



AGENDA
HISTORIC PRESERVATION COMMISSION

MEETING DATE: Thursday, October 11, 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 – September 06, 2018

III. UNSCHEDULED CITIZENS

IV. AMENDMENT(S) TO AGENDA

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 Sacket Avenue.

- | | |
|--------------------------------|------------------------------|
| a. Staff Review of Application | d. Commission Recommendation |
| b. Applicant's Presentation | e. Decision by Staff |
| c. Commission Discussion | |

- 2. Salida Skating Rink - Major Certificate of Approval Application** - The applicant is requesting approval to make exterior alterations to the structure located at 312 F Street.

- | | |
|--------------------------------|------------------------------|
| a. Staff Review of Application | d. Commission Recommendation |
| b. Applicant's Presentation | e. Decision by Staff |
| c. Commission Discussion | |

- 3. Schuelke Shoes, Hanks Building - Major Certificate of Approval Application** - The applicant is requesting approval to make exterior alterations to the structure located at 148 E. First Street.

- | | |
|--------------------------------|------------------------------|
| a. Staff Review of Application | d. Commission Recommendation |
| b. Applicant's Presentation | e. Decision by Staff |
| c. Commission Discussion | |

VI. UNFINISHED BUSINESS:

VII. NEW BUSINESS:

VIII. COMMISSIONER COMMENTS:

IX. ADJOURN

MEETING DATE: Thursday, September 6, 2018
MEETING TIME: 5:30 p.m.
MEETING LOCATION: City Council Chambers, 448 East First Street, Suite 190, Salida, CO

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

Absent: Harris, Klein

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

II. APPROVAL OF THE MINUTES:

Wednesday, August 08, 2018 – Krebs made one correction to item “C” under the second public hearing. **Zeman** made a motion to accept the minutes as amended. **Hunnicutt** seconded the motion. All were in favor and the motion carried.

III. UNSCHEDULED CITIZENS: None

IV. AMENDMENT(S) TO AGENDA: None

V. REVIEW OF APPLICATIONS:

1. Major Certificate of Approval – Gibson Residence, 222 E. First Street – The request is to receive a Major Certificate of Approval to replace the vinyl windows on the primary façade of the single-family structure. The applicant is requesting approval of the installation of new metal-clad casement windows within the existing openings of the structure.

A. Staff Review of Application – Jefferson gave an overview of the proposal and stated that the applicant has presented a different window configuration than what was presented with the August 08, 2018 hearing. The new proposed windows are similar to the original windows. She explained that staff supports the new proposal as submitted by the property owner on August 27, 2018.

B. Applicant’s Presentation – Jody Jahn of KW Construction and Restoration represented the property owner and explained that when the historic windows were removed both he and the owner were unaware that the property was located in the Historic District. **Jahn** stated that the proposed windows are going to be expensive but the owner wants to contribute to the community and not take anything away from it.

C. Commission Discussion: Hunnicutt asked Mr. Jahn to thank the property owner for this proposal because the Commission appreciates that he is trying to keep the character of this contributing structure. Commissioners agreed that this proposal is much better and is favorable of the new proposal.

D. Commission Recommendation: Krebs made a motion to approve the window replacement as proposed. **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: 5:47 PM

STAFF REPORT

MEETING DATE: October 11, 2018
AGENDA ITEM TITLE: 129 W. Sackett Avenue- Major Certificate of Approval Application
AGENDA SECTION: Public Hearing

REQUEST: The request is to receive a Certificate of Approval for the following exterior work for the single-story structure at 129 West Sackett Avenue:

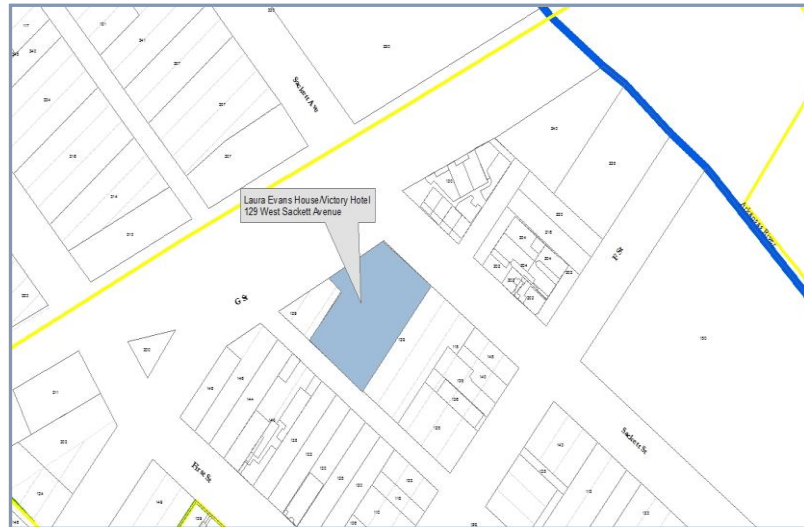
1. Install double-hung metal-clad wood windows in the existing bricked-in window openings.
2. Enlarge one of the existing window openings to create a door opening on the front facade.
3. Install new Trimco 3/4 clear glass doors in the existing bricked-in openings.

APPLICANT:

The applicant is Tom Pokorny, PO Box 745, Salida CO 81201.

LOCATION:

The property is located at 129 West Sackett Avenue, City of Salida, Chaffee County, Colorado. The property is also known as the former Monarch Shriner Club or historically Laura Evans House/Victory Hotel.



PROCESS:

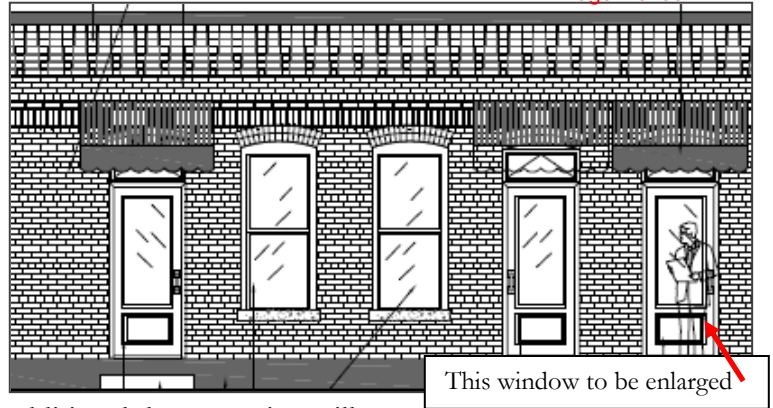
A major certificate of approval (CA) shall be reviewed by the Historic Preservation Commission and ruled upon by the Administrator or his or her designee at a regular or special meeting to be conducted within twenty (20) days from the date the application was determined complete.

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.

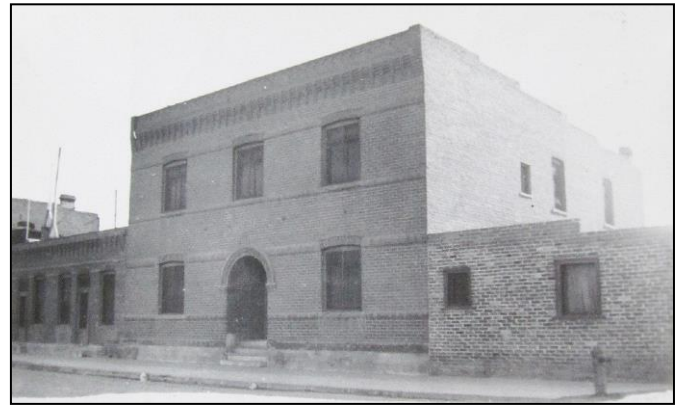
OBSERVATIONS:

1. The subject property is located within the historic district and is located within the Central Business (C-2) District and is a noncontributing structure to the Downtown Historic District.

2. The applicant has completed the stucco removal on the single-story section of the Sackett Street façade and is continuing with the rehabilitation of this section of the structure. He would like to now install metal-clad wood windows in the original openings. The request is to also enlarge the westernmost bricked-in window to create a door opening and install new doors in all of the bricked-in door openings. The additional door opening will allow the applicant to have commercial businesses in the single-story section of the building and a way of egress for the proposed condominiums within the two-story section of the building.



3. The building is considered a noncontributing building to the downtown historic district. According to the Architectural Inventory statement of significance for this property, "This building is associated with the history of prostitution in Salida, and most notably as the home of the City's most famous madam, Laura Evans. Alterations to the building have diminished its architectural significance."



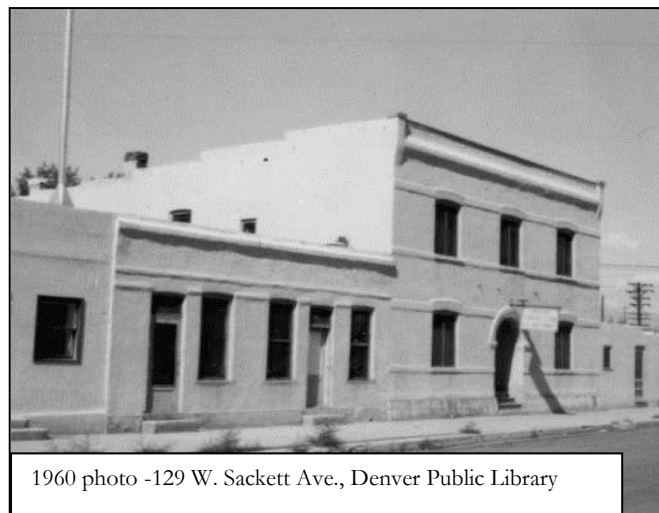
4. The applicant added a historic photo of the exterior of the structure which shows three windows and two door openings on the Sackett Avenue facade. The rear of the structure has one (1) bricked-in window and one (1) bricked-in door that will be reopened and a new window and door will be installed as part of this application.

REVIEW STANDARDS:

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

- A. **Enhance District.** Whether and/or to what extent the proposed work will enhance and advance the purposes and intent underlying the establishment of the district.

- The applicant is in the process of rehabilitating the original façade on the whole building. The proposed work would restore two of the original window openings and two of the original door openings on the Sackett



Avenue façade and create a third door opening from the westernmost bricked-in window. There is one (1) bricked-in window and one (1) bricked-in door on the rear façade that will be reopened and a new window and door installed.

- According to the Downtown Design Guidelines, Part 3, Rehabilitation Guidelines, Section C. Specific Building Features – Windows Policy: The primary street-facing façade or prominently visible façade, which fronts the street and exhibits the main character-defining elements of the building, or is highly visible from a heavily-trafficked area, will see the most strict window treatment requirements, which is to repair only, unless the following criteria are met.
 1. Poorly executed and irreversible past repair work.
 2. Missing previous existing window.
 3. Past inappropriate window replacement.
 4. Sash replacement is permitted so long as they match the appearance of the originals.
- The applicant is proposing to retain the original wood frame and install double-hung metal-clad retro fit windows. The bricked arches above the windows and doors will also be preserved.
- According to the Downtown Design Guidelines, Part III, Section C- Specific Building Features, #4. Preserve the size and proportion of a historic window opening.
 - Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window is inappropriate.
 - Making a window opening into a door opening is preferable to installing a new door opening.
- Although enlarging an existing window opening to create a new door opening is discouraged on the primary façade, the applicant states in the application materials that “the expanded opening will address the building code required life-safety issue of a fire-rated egress route from the upstairs condos to the outside. It is not allowed that an R-2 residential-use area (the condos above) egress through a commercial-use area; it must have its own fire-rated corridor to the outside. With this door, the apartment tenants will be able to access the existing stairs to above without entering either of the commercial spaces at the street level.”
- The work that the applicant has done and is proposing to do will restore the significance of the façade which will enhance and advance the purposes of the Downtown Historic District.

B. Overall Character. New structures and additions to, or the exterior repair or alteration of, existing nonlandmark and noncontributing structures shall be compatible with the historic architectural character, scale, shapes, sizes, heights, facades and materials predominant in the district to the maximum extent feasible.

- The applicant is in the process of restoring the historic appearance of the façade of the structure, as shown in the submitted application materials, with the exception of enlarging the westernmost window to create a door opening. The work will be compatible with the historical character of the surrounding buildings within the district.

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

- The building has been modified in the past from the original appearance and the proposed work would improve the appearance and integrity of the Sackett Avenue facade.
- Once complete the structure should harmonize with the contributing Historic Palace Hotel across the street and the River Lofts also across the street.

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

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

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

Non-contributing buildings are addressed on page 29 of the design guidelines. The policy states that: “Alterations and additions to non-contributing buildings should improve the character of the building and its compatibility with Salida’s historic downtown.”

- The building currently has windows and doors on the Sackett Avenue façade that have been bricked-in. The openings will be restored and appropriate windows and doors will be installed.
- The changes would improve the character of the building and be compatible with the Downtown Historic District.

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

The proposed alterations meet the review standards for changes to the exterior of a noncontributing structure within the historic district because they are not destroying any existing character defining features and they are compatible with historic features of the downtown.

The application will be a positive continuation of the rehabilitation of the historic façade of this downtown building.

RECOMMENDED ACTION: Based upon the observations and review standards outlined above as well as the applicant’s submission of photos and narrative, staff recommends the following:

That the Commission recommend **approval** for the Certificate of Approval request for the following alterations with one condition:

- Install double-hung metal-clad wood windows in the existing bricked-in window openings.
- Enlarge one of the existing window openings to create a door opening on the front facade.
- Install new doors in the existing bricked-in door openings.

1. Upon completion of the project the applicant contact staff for inspection of the approved work.

RECOMMENDED MOTION:

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

Attachment: Application materials
Architectural Inventory Form for 129 W. Sackett

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 4

Date	Initials _____
_____	Determined Eligible-NR
_____	Determined Not Eligible-NR
_____	Determined Eligible-SR
_____	Determined Not Eligible-SR
_____	Need Data
_____	Contributes to Eligible NR District
_____	Noncontributing to Eligible NR District

I. IDENTIFICATION

- 1. Resource Number: 5CF406.77
- 2. Temporary Resource Number: 133
- 3. County: Chaffee
- 4. City: Salida
- 5. Historic Building Name: Laura Evans House, Victory Hotel
- 6. Current Building Name: Mon-Ark Shrine Club
- 7. Building Address: 129 W. Sackett Ave.
- 8. Owner Name and Address: Mon-Ark Shrine Club Holding Corp, 337 Ouray Ave., Salida, CO 81201

Parcel Number: 368132405375
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 413612 Northing 4265693
- 11. USGS Quad Name: Salida East, Colo.
Year: 1994 Map Scale: 7.5' Attach photo copy of appropriate map section.
- 12. Lot (s): 7-10 Block(s): 5
Addition: Salida Original Townsite Year of Addition: 1880
- 13. Boundary Description and Justification:
Boundary includes the building and the urban parcel on which it is situated.

