	8#
650	Fixed	3 1/4	F-AW100	YES	YES	A, I	12#
680	Project In-Out / Casement / Fixed (2' vent)	3 1/4	AP-AW80, F-AW100	YES	YES	A, I, T	12#
700	Single Hung / Double Hung / Fixed	3 1/4	H-CW50, F-AW100	YES	NO	A, I	8#
725	Historic Single Hung / Fixed	3 1/4	H-CW50, F-AW75	NO	NO	A, I, T	8#
775	Historic Single Hung / Fixed	3 1/4	H-CW50, F-AW75	NO	NO	A, I, T	8#
800	Project In-Out / Casement / Fixed (2' vent)	2	AP-AW80, F-AW100	YES	YES	A, I, T	12#
1100	Project Out / Casement	2 11/16	AP-AW80	YES	NO	I	12#
2525	Project In-Out / Casement / Fixed (2 1/2" vent)	2 1/2	AP-AW80, F-AW100	YES	YES	A, I, T	12#
2900	Historic Project Out / Casement / Fixed	2 1/2	AP-AW80, F-AW100	YES	NO	A, I, T	12#
3000	Historic Project Out / Casement / Fixed	2 3/4	AP-AW80, F-AW100	YES	NO	A, I, T	12#
3100	Historic Project Out / Casement / Fixed	2 3/4	AP-AW80, F-AW100	YES	NO	A, I, T	12#
3225	Project In-Out / Casement / Fixed (2 1/2" vent)	3 1/2	AP-AW80, F-AW100	YES	YES	A, I, T	12#
3235	Project In-Out / Casement / Fixed (2 1/2" vent)	3 1/2	AP-AW80, F-AW100	YES	YES	A, I, T	12#
3245	Project In-Out / Casement / Fixed (2 1/2" vent)	4 1/2	AP-AW80, F-AW100	YES	YES	A, I, T	12#
3527	Project In-Out / Casement / Fixed (2 3/4" vent)	3 1/2	AP-AW80, F-AW100	YES	YES	A, I, T	12#
3527-I	Project In-Out / Casement - Isobar / Fixed (2 3/4" vent)	3 1/2	AP-AW80, F-AW100	YES	YES	A, I, T	12#
4000	Slider (XX) / Fixed	4 1/16	HS-AW60, HS-HC96*, F-AW100	YES	YES	A, I, T	12#
4500	Historic Slider (XX) / Fixed	4 1/16	HS-AW50, F-AW100	YES	NO	A, I	12#
4580	Project In-Out / Casement / Fixed (2' vent)	4 1/2	AP-AW80, F-AW100	YES	YES	A, I, T	12#
5000	Single Hung / Double Hung / Fixed	4 1/16	H-AW60, H-HC96*, F-AW100	YES	YES	A, I, T	12#
5500	Historic Single Hung / Double Hung / Fixed	4 1/16	H-AW60, F-AW100	YES	NO	A, I	12#
6035	Slider (XX) / Fixed	3 1/2	HS-HC85, F-AW100	YES	NO	A, I	10#
6041	Slider (XX) / Fixed	4 1/16	HS-HC85, F-AW100	YES	NO	A, I	10#
7035	Single Hung / Fixed	3 1/2	H-AW50, H-HC60, F-AW100	YES	NO	A, I	10#
7041	Double Hung / Fixed	4 1/16	H-AW50, H-HC60, F-AW100	YES	NO	A, I	10#

*Slider 6' x 4', Hung 4' x 6'

**Outswing Door

CONTEMPRA SERIES™

CONCEALED FASTENED WALL PANELS

CONCEALED FASTENED WALL PANELS

Contempra Series™ Concealed Fastened Wall Panels offer a unique combination of bold, clean lines with the benefit of easy installation. Our universal clip design allows the asymmetrical rib profiles to be mixed for ultimate versatility while still providing a clean, crisp appearance.

Features

- ▶ 24 ga. standard, 22 ga. optional
- ▶ Horizontal and Vertical installation
- ▶ No exposed fasteners
- ▶ Panel lengths available from 5'-0" to 30'-0" max
- ▶ Available in a wide variety of colors and finishes
- ▶ High-strength clip attachment accommodates thermal movement

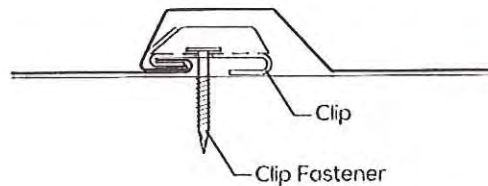
Testing

- ▶ ASTM E 283, 331 Air & Water Penetration
- ▶ ASTM E 1592 Load Testing
- ▶ ASTM E 330 Load Testing

Benefits

- ▶ Tested to meet even the most demanding projects
- ▶ Wide variety of configurations creating unique shadow lines
- ▶ Long, sleek uninterrupted building contour lines
- ▶ Complete control of finished aesthetics
- ▶ Rain-screen ready

Clip Attachment Detail



CONTEMPRA SERIES™ Asymmetrical Rib