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan (footprint, shape): Irregular
- 15. Dimensions in Feet: Length 87 X Width 83
- 16. Stories: 2
- 17. Primary External Wall Material(s) (enter no more than two):
Stucco
- 18. Roof Configuration (enter no more than one):
Flat
- 19. Primary External Roof Material (enter no more than one): Asphalt
- 20. Special Features (enter all that apply):
None
- 21. General Architectural Description:

Two-story stuccoed building with one-story wing to east. Flat roof stepped down toward rear. Façade has three segmental arched sash and transom windows with stuccoed sills and lintels on upper story. Transoms are Queen Anne style with colored glass lights. First story has inset round arched entrance with concrete steps and metal railing. Flush panel door and covered up transom. One-story wing has flush panel wood door with covered up transom. West wall of building has small round window toward front end.

Resource Number: 5CF406.77

Temporary Resource Number: 133

22. **Architectural Style/Building Type:** No Style

23. **Landscaping or Special Setting Features:**

N/A

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

None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1898-1904 Actual

Source of Information: Sanborn ins. maps, 1898 & 1904

26. **Architect:** Unknown

Source of Information:

27. **Builder/Contractor:** Unknown

Source of Information:

28. **Original Owner:** Unknown

Source of Information:

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

This building was originally a rectangle with small open porches on the west and south. Between 1904 and 1909, the rear porch was removed and a one-story rear addition was built that projected beyond the west wall of the main building; it had an open porch on its east wall. A two-unit one-story building was built a short distance to the east between 1904 and 1909; between 1909 and 1914 a small connector linked the main building to the building to the east. Between 1929 and 1945, one-story additions were constructed on the west and at the southeast. The building was heavily stuccoed and a complete connection with the east building was accomplished at some point between the late 1930s and 1960.

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

V. HISTORICAL ASSOCIATIONS

31. **Original Use(s):** Commerce and Trade/Business/Brothel

32. **Intermediate Use(s)** Domestic/Hotel

33. **Current Use(s):** Social/Clubhouse

34. **Site Type(s):** Bordello, Hotel, Fraternal Lodge

35. **Historical Background:**

The main part of this building was erected between 1898 and 1904 while the eastern portion dates to 1904-09, according to Sanborn fire insurance maps. The 1943 year of construction reported by the Assessor is not correct. The 1904 Sanborn map identifies this building as "female boarding," a Sanborn Map Company euphemism for a place of prostitution. The 1909 and 1914 maps show the same use. Although the 1929 Sanborn labels the building as a dwelling and the 1945 map shows it as the "Victory Hotel," by most accounts the buildings continued to function as a place of prostitution. The block of W. Sackett Avenue (then known as W. Front Street) was the town's Red Light District and contained a number of houses of prostitution. Railroad workers and travelers provided a large client base for the district.

Mildred Bommer was the head of this house in 1905-06. Salida's most famous madam, Laura Evans, lived here for many years. According to an account in *One Hundred Years in the Heart of the Rockies*, Ms. Evans married young, deserted her family, changed her name, and became a prostitute. She came west to Denver's Market Street and spent three years in Leadville, before settling in Salida in the late 1890s. In 1905 she operated a bordello in the building at 113 W. Sackett Avenue. She opened this parlor house in about 1910 on W. Sackett Avenue. This building is visible on 1926 and late 1930s overview photographs of Salida taken from Tenderfoot Hill. In about 1906, Evans acquired a row of cribs across the street (130 W. Sackett Avenue). She continued to operate her business until 1950, when the local District Attorney finally forced her to close.

Accounts of Laura Evans's life in Salida are replete with numerous good works. During the influenza epidemic of

1918, she reportedly suspended operations and provided rooms for the sick and sent her girls to aid in nursing flu victims. During the Depression, food baskets and coal were provided to needy families. Abused women were given shelter. One Salida politician remarked: "I doubt if anybody will ever know how many people Laura helped. She was an entire Department of Social Services long before there was such a thing."

At the time of the 1920 Census, she reported her age as forty-seven and stated that she was a native of Alabama. She listed her occupation as the keeper of a lodging house. Her "lodgers" included seven women in their twenties and thirties and a sixty-one year old African-American cook.

After her house was closed down in 1950, she rented rooms to railroad workers. Ms. Evans died in this house on 6 April 1953. Her family offered to donate the property to church and civic organizations, and the Mon-Ark Shrine Club eventually acquired the building. The organization still occupies it.

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Cynthia Pasquale, One Hundred Years in the Heart of the Rockies (Salida: Arkansas Valley Pub. Co., 1980), 91-94; Eleanor Fry, Salida: the Early Years (Salida: Arkansas Valley Pub. Co., 2001), 220-21; U.S. Census Bureau, Census of Population, 1920, manuscript returns, Chaffee County, Colorado, enumeration district 9; Russ Collman, ed., Trails Among the Columbine (Denver: Sundance Publications, 1992), 246-47 (photo) and 264-65 (photo)..

VI. SIGNIFICANCE

37. Local Landmark Designation: No Date of Designation:

Designating Authority:

38. Applicable National Register Criteria:

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

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

Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

40. Period of Significance:

41. Level of Significance:

42. Statement of Significance:

This building is associated with the history of prostitution in Salida, and most notably as the home of the city's most famous madam, Laura Evans. Alterations to the building have diminished its architectural significance.

43. Assessment of Historic Physical Integrity Related to Significance:

The building has been covered with a heavy coat of stucco, which has covered up many of its architectural features. It retains sash and transom windows on the upper story and a small round window on the west wall.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Not eligible

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

This building is located within the Salida Downtown Historic District.

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

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

VIII. RECORDING INFORMATION

47. Photographic Reference(s): 3: 6, 8, 10, 12.

Negatives Filed At: City of Salida

Photographer: Roger Whitacre

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

Resource Number: 5CF406.77

Temporary Resource Number: 133

49. Date(s): September 2002

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

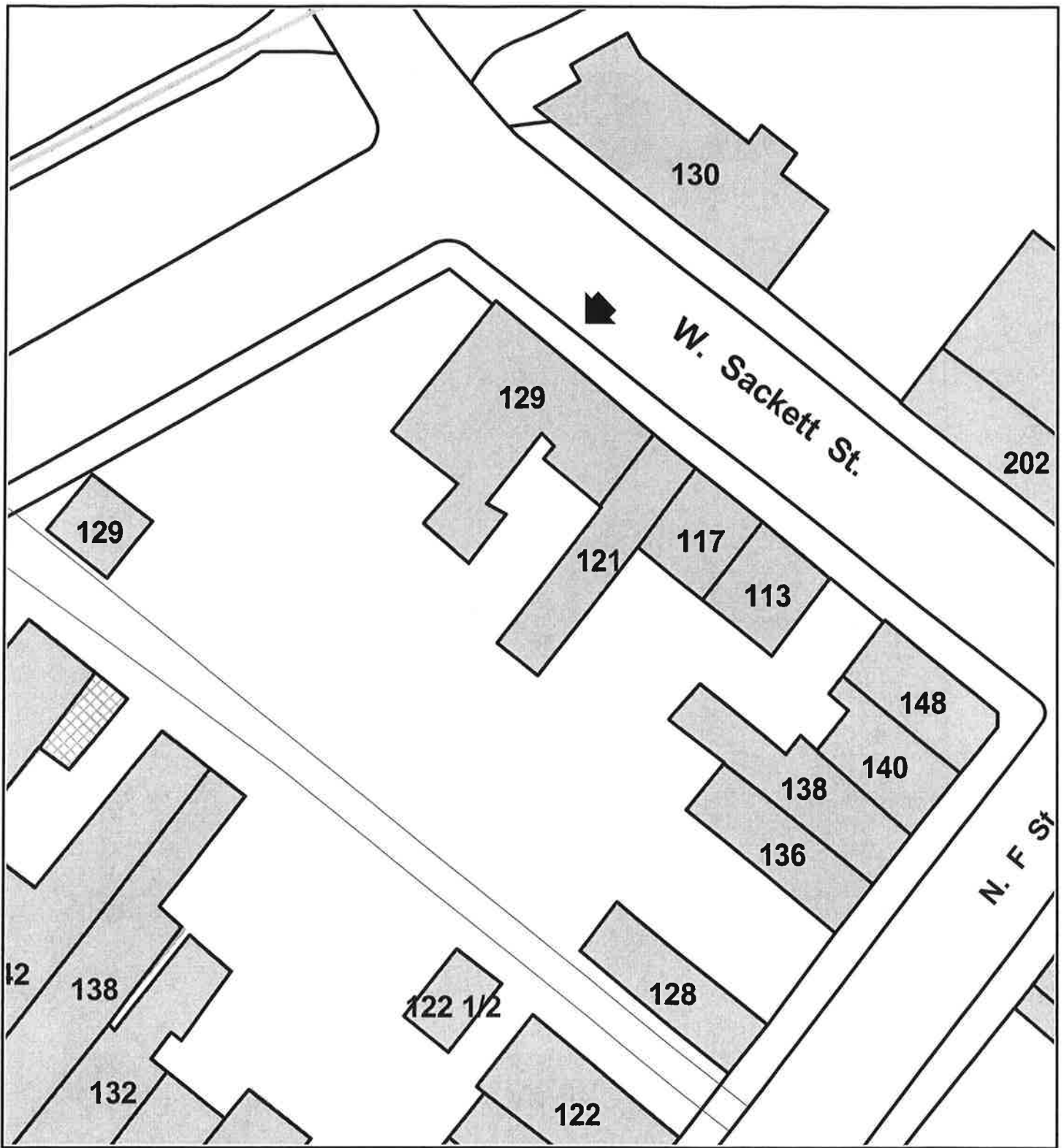
51. Organization: Front Range Research Associates, Inc.

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



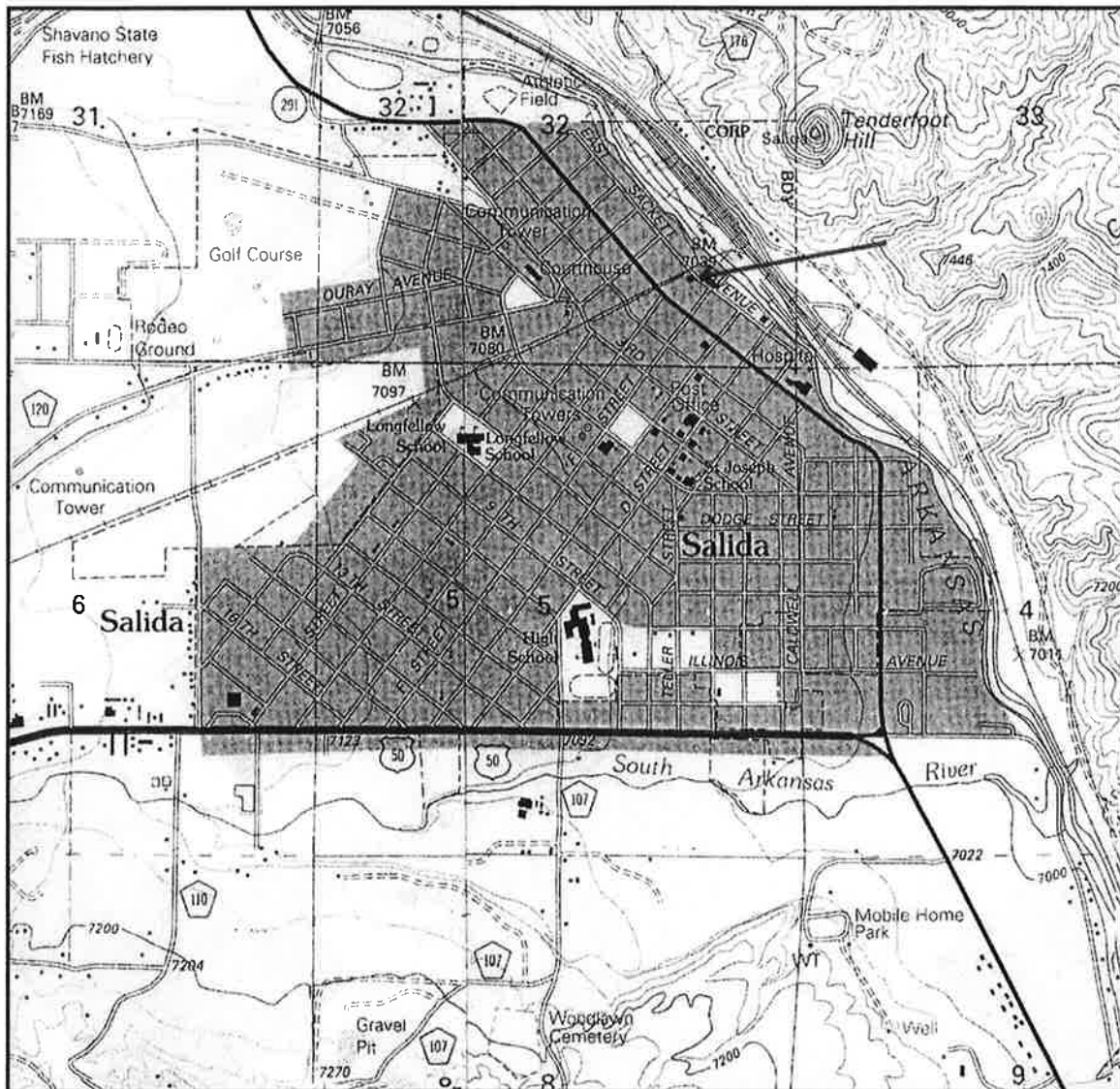
129 W. Sackett Avenue, 5CF406.77

20 0 20 40 Feet

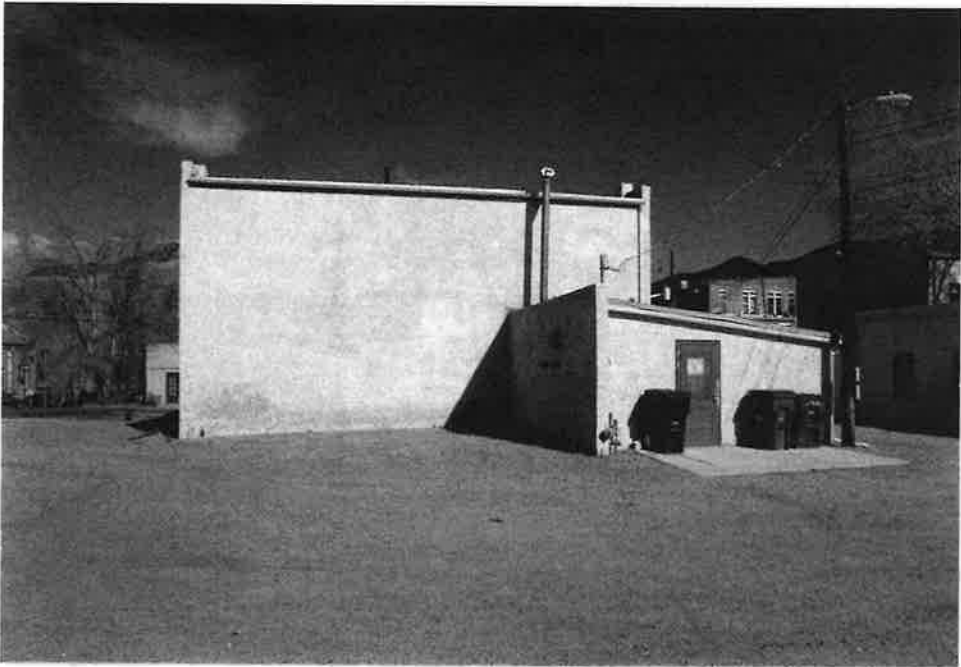
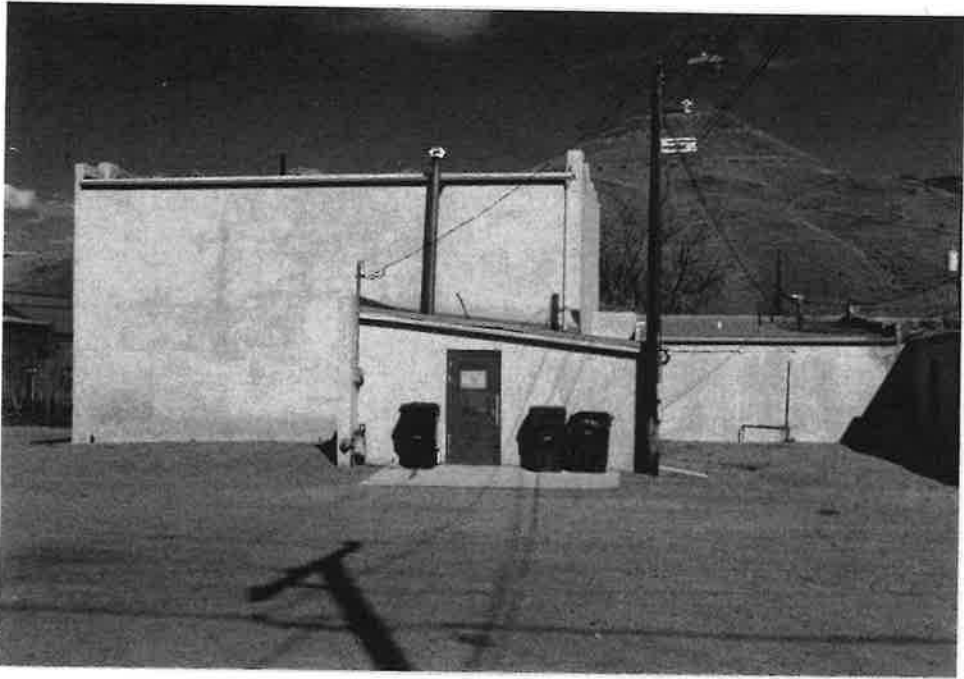


**Downtown Salida Historic Buildings Survey, 2001-02
USGS Location Map**

129 W Sackett St, 5CF406.77



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





Original Application submitted on April 20, 2018 (for reference)

To: City of Salida (Salida Historical Commission)

Date: **April 20, 2018**

Re: Major Certificate of Appropriateness for 129 W. Sackett St. (**Non-contributing building**)

Prepared by: Tom Pokorny, Natural Habitats Design, Inc
202 N. 'F' St.
Salida ,Co 81201
719 539-4481
tpokorny@naturalhabitats.biz

Prepared for: 129 W. Sackett, LLC

Members of the Commission (or City staff):

The following narrative and images provide a description of the non-contributing existing building @ 129 W. Sackett and helps explain proposed changes.

Image #1 below is a current photo of the front of the building. We propose to explore the removal of the stucco that currently covers the façade of both the two-story and one-story buildings. At a minimum, we will expose the original door and window openings and the brick accents at the cornice, mid-band, over windows and doors and the base. Hopefully, the process with which the stucco was applied allows for the removal of all of the stucco on the façade without damage to the original underlying brick.

Image #2 shows the building in 1937 before the stucco was applied.



Image #1: Existing condition of Laura Evans Building (129 W. Sackett).



Image #2: Laura Evans Building (129 W. Sackett) before application of stucco.

That's it! We just want to attempt to remove the stucco on the façade and bring the building back closer to its original appearance.

Thanks for your help with this project.

Sincerely,

Tom Pokorny

Update on Finished Work: August 31, 2018

Since our last submission for review, we have proceeded with the removal of stucco and the reconstruction of the brick façade of the single-story building. Also, we have removed the 1970s plywood paneling from the interior walls. Now that we know what is under the stucco and paneling, we have further developed our plans. The narrative below outlines what we have done and what we propose to do moving forward.

One-story building --- Stucco removal from Façade: We have removed the stucco from the one-story building and discovered that the openings of three windows and a door were in-filled with CMU brick before the stucco was applied. Also, we found that the people that applied the stucco destroyed the cornice brick details by busting off the raised brick details to make smooth the surface of the façade; this made it easier to apply the stucco (see Photo below).



Photo 3: Early in reparation stage. Note damage to original upper band and cornice dentil detail.

We have since repaired and replaced the damaged dentil cornice and upper band (see photo below).



Brick Photo 4: Brick details in process of being replaced/repaiored.

Two-story building ---Stucco removal from Façade: We have removed a portion of the stucco covering the underlying brick from the façade of the two-story building. It appears that it would be feasible to remove the stucco from the façade --- with a lot of repair work to the underlying brick. Our structural engineer has recommended that we do not remove the stucco from the two-story building at this time as the entire roof structure needs to be removed and replaced with a new clear span roof-truss system and, currently, the stucco is stabilizing the un-reinforced Salida brick walls.

Proposal for Future Work: August 31, 2018

Window Replacement: In removing the interior paneling, we found that the original window frames are still intact. However, the window sashes and glass were removed at some point previous to date. We contacted Architectural Glass to recommend a solution. Steve Duhaime inspected the window frames and said that in dealing with this situation within the Historic District in the past, they have used a replacement system that fits into the original frame. He recommends we use the Anderson Architectural E-series Talon RetroFit wood clad double-hung window with clear glass (see attached). Leaving the original frame in place, he says that the window should look just like the original other than there won't be wavy glass,. This same system has been used on several contributing buildings within the Historic District, including the upstairs windows on the façade of the Unique Theater, our City's premier Landmark building (see photo below). However, we

will use clear glass as our windows are on the street level and will serve as storefront windows.



Photo 5: Talon RetroFit window insert used in the Unique Theater.

Door Replacement: In removing the interior paneling, we found that the original door frames are still intact. Architectural Glass recommends we use the Trimco 3/4 clear glass door to replace the missing doors. Using this style of door, the bottom of the door glass matches the elevation of the bottom of the windows, creating a horizontal line that makes good design sense (see attached proposed elevations).

Expand window opening downward to create a door opening. The applicant would like to expand the westernmost bricked-in window opening at the façade of the one-story building downward to create a door opening. This expanded opening will address the building code required life-safety issue of a fire-rated egress route from the upstairs condos to the outside. It is not allowed that an R-2 residential-use area (the condos above) egress through a commercial-use area; it must have its own fire-rated corridor to the outside. With this door, the apartment tenants will be able to access the existing stairs to above without entering either of the commercial spaces at the street level (see attached plans).

Note that the window opening we plan to expand was not original to the building façade. In removing the stucco and the interior paneling, we found that there used to be a 4 foot alley between the two buildings. This alley was filled in and this window added when the buildings were joined. (We have found similar situations in our own office building that was joined with the Palace Hotel, the Sherman Hotel building and in the Twitchell Building.) This infill area is easily noted in the photo below. Note the following: 1) the vertical seam/line under the bricked-in window that delineates the alley infill brick and mortar from the original one-story building, 2) the lack of a stone foundation between the original one-story and two-story buildings, 3) the lack of an upper band at the top of the bricked-in window and 4) the different brick type and mortar used to in-fill the alley and

5) the drainage pipe that was probably used to direct water from the higher grade in the rear of the lot out to the street.



Photo 6: Note the in-filled 4' wide area that once separated the two buildings.

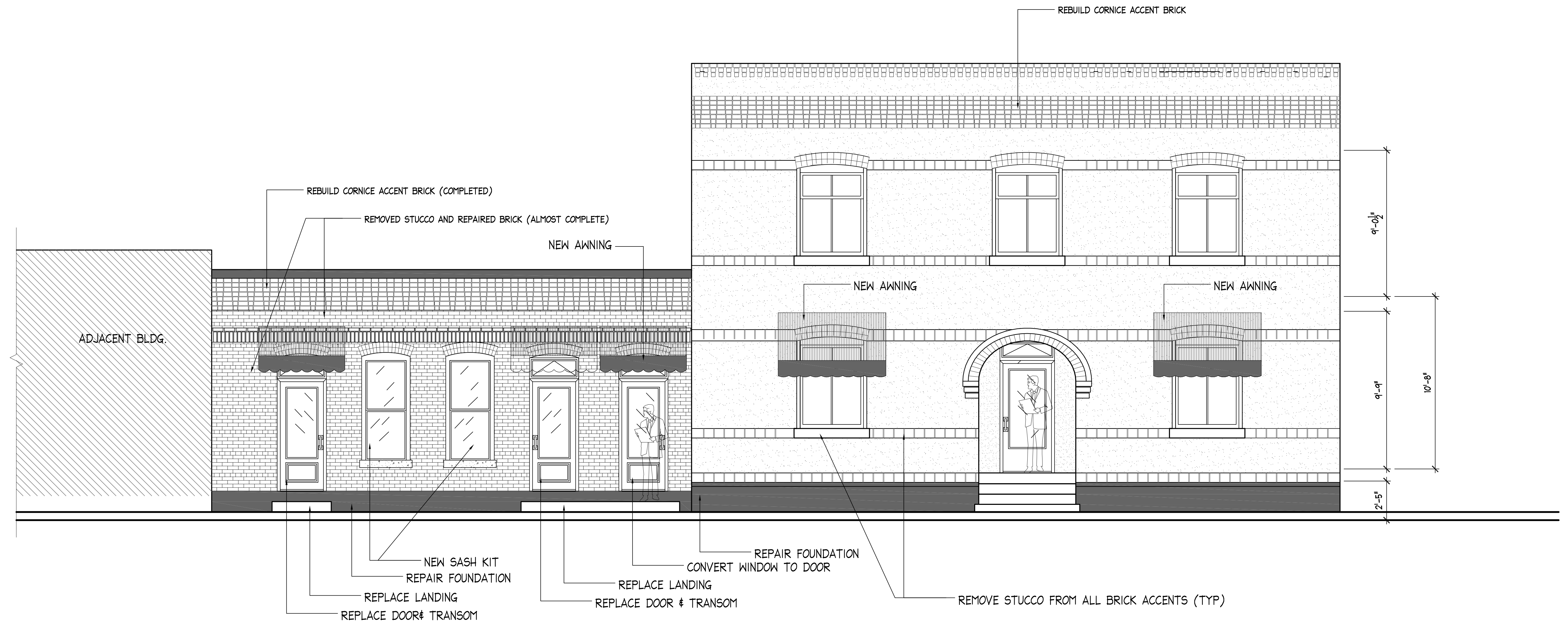
Conclusion: The above narrative updates the Commission on the status of the ongoing improvements at 129 W. Sackett. We have removed the stucco from the façade as allowed previously and we are now requesting to continue with the project by replacing the lost doors and windows with new historically accurate replacements and to expand the opening of the westernmost window to allow for a fire-rated corridor from the new condos above to the street.

Thank you for your time in reviewing this project and your suggestions to come.

Sincerely,

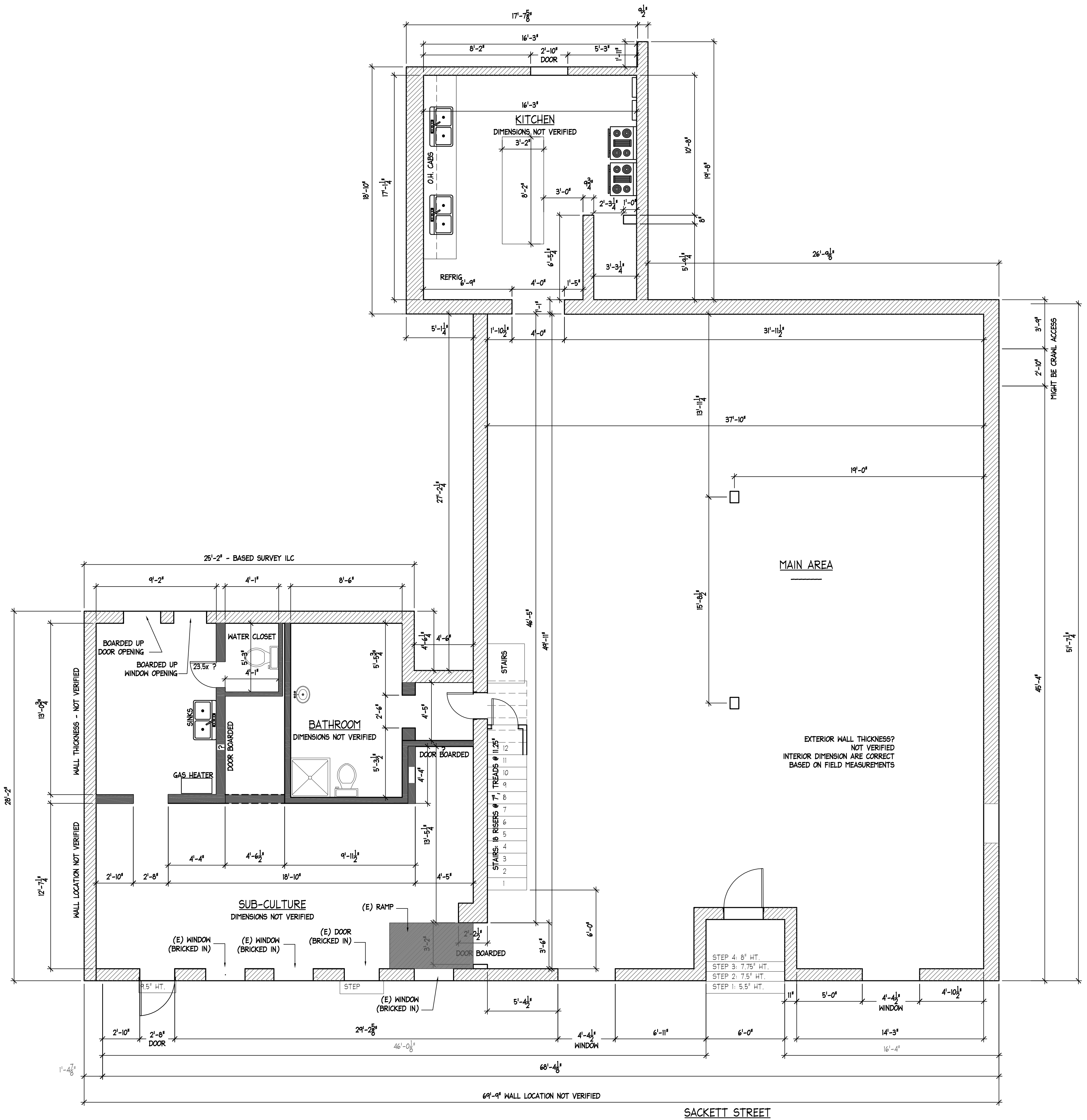
Tom Pokorny
Natural Habitats Design

RECENT & PROPOSED MODIFICATIONS

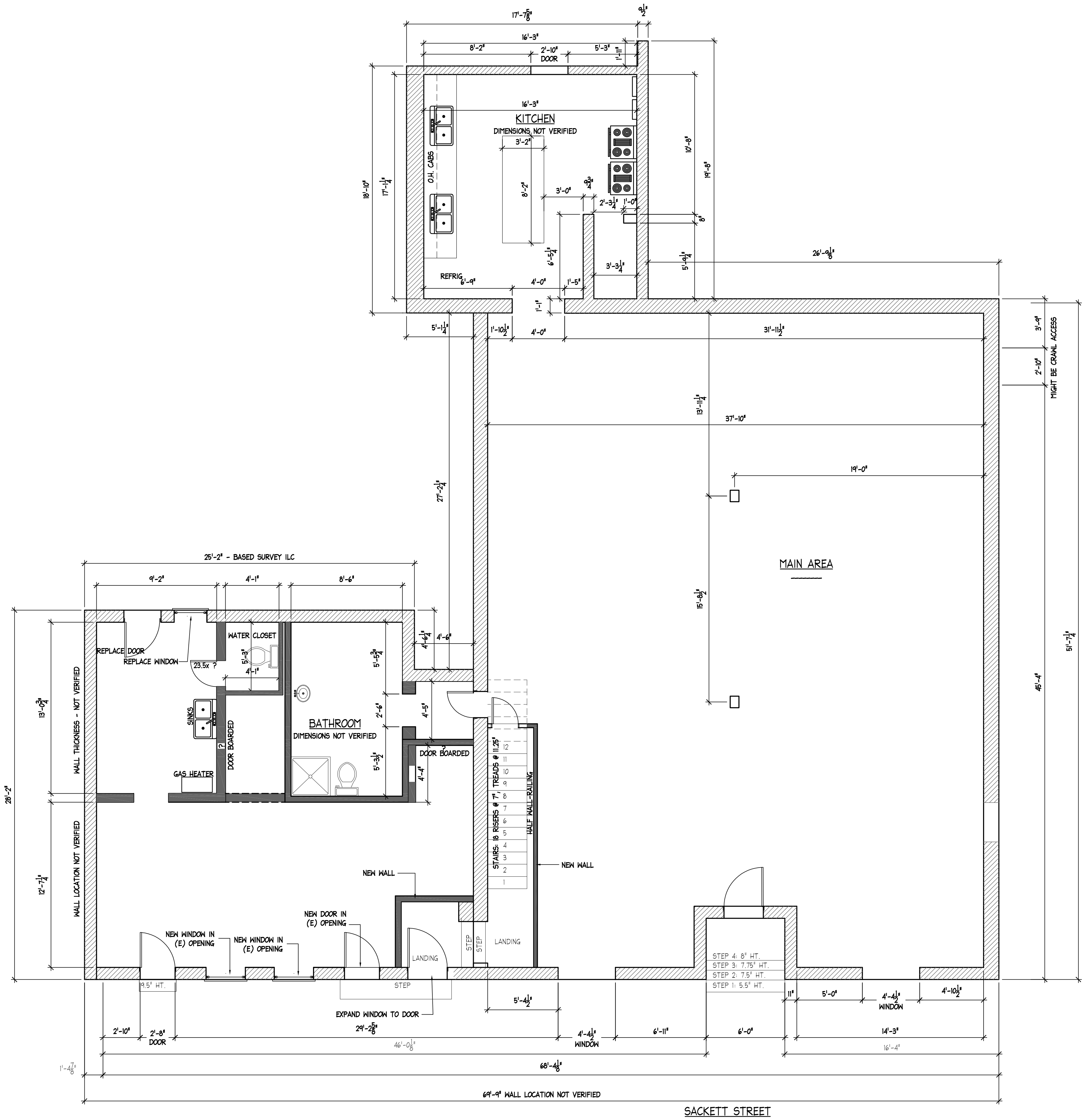


SACKETT ST.(NORTH) ELEVATION
129 W. SACKETT --- SHRINERS BUILDING

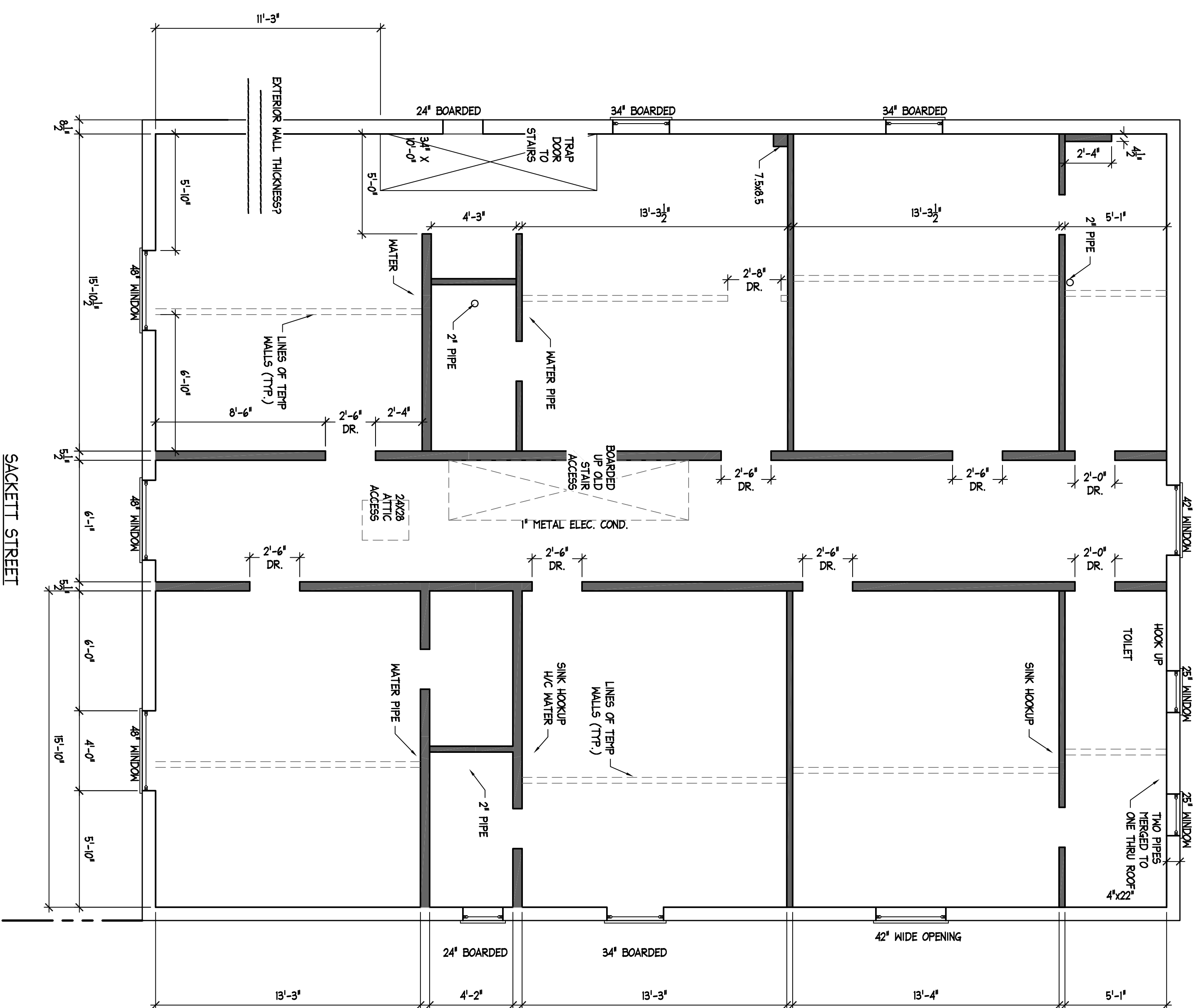
DATE: 8-25-18



129 W. SACKETT --- EXISTING FLOOR PLAN



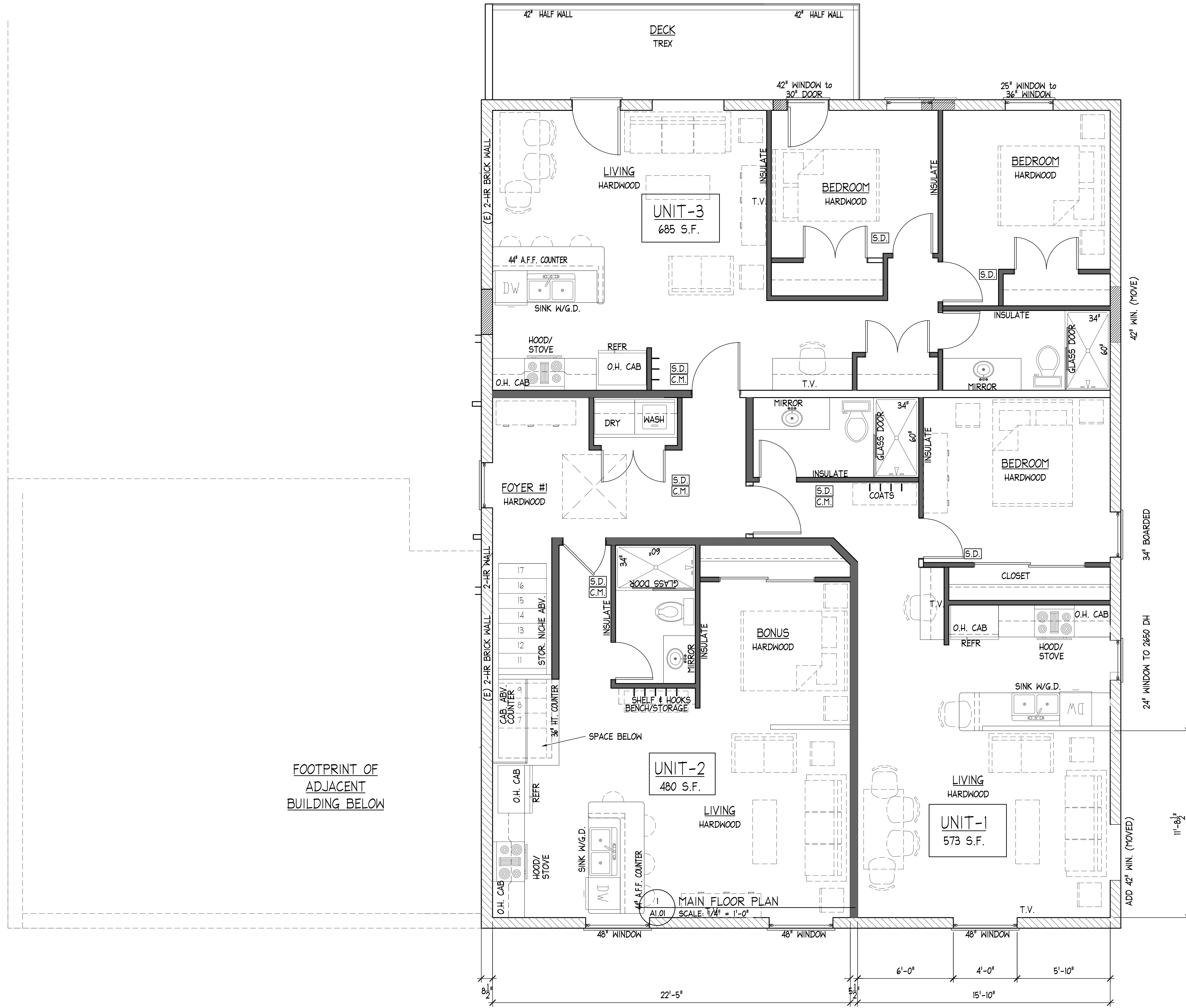
129 W. SACKETT --- PROPOSED FLOOR PLAN



1
A1.01
2nd FLOOR PLAN - EXISTING
SCALE: 1/4" = 1'-0"

PRELIMINARY: NOT FOR CONSTRUCTION

Sheet A1.02	REV.	DATE:	Existing 2nd Floor Plan	129 West 1st St. SALIDA, CO - CHAFFEE COUNTY
	Rev:	8-30-18	Scale: 1/4" = 1'-0"	
	DRAWN BY:			
	T. Pokorny			



PRELIMINARY: NOT FOR CONSTRUCTION

Proposed 2nd Floor Plan **LAURA EVANS BLDG.**
129 West Sackett St.
SALIDA, CO - CHAFFEE COUNTY

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

Date: 8-30-18

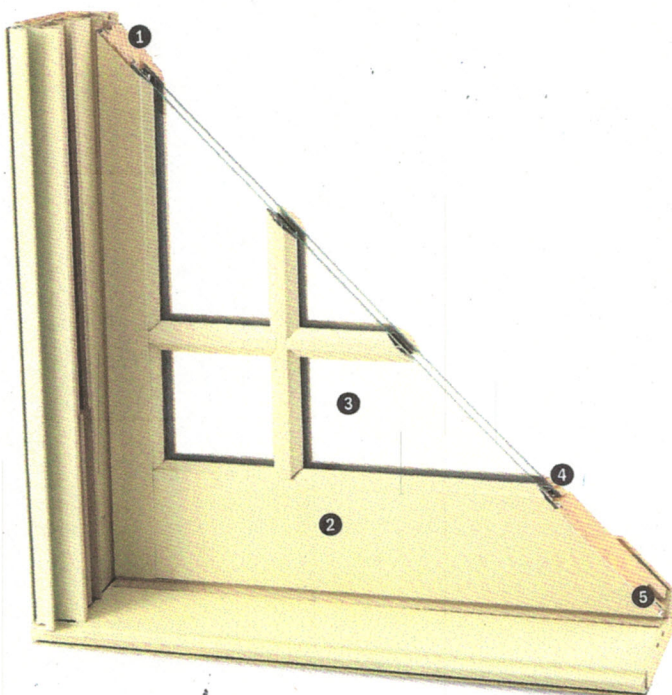
Rev: Δ

REV.

DRAWN BY:
T. Pokorny

Sheet
A1.02

Talon® RetroFit Double-Hung Windows



RetroFit Double-Hung Windows

RetroFit double-hung fits into an existing window frame making installation a breeze. The appearance of the interior and exterior of the home are maintained because the existing frame, wall coverings and trim work stay completely intact.

Frame & Sash

① Select wood components are kiln dried, and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain douglas fir, cherry, hickory, mahogany*, maple, oak, walnut, alder or vertical grain douglas fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and painted options.

② Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA

2604 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

Glazing CLEAR

③ High-performance Low-E4® glass with a low-conductance spacer. Triple insulated glass, tinted, clear IG, high-altitude glass and other special glazing options are available.

④ Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in colonial and contemporary profiles.

Weather Strip

⑤ Compression bulb weather strip is applied on the bottom sash, head jamb, at the check rail and on side jambs for a maximum weather seal.

Hardware

⑥ Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Surface mount sash lifts are available and allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

Sash locks and lifts are available in finishes of bronze, polished brass, gold, white, black, antique brass, pewter, oil rubbed bronze, satin chrome and bright chrome.

An optional Window Opening Control Device Kit is available, which limits opening the sash to less than 4" when the window is first opened. Available in stain and white.

*The mahogany name is representative of non-endangered African mahoganies.

Architectural Glass, Inc.

Address: 335 Oak Street

Salida, CO 81201

Phone: 719-539-6831

Fax: 719-539-6832

Website: salidaglass.com

Email: sales@salidaglass.com



Quote

Quote Number: Date: 8/13/2018

Customer Information

Name: Shriners
Address: Sackett St.
 Salida, CO
Phone 1:
Phone 2:
Fax:
Contact:

Job Name:

Specifications

U.D. = 31-1/2" x 81-5/8"; R.O. = 32-1/4" x 82"

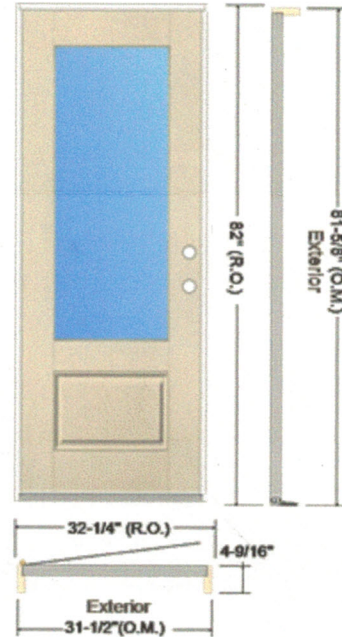


Image is viewed from Exterior!

Lead Time: Non-Stock

Item Description	Qty	Price	Extended
2' 6" x 6' 8" S2200 Smooth-Star - Flush Glazed Fiberglass Door w/Clear Glass - Left Hand Inswing	2	471.39	\$942.78
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore)	2	0.00	\$0.00
Set of Standard - Zinc Dichromate Hinges	2	0.00	\$0.00
Primed Wood Frame - 4-9/16" Jamb w/No Exterior Trim w/(1)Zinc Dichromate (Brass)	2	-8.36	-\$16.72
Adjustable Security Strike Plate (for Lockset only)			
Bronze Compression Weatherstrip	2	0.00	\$0.00
TD Lite Cap Adj. - Mill Finish Sill	2	0.00	\$0.00
Item Total			\$926.06

Heavy Duty - Ball Bearing Hinges

2" X 10" Rectangular Non-Keyed - Flat black bronze \$ 168
 STRETTO # Product Code = S141 pg 94 Emtek
 Lever set

Order Sub Total: \$1,416.10

Tax: \$118.95

Order Total: \$1,535.05

Version #: 3.16

Version Date: 7/26/2018





STAFF REPORT

MEETING DATE: September 27, 2018

AGENDA ITEM TITLE: 2. Salida Skating Rink Major Certificate of Approval – 312 F Street

AGENDA SECTION: Public Hearing

REQUEST: The request is to receive approval for the addition of window and door openings on the southwest elevation; and opening of a previously enclosed window with new window, enclosing existing door opening with new window and replacing existing windows in the northwest elevation.

APPLICANT:

The applicant is La Lloyd 312 LLC, PO Box 1079 Street, Salida, CO 81201. The applicant is being represented by Attorney Greg Powell.

LOCATION:

The property is located at Lots 4, 5 and part of 6, Block 49 of Haskell's Addition, City of Salida, Chaffee County, Colorado. The property is also known as 312 F Street.

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 Salida Downtown Historic District in the Central Business (C-2) Zone District and considered a noncontributing structure.
2. The request is to:
Southwest Elevation
 - Add five new window openings and new windows with stone header;
 - Add new opening and new door with stone header and transom;
 - Elongate two existing window openings and add new door with stone header and transom;
 - Elongate three existing window openings and add new windows with stone header; and

- The additional doors will be shaded by fabric awnings with metal frames that are approximately 4.5 X 1.5 feet. The awnings will match the existing awning at Su Casa.



Northwest Elevation

- Remove brick from original window opening, retain existing stone header and add new window;

- Remove plywood from existing window opening, retain stone header and add new window;
- Enclose existing double freight door with two new windows and retain existing stone header; and
- Remove the vent and panel from original window opening, add new window and retain existing stone header.



3. The property is considered noncontributing to the downtown historic district. According to the architectural inventory form for this site: “This building was erected as a roller skating rink between 1909 and 1914. The Salida Skating Rink was located immediately north of this site on the corner (a site now occupied by 300 F St.), according to the 1909 Sanborn map and city directory...The building was extensively remodeled after 1981, including the replacement of the façade below the cornice.”

Statement of Significance: “This building served as a roller skating rink for many years, as well as the Salida office for Public Service Company of Colorado. Alterations have diminished the physical integrity of the building.”

4. The applicant has included photographs, elevations, and floor plan describing the proposed alterations to the existing windows along with proposal to install new window and door openings. The proposed windows are aluminum double-hung and the doors are pine finished with a clear polyurethane, with dark bronze frames and sill. A hinged transom window is fitted above the doors.

5. Views of the alterations to the southwest elevation will be visible from F Street, through the existing on-site parking lot. The changes to the northwest elevation is only visible from the alley. The proposed project is the former site of Rescue Essentials which will be subdivided into individual live/work units.

REVIEW STANDARDS:

1. Conformance with Certificate of Approval Review Standards for a noncontributing building (Section 16-12-90(c)):

- A. Enhance District.** Whether and/or to what extent the proposed work will enhance and advance the purposes and intent underlying the establishment of the district.
 - The proposed addition of several windows will modify the current structure but should enhance the district by adding interest to a relatively blank façade that is visible from F Street. The windows and doors emphasize the vertical pattern of historic window and door openings.
- B. Overall Character.** New structures and additions to, or the exterior repair or alteration of, existing non-landmark and noncontributing structures shall be compatible with the historic architectural character, scale, shapes, sizes, heights, facades and materials predominant in the district to the maximum extent feasible.
 - According to Salida Design Guidelines, Part 3, Rehabilitation Guidelines, Awnings and Canopies, “use matte fabric awnings; not vinyl, fiberglass, plastic, metal, wood, or other unsuitable materials.”
 - This structure has been deemed a noncontributing structure because of the extensive alterations that have occurred in the past.
 - The proposed window and door openings emphasize the vertical pattern of historic window and door openings.
 - The façade fronting F Street will not be touched by this proposal.
- C. Specific Compatibility.** New structures and additions to, or the exterior repair or alteration of, existing non-landmark and noncontributing structures shall specifically harmonize with neighboring landmark and/or contributing structures or sites with regard to height, scale, shape, size, façade, materials, setback, landscaping and exterior architectural features to the maximum extent feasible.
 - The proposed alteration does not detract from the neighboring noncontributing structures.
 - The façade fronting F Street and 3rd Street are not a part of this proposal.
- D. Work Necessary.** Whether the proposed work is required or necessary to comply with a building, fire or other health/safety code.
 - The proposed exterior work to the southwest and northwest elevations is necessary to provide light and access to the new individual live/work tenant

spaces.

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

Non-contributing buildings are addressed on page 29 of the design guidelines. The policy states that: “Alterations and additions to non-contributing buildings should improve the character of the building and its compatibility with Salida’s historic downtown.”

- The building currently has windows on the southwest elevation. Additional windows and the existing windows will be elongated, and three doors will be added. The doors will have active transom windows above. The affected elevations do not front on a public street. The changes should improve the character of the building and be compatible with the Downtown Historic District.
- The northwest elevation fronts the alley that runs parallel to F Street. The changes uncovers some previous window openings and installing new double hung windows and retaining the existing stone headers.

RECOMMENDED FINDINGS:

Based upon the observations and review standards outlined above, staff recommends the **Approval** of the Major Certificate of Approval application for the alterations proposed at 312 F Street with the following conditions:

1. That the applicant apply for a building permit as required by the Chaffee County Building Department.
2. Upon completion of the project the applicant contact staff for inspection of the approved work.

RECOMMENDED ACTION:

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

Attachment: Application
Major Activity Plans
Architectural Inventory Form for 312 F Street
Anderson Windows and Doors

Resource Number: 5CF406.21

Temporary Resource Number: 26

Architectural Inventory Form

Page 88 of 440

I. IDENTIFICATION

1. Resource Number: 5CF406.21

Parcel Number: 380705149100

2. Temporary Resource Number: 26

SHF Grant Number: 2001-02-004

3. County: Chaffee

4. City: Salida

5. Historic Building Name: Salida Skating Rink (?)

6. Current Building Name: Alpine Square, Salida's Antique Mall/Val's Place Barber Shop

7. Building Address: 312 F St.

8. Owner Name and Address: Molnia, Bruce F and Mary A, 12718 Laurel Grove Way, Fairfax, VA 22033

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 49N Range 9E
1/4 1/4 NW 1/4 NE 1/4 of Section 5

10. UTM Reference

Zone 13 Easting 413408 Northing 4265378

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

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

12. Lot (s): 4-5 Block(s): 49

Addition: Haskell's Addition

Year of Addition: 1881

13. Boundary Description and Justification:

Boundary includes the building and the urban parcel on which it is situated.

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): L-Shaped

15. Dimensions in Feet: Length 150 X Width 65

16. Stories: 1, 2

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

Brick Stucco

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

Flat

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

20. Special Features (enter all that apply):

None

21. General Architectural Description:

One story, brick, L-shaped commercial building with flat roof. The east wall of the main part of the building is clad in variegated brick and has no window or door openings; bands of projecting brick under the cornice and in the upper part of the wall. The façade features a massive, wide, metal cornice with a projecting molded top, dentils, a plain frieze with vents flanked by foliate ornaments, bands of molding, and a pressed metal frieze with foliate ornament; the cornice wraps onto the south wall of this building and continues north across the façade of 300 F Street. There is a projecting one and two story section of the building on the south wall at the front, which has an open, inset entrance with an angled interior wall with two glazed metal doors with sidelights and overdoor; a brick pier is located at the corner of the entrance. The south wall of the projection is clad with variegated brick on the first story with three picture windows with projecting rounded frames and brick sills; there is a band of corbelling above the windows and decorative brick dentils at the top of the first story. The stuccoed second story of the projection is stepped back from the street and has a one-over-one-light window on the south wall and a molded cornice. The south wall of the main part of the building is composed of red brick and steps toward the rear; the wall has five boarded up window openings and a pedestrian door. The rear (alley side) has double flush doors near the center with a large metal louvered vent above and several bricked or boarded window openings (some with segmental arches). The roof at

Resource Number: 5CF406.21

Temporary Resource Number: 26

the rear of the building projects outward and is supported by a series of knee braces.

22. **Architectural Style/Building Type:** No Style

23. **Landscaping or Special Setting Features:**

N/A

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

None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1909-14 Actual

Source of Information: Sanborn fire insurance maps, 1909-14

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 building was extensively remodeled after 1981, including the replacement of the façade below the cornice.

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

V. HISTORICAL ASSOCIATIONS

31. **Original Use(s):** Recreation and Culture/Sports Facility

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

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

34. **Site Type(s):** Skating Rink, Office Building

35. **Historical Background:**

This building was erected as a roller skating rink between 1909 and 1914. The Salida Skating Rink was located immediately north of this site on the corner (a site now occupied by 300 F St.), according to the 1909 Sanborn map and city directory. The 1914 Sanborn map shows a central entrance to the skating rink flanked by two areas facing F Street (the south one was vacant and the north one was labeled electrical supplies). The 1929 Sanborn map showed a roller skating rink in most of the building (#316) with a store area north of the entrance (#312). The 1930-31 and 1951 city directories listed Public Service Company of Colorado at 312 F Street, with Clark H. Kelleher as district manager. The 1945 Sanborn map showed this building addressed as 312 and 316 F Street with an unspecified store occupying the building. In 1961, the city directory showed the Case Roller Rink at this location. Salida Super Foods was occupying the building at the time of the 1981 historic buildings survey.

36. **Sources of Information:**

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Survey Form, 312 F St., 1981.

VI. SIGNIFICANCE

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

Designating Authority:

38. **Applicable National Register Criteria:**

Resource Number: 5CF406.21

Temporary Resource Number: 26

Architectural Inventory Form

Page 90 of 440

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

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

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

39. Area(s) of Significance:

40. Period of Significance:

41. Level of Significance:

42. Statement of Significance:

This building served as a roller skating rink for many years, as well as the Salida office for Public Service Company of Colorado. Alterations have diminished the physical integrity of the building.

43. Assessment of Historic Physical Integrity Related to Significance:

The façade was replaced subsequent to 1981.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Not eligible

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

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

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

VIII. RECORDING INFORMATION

47. Photographic Reference(s): 16: 15A, 17A, 19A, 25A

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**

POWELL & MURPHY, P.C.
ATTORNEYS AT LAW

GREG POWELL

STACY J. MURPHY

417 West 1st Street
P.O. Box 1380
Salida, CO 81201
Telephone: 719-539-8604
Facsimile: 719-539-8642

September 14, 2018

Via Hand Delivery

Ms. Kristi Jefferson
City of Salida
448 East First Street, Suite 112
Salida, CO 81201

Re: La Lloyd 312, LLC / 312 F Street / Certificate of Approval Application

Dear Kristi:

This firm represents La Lloyd 312, LLC with regard to the Certificate of Approval Application for 312 F Street. Please put us on the agenda for the Historic Preservation Commission meeting on September 27, 2018. In connection with our application, attached are the following documents:

1. Our firm's check in the amount of \$100 for the application fee;
2. General Development Application;
3. Certificate of Approval Application;
4. Executed Letter of Authority;
5. Copy of Deed showing ownership of the subject property;
6. Photographs – (7 copies) depicting the current status of the building showing the view from F Street;
7. Dimensioned Site Plan showing Street locations, existing structure, and proposed new elements (7 copies);
8. Specification of Materials – product literature (7 copies) and one material sample.

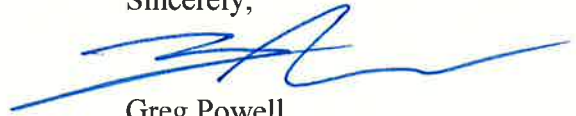
The project involves the remodeling of a noncontributing structure in the Salida Downtown Historic District Overlay. Because the project involves the installation and alteration of window and door openings, we have submitted an application for Certificate of Approval for a Major Activity. We request that this application be placed on the agenda of the next meeting of the Historic Preservation Commission on September 27, 2018. In accordance with Municipal Code Section 16-12-90(c), the enclosed materials demonstrate that the proposed project will enhance and advance the purposes and intent underlying the establishment of the Historic District and that the proposed alterations of the noncontributing structure shall be compatible with the historic architectural, façades, and materials

Ms. Kristi Jefferson
City of Salida
September 14, 2018
Page 2 of 2

predominant in the District, and that the proposed project will specifically harmonize with the neighboring structures.

Please review the enclosed materials and let me know if you have any questions or comments. Thank you for your attention to this matter.

Sincerely,



Greg Powell

Enclosures

cc: Mr. Mike Shomion (via email w/out enclosures)

This letter and listed documents were received by _____, this ____ day of September, 2018, on behalf of the City of Salida.



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) <u>Condominiumization</u> |
| <input type="checkbox"/> Pre-Annexation Agreement | |
| <input type="checkbox"/> Variance | |
| <input type="checkbox"/> Appeal Application (Interpretation) | <input type="checkbox"/> Limited Impact Review:
(Type) _____ |
| <input checked="" type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | <input type="checkbox"/> Major Impact Review:
(Type) _____ |
| <input type="checkbox"/> Historic Landmark/District | |
| <input type="checkbox"/> License to Encroach | <input type="checkbox"/> Other: _____ |
| <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: La Lloyd 312, LLC

Mailing Address: PO Box 1079, Salida, CO 81201

Telephone Number: 303-717-1344 FAX: _____

Email Address: shomion@gmail.com

Power of Attorney/ Authorized Representative: Greg Powell, Esq. of Powell & Murphy, P.C.
(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 Rink Flats

Street Address: 312 F Street, Salida, CO 81201

Legal Description: Lots 4, 5, and pt. of 6 Block 49 Subdivision Haskell's Addition (attach description)

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

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

Signature of applicant/agent _____ Date _____

Signature of property owner *Michael J. Shomion* Date 9/14/18



**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.

**La Lloyd 312, LLC
Post Office Box 1079
Salida, CO**

September 14, 2018

Via Hand Delivery

Ms. Kristi Jefferson
City of Salida
448 East First Street, Suite 112
Salida, CO 81201

Re: 312 F Street / HPC Certificate of Approval Application

Dear Kristi:

Please note that Powell & Murphy, P.C. is authorized to represent La Lloyd 312, LLC regarding the above-referenced application. Thank you.

By: 
Michael J. Shomion, Manager

441544

441544 3/19/2018 1:27 PM WD Lori A Mitchell
3 of 4 R\$25 D\$55 N\$0 SS3 M\$0 E\$0 Chaffee County Clerk

**EXHIBIT "A"
LEGAL DESCRIPTION**

All of Lots No. 4, 5, 8 and 9, and part of Lot No. 6, described as:
Beginning at a point on the Northwestern line of "F" Street on the line
common to Lots No. 5 and 6;
thence Northwesternly along said common lot line 48.5 feet;
thence Southwesterly parallel with "F" Street 16.5 feet;
thence Southeasterly parallel with said common lot line 48.5 feet to the Northwesternly line of "F" Street;
thence Northeasterly along the Northwesternly line of "F" Street 16.5 feet to the point of beginning.
Block No. 49
HASKELL'S ADDITION
to the Town (now City) of Salida,
Chaffee County, Colorado

441544441544 3/19/2018 1:27 PM WD Lori A Mitchell
4 of 4 RS25 DS55 NS0 S\$3 MS0 ES0 Chaffee County Clerk

EXHIBIT "B"
TO
WARRANTY DEED

1. **Rights or claims of parties in possession, not shown by the public records.**
2. **Easements, or claims of easements, not shown by the public records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the public records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.**
6. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.**
7. **Water rights, claims or title to water.**
8. **Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district.**
 - a) That the subject real property may be located in a special district.
 - b) That a certificate of taxes due listing each taxing jurisdiction may be obtained from the county treasurer or the county treasurer's authorized agent;
 - c) That information regarding special districts and the boundaries of such districts may be obtained from the Board of Chaffee County Commissioners, the County Clerk and Recorder or the County Assessor.
9. **Reservation of right of proprietor of any penetrating vein or lode to extract his ore, in U. S. Patent recorded May 8, 1884, in Book 40 at Page 180.**
10. **Any existing leases and tenancies.**
11. **Any and all right of the owner of the property adjoining the subject property on the north boundary line of Lot No. 4 arising from the existence of a party wall partly located on the subject property as described in Agreement recorded April 20, 1938 in Book 229 and at Page 256.**
12. **Any terms and conditions as contained in Party Wall and Mutual Easement Agreement by and between Edward L. Haffey and Patricia M. Haffey and James L. Treat, dated December 30, 1995, recorded January 8, 1996, at Reception No. 282615.**
13. **Any terms and conditions as contained in Deed of Easement by and between the City of Salda and Edward L. Haffey and Patricia M. Haffey, dated March 18, 1996, recorded March 25, 1996 at Reception No. 283847.**
14. **NOTE: The following notices pursuant to CRS 9-1.5-103 concerning underground facilities have been filed with the Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the subject property:**
 - a) Mountain Bell Telephone Company - filed October 2, 1981, Reception No. 211211.
 - b) Public Service Company of Colorado - filed November 2, 1981, Reception No. 211929.
 - c) Greeley Gas Company - filed November 18, 1981, Reception No. 212196.
 - d) Western Slope Gas Company - December 11, 1981, Reception No. 212569, and filed May 24, 1985, Reception No. 234357 [Company name amended to "Western Gas Supply Company" by Certificate recorded June 27, 1988, in Book 497 at Page 103], and merger with Public Service Company of Colorado, per instrument recorded January 25, 1993 in Book 531 at Page 694.
 - e) Letter from Utility Notification Center of Colorado disclosing local facilities access through "One Call System", recorded September 14, 1988, in Book 498 at Page 950.

SM



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303.455.4437
www.goddensudik.com

5975 S. Quebec Street
Suite 250
Centennial, CO 80111

NOTE: "BUILDER'S PLANS"

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HISTORIC WINDOW DOCUMENTATION & STRATEGY

- 1 PARKING LOT VIEW: ALTER WINDOW OPENING DEPTH, KEEP EXISTING STONE HEADER, REPLACE WINDOW
- 2 PARKING LOT VIEW: ALTER WINDOW OPENING DEPTH, KEEP EXISTING STONE HEADER, REPLACE WINDOW WITH NEW DOOR AND TRANSOM
- 3 PARKING LOT VIEW: ALTER WINDOW OPENING DEPTH, KEEP EXISTING STONE HEADER, REPLACE WINDOW
- 4 PARKING LOT VIEW: ALTER WINDOW OPENING DEPTH, KEEP EXISTING STONE HEADER, REPLACE WINDOW WITH NEW DOOR AND TRANSOM
- 5 PARKING LOT VIEW: ALTER WINDOW OPENING DEPTH, KEEP EXISTING STONE HEADER, REPLACE WINDOW
- 6 ALLEY VIEW: MODIFY DOOR OPENING, ADD NEW WINDOWS
- 7 ALLEY VIEW: RESTORE EXISTING WINDOW OPENING, ADD NEW WINDOW



ALLEY VIEW

HISTORIC WINDOW OPENINGS HAVE BEEN ALTERED OR FILLED-IN WITH BRICK



PARKING LOT VIEW

HISTORIC WINDOWS ARE SINGLE-PANE AND SHOWING SIGNS OF DISREPAIR



TYPICAL WINDOW EXTERIOR AT PARKING LOT VIEW

GENERAL DEMOLITION NOTES

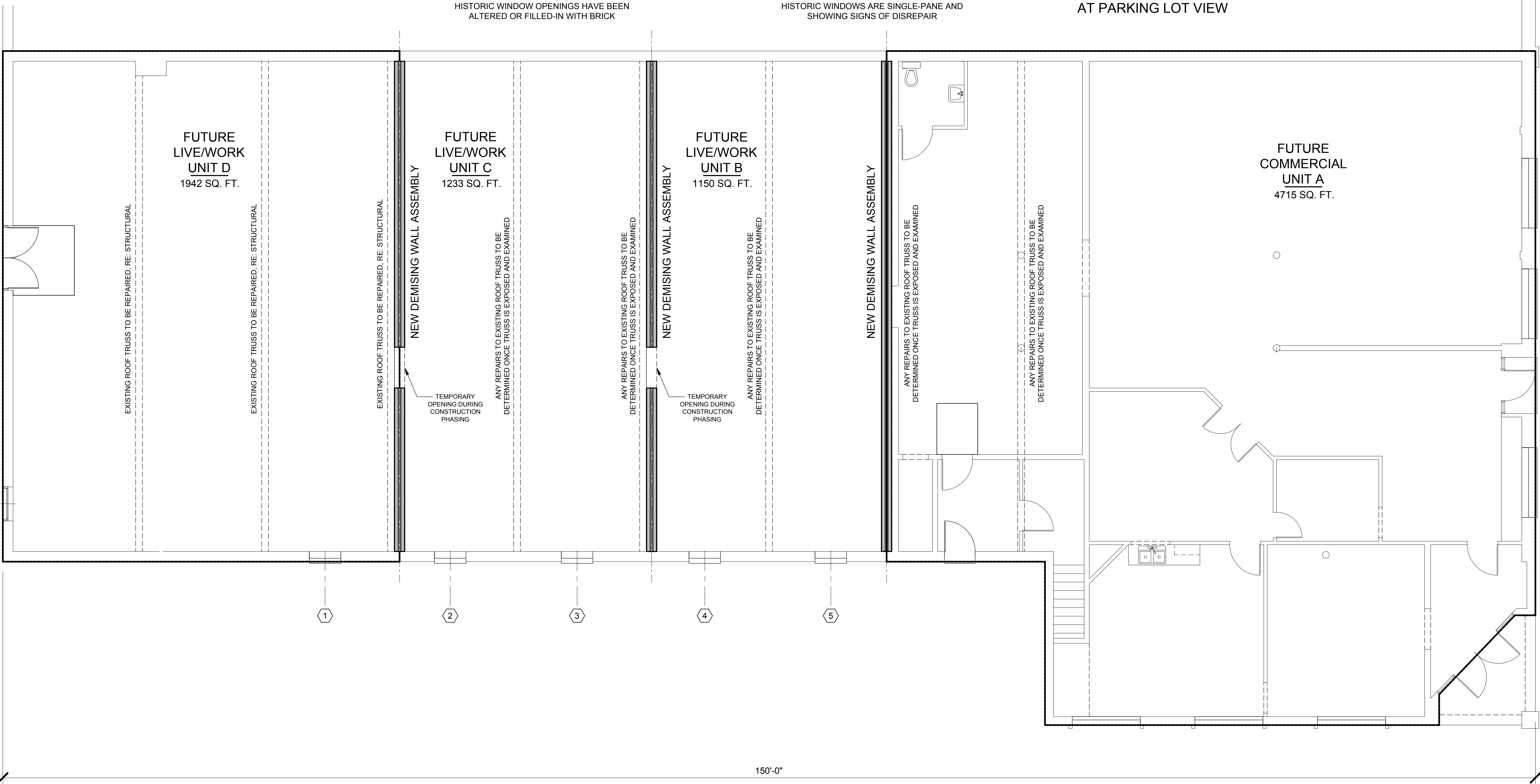
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 - REPAINT AND REFRESH AS REQUIRED.
- NEW 2x4 (3 1/2") STUD WALL TYPICAL INTERIOR WALL (U.N.O.)
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FIELD VERIFY ALL EXISTING CONSTRUCTION DIMENSIONS & CONDITIONS.

EXISTING WINDOWS ON MAIN LEVEL TO REMAIN U.O.N. - PROTECT DURING CONSTRUCTION



**EXISTING PLAN - PHASE 2
MAIN LEVEL FLOOR PLAN**

1

SCALE: 3/16" = 1'-0"

INTERIOR RENOVATION

312' F STREET
SALIDA, COLORADO

MAJOR ACTIVITY APPLICATION

DRAWN BY:
JSJ, KD

CHECKED BY:
PB

ISSUE DATE:
09/12/2018

REVISIONS:

EXISTING MAIN LEVEL FLOOR PLAN

A1.0



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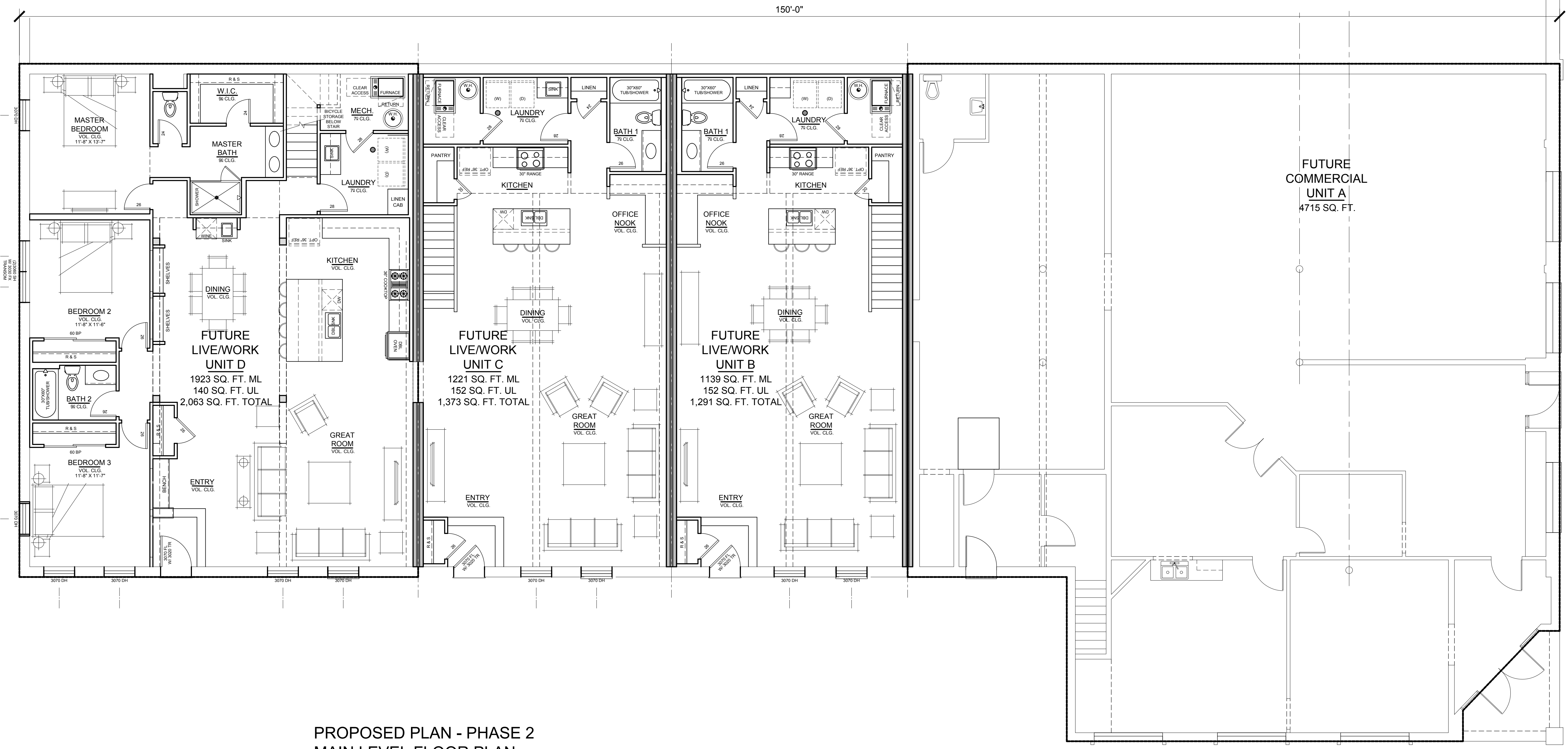
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1 PROPOSED PLAN - PHASE 2
MAIN LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

INTERIOR RENOVATION
 312' F STREET
 SALIDA, COLORADO

MAJOR ACTIVITY
APPLICATION

DRAWN BY:
JSJ, KD

CHECKED BY:
PB

ISSUE DATE:
09/12/2018

REVISIONS:

PROPOSED
MAIN LEVEL
FLOOR PLAN
A1.1



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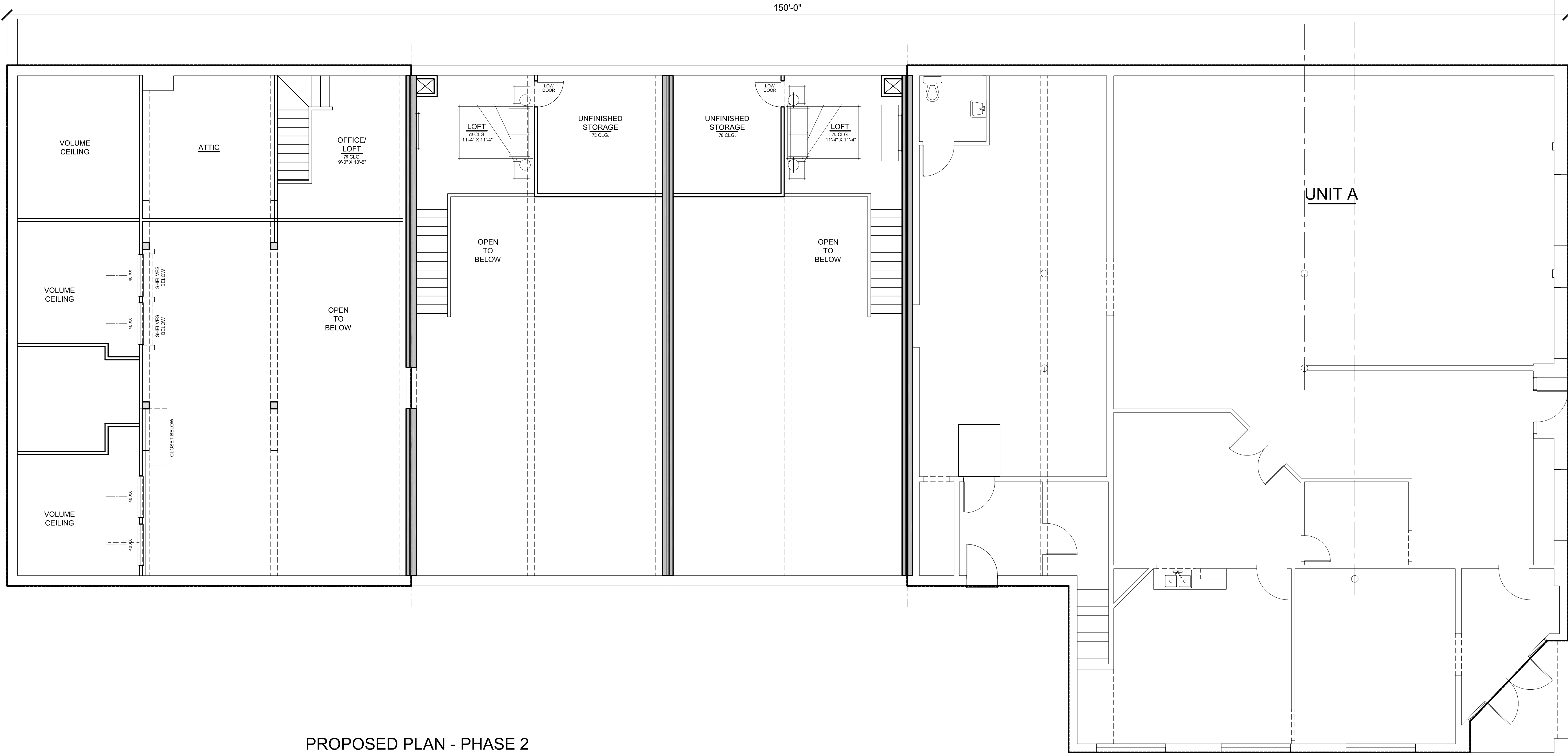
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UPPER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

INTERIOR RENOVATION
312 F STREET
SALIDA, COLORADO

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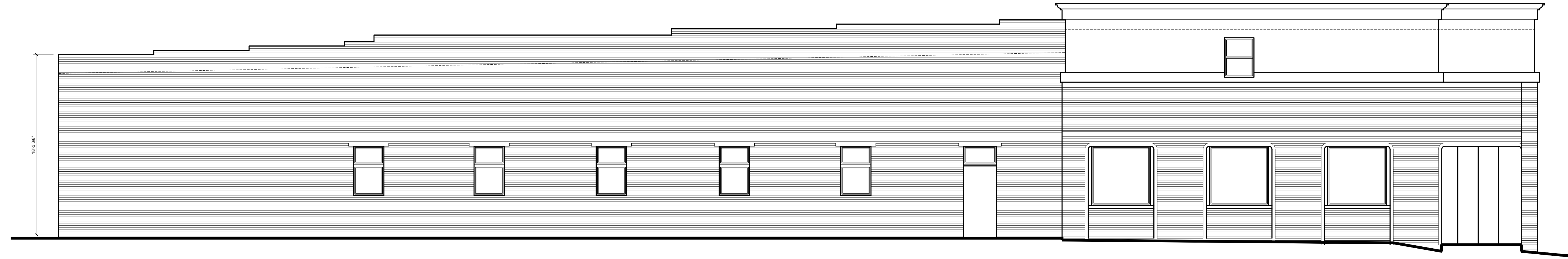
REVISIONS:

PROPOSED
UPPER LEVEL
FLOOR PLAN
A2.0

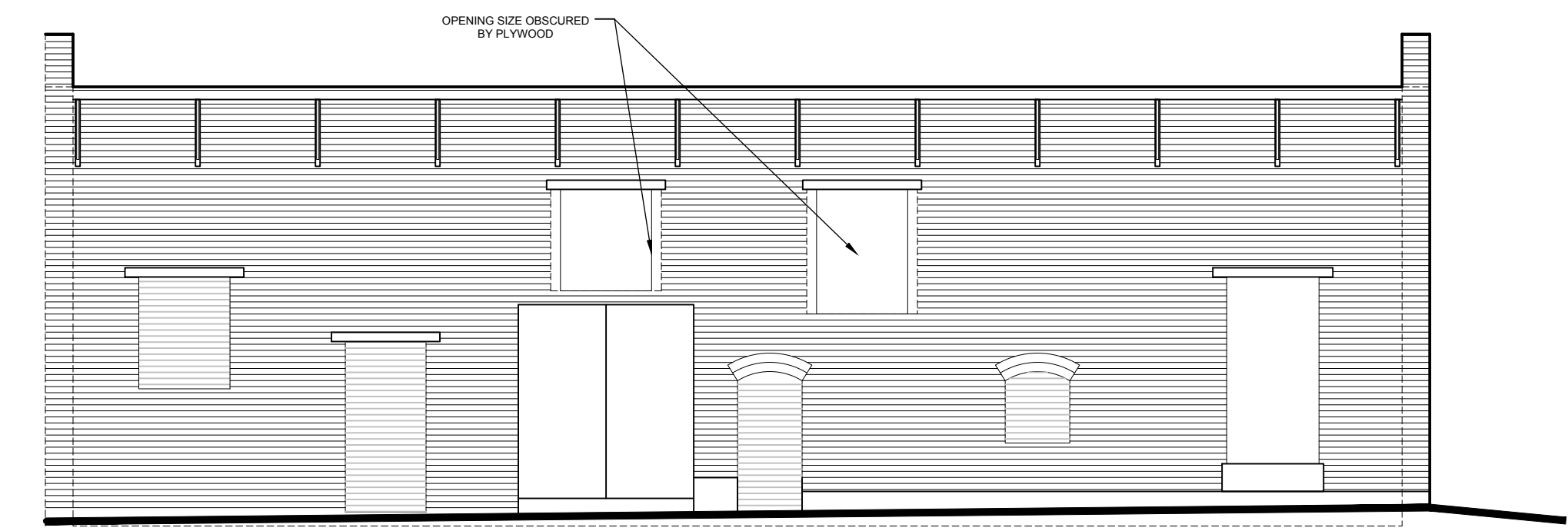


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EXISTING (AS-BUILT)
① SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING (AS-BUILT)
② NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

INTERIOR RENOVATION

312 'F' STREET
SALIDA, COLORADO

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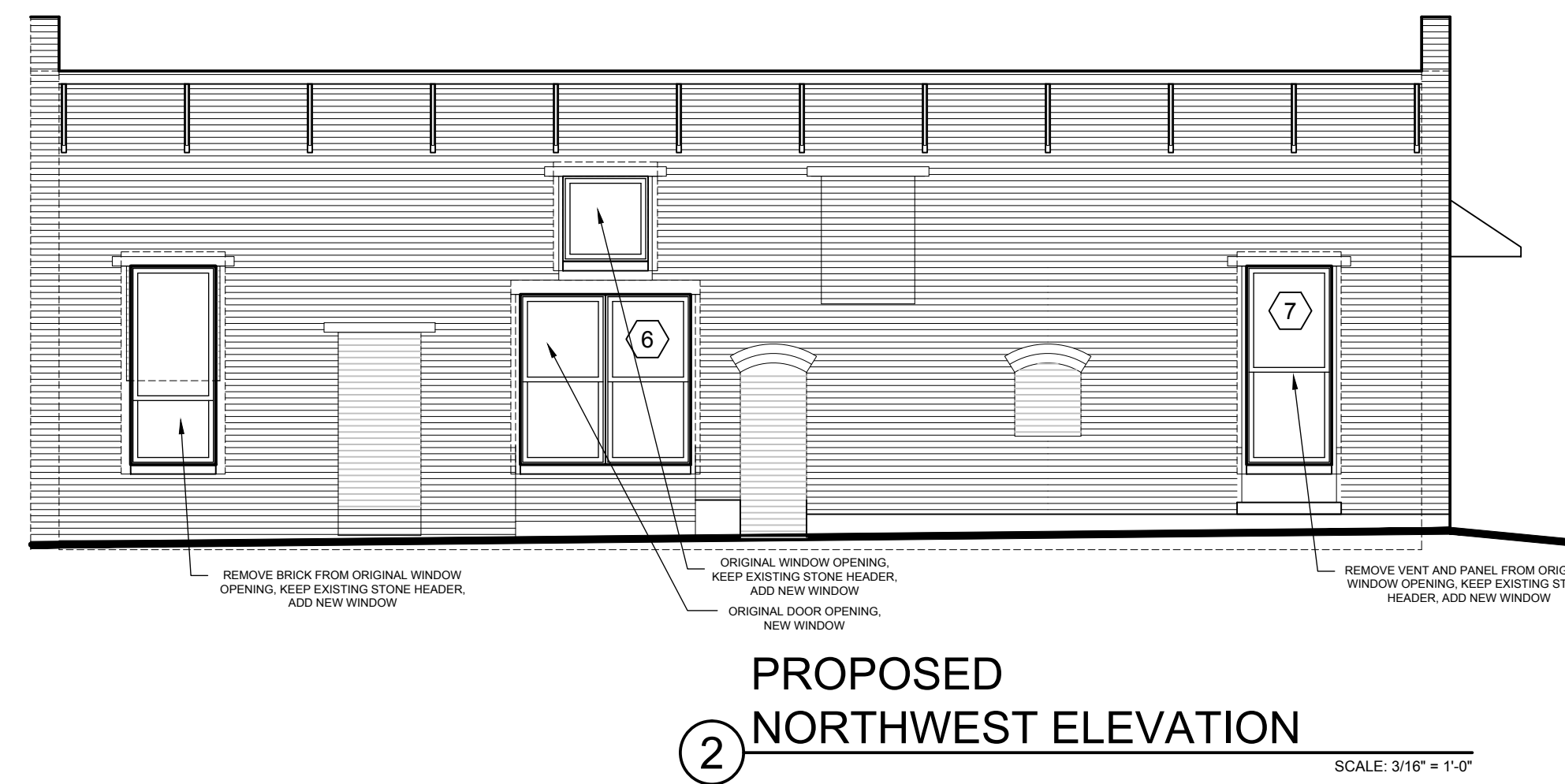
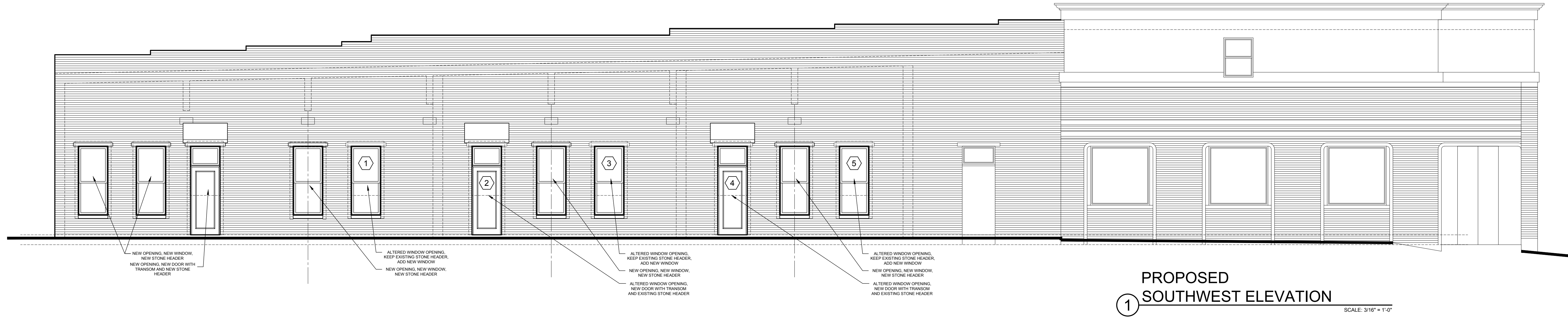
EXISTING
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Andersen®
ARCHITECTURAL
COLLECTION



E-SERIES
WINDOWS & DOORS



Double-Hung Windows

Andersen® E-Series double-hung windows come in custom colors, unlimited interior options and dynamic sizes and shapes. Every E-Series double-hung window is made to your exact specifications, giving you unmatched freedom.



DURABLE

- Virtually maintenance-free
- Exteriors never need painting and won't crack, peel, flake or blister*
- Extruded aluminum exteriors provide greater structural capabilities than thinner, roll-form aluminum

ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many E-Series double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

BEAUTIFUL

- 50 exterior colors, seven anodized finishes and custom colors
- Variety of wood species and interior finishes
- Extensive hardware selection, grilles, decorative glass options and more



*Visit andersenwindows.com/warranty for details.

ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.

E-SERIES

THE ARCHITECTURAL COLLECTION

OPTIONS & ACCESSORIES

- Energy-efficient & decorative glass options
- Stormwatch® protection for coastal areas
- VeriLock® security sensors
- Wide variety of hardware styles & finishes
- Variety of grille styles & sizes
- Exterior trim options

EXTERIOR COLOR OPTIONS

Colony White	White	Abalone	Balsa White	Canvas	Maple Syrup	Harvest Gold	Prairie Grass	Flagstone	Sandtone
Pebble Tan	Carmel	Terratone	Hot Chocolate	Bourbon	Acorn	Coffee Bean	Cocoa Bean	Sierra Bronze	Dark Bronze
Clay Canyon	Red Rock	Cardinal	Bing Cherry	Fire Engine Red	Cinnamon Toast	Olive	Sage	Billiard Green	Moss
Forest Green	Mallard Green	Spearmint	Aquamarine	Patina	Sky Blue	Country Blue	Blue Denim	Watercolor Blue	Caribbean Blue
Slate	Moody Blue	Stormy Blue	Dove Gray	Harbor Mist	Yorktown Pewter	Smokey Gray	Mystic Gray	Dark Ash	Black

Anodized Finishes

Clear Anodized	Champagne	Light Bronze	Medium Bronze	Copper	Dark Bronze	Black
----------------	-----------	--------------	---------------	--------	-------------	-------

Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen dealer for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

INTERIOR OPTIONS

Wood Species

Pine	Mixed Grain Douglas Fir	Oak	Maple	Alder	Hickory	Mahogany*	Vertical Grain Douglas Fir	Walnut	Cherry
------	-------------------------	-----	-------	-------	---------	-----------	----------------------------	--------	--------

Interior Finishes & Painted Options

Clear Coat	Wheat	Autumn Oak	Golden Hickory	Honey	Cinnamon	Russet	Mocha	Espresso	White
Birch Bark	Primed (for paint)	Canvas	Sandtone	Terratone	Forest Green	Dark Bronze	Dove Gray	Prairie Grass	Red Rock
Cocoa Bean	Black	Anodized Silver							

HARDWARE FINISHES

Sash Locks



Optional Sash Lifts



*The mahogany name is representative of non-endangered African mahoganies.
*Andersen® and all other marks where denoted are trademarks of Andersen Corporation.
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For more information or to find a dealer, visit andersenwindows.com/ac or call 877.577.7655.

E-Series Double-Hung Window



Interior**Exterior****SUMMARY**

To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	E-Series Double-Hung Window
Product ID#	DHG3070
Unit Width	36"
Unit Height	84"
Interior Color	Vertical Grain Douglas Fir
Interior Stain	Mocha
Glass	Low-E4® Glass
Hardware	Lock and Keeper, Satin Chrome
Optional Hardware	None, Satin Chrome
Grille Pattern	None
Exterior Frame Color	Sierra Bronze
Exterior Sash Color	Sierra Bronze
Exterior Trim Profile	2" Brick Mould
Exterior Trim Color	Sierra Bronze

* Distressed bronze and oil rubbed bronze are 'living' finishes that will change with time and use.

* Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics similar to American mahoganies.

* Options shown are not available for all products within the series. Computer monitor limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen window & patio door supplier.



Builders Copy

Quote # TBD Shomion
ARCHITECTURAL GLASS
335 OAK ST

9/5/2018



E-SERIES
WINDOWS & DOORS

SALIDA
(719)539-6831

CO 81201

FAX (719)539-6832

Quote TBD
Job Tag
Company

Bid By

Job Site

FAX

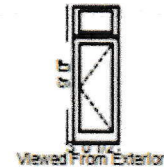
Line	Item Number	UM	Qty	Customer Price	Extended Price	Quote #
100	CFDIFTRN	EA	1	\$2,378.99	\$2,378.99	TBD

CLAD I/S HINGE PATIO/FD TRANS

SINGLE/TRANSOM, 6 9/16" Wall, Pine, Standard Length, BRICKMOLD NAILFIN, A753 Brickmold No Sill Nosing, Sierra Bronze 2604, Frame Sierra Bronze 2604, Sash Sierra Bronze 2604, Clear Polyurethane (HS), BRZ ANNODIZED HI-PERF SILL, ANODIZED DARK BRZ SILL BASE, Colonial Glass Stop, Drip Mull,

Hinged Patio Door - Inswing, AL, 3', 0, 1/2", 7', 0, 0, SP1, 8 INCH RAIL (STILE/RAIL JOINT), (COM) OIL-RUBBED BRZ (US10B), HINGES X 3, Temp, H/A, Insulated Glass, T1=Low-E (272), DP POS 45, DP NEG 45,

Hinged Patio Door Transom - Inswing, AFS = 3' 0 1/2" X 2' 0", ST1, October 25 2016 to Present, YES (STILE/RAIL JOINT), Temp, H/A, Insulated Glass, Low-E (272), DP POS 45, DP NEG 45



Rough Opening: 3' 1" X 9' 0 1/2"

Line	Item Number	UM	Qty	Customer Price	Extended Price	Quote #
101	2579742	EA	1	\$223.48	\$223.48	TBD

2579742 OILBRZ NEWBURY FULL AL/AR HINGED PKD0240

STAFF REPORT

MEETING DATE: October 11, 2018
AGENDA ITEM TITLE: 148 E. First Street- Major Certificate of Approval Application
AGENDA SECTION: Public Hearing

REQUEST: The request is to receive a Major Certificate of Approval for the following exterior work for the two-story structure at 148 East First Street:

1. First Street Façade: Remove the stucco and install double-hung metal-clad wood windows in eight (8) of the nine (9) existing window openings on the second floor. Remove stucco from one (1) of the infilled garage door openings and install a rollup garage door.
2. E Street Façade: Remove the stucco from the covered window opening on the corner of E Street and the alley and install double-hung metal-clad wood window.
3. Rear of the structure- remove stucco and expose the rough opening down to the average sill height and install a roll-up door.

APPLICANT:

The applicant is Jonas Harlow, 8554 W. Highway 50, Salida CO 81201. The applicant is being represented by Deke Spillyards of Colorado Architectural Drafting.

LOCATION:

The property is located at 148 E. First Street, City of Salida, Chaffee County, Colorado.

PROCESS:

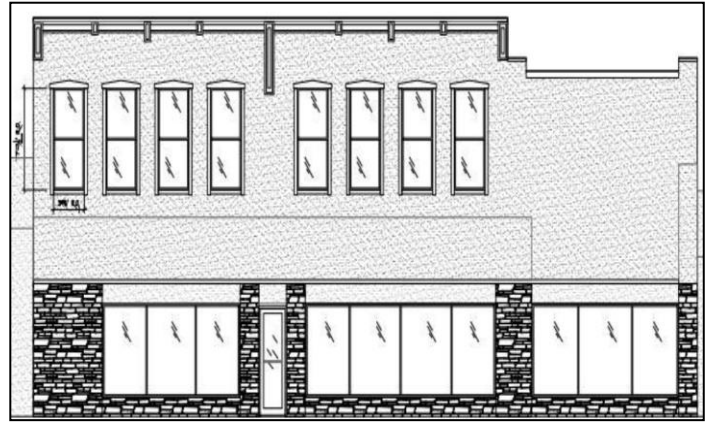
A major certificate of approval (CA) shall be reviewed by the Historic Preservation Commission and ruled upon by the Administrator or his or her designee at a regular or special meeting to be conducted within twenty (20) days from the date the application was determined complete.

Written notice of the date, time and location of the meeting shall be mailed by regular mail or personally delivered to the applicant not less than five (5) days prior to the meeting. The unexcused absence of the applicant from the meeting shall cause the Administrator or his or her designee to deny the application or, at the Administrator or his or her designee's option, continue the matter to a later meeting date of its choosing.

OBSERVATIONS:

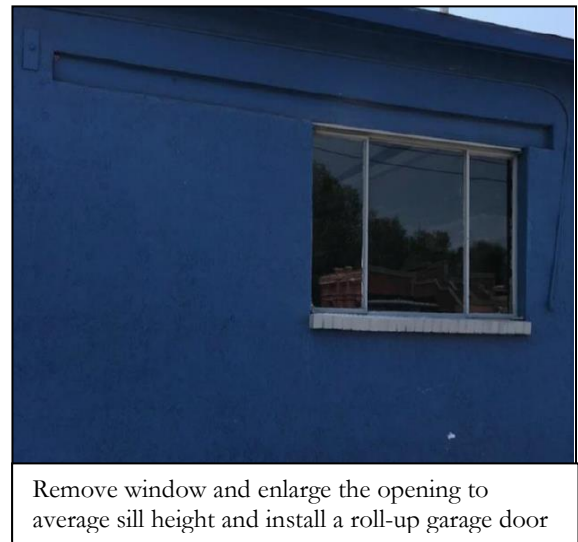
1. The subject property is located within the Central Business (C-2) District and the Downtown Historic District and is a noncontributing structure to the District.
2. The building is considered a noncontributing building to the downtown historic district. According to the Architectural Inventory statement of significance for this property, "This building is associated with the development of downtown Salida during the late nineteenth century, and housed a variety of small businesses, including a shoe store, a tailor and a paint and wallpaper shop. The building is also associated with the impact of automobiles on downtown Salida during the early twentieth century, as the eastern section of the building was erected as a garage and was utilized as an auto sales and service station into at least the 1960's."

3. The applicant is proposing to remove stucco from eight (8) windows on the second floor First Street Facade of the structure and install double-hung metal-clad wood windows. The request is to also install a detailed composite wood trim around the windows. The proposed composite wood trim around the windows is very different from the historic trim but the applicant is not proposing to return the historic look of the trim. According to the Design Guidelines Part 4, 2. Contemporary interpretation of traditional details are encouraged; new designs for window moldings and door surrounds, for example, can provide visual interest.



4. The applicant is also requesting to remove the stucco from one (1) of the garage door entries on the First Street façade and install a new rollup garage door.
5. The applicant is requesting to remove the stucco from the covered window on the corner of E Street and the alley and install a double-hung metal-clad wood window.

6. There is one window on the rear of the structure that was originally a full height garage door. The applicant is requesting to expose the opening on the rear of the structure down to the average sill height and install a roll-up door that is similar to those at the Boathouse Cantina.



Remove window and enlarge the opening to average sill height and install a roll-up garage door

7. 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.
8. Included in the packet are some historic photos showing the front and side facades of the building.

REVIEW STANDARDS:

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

- A. **Enhance District.** Whether and/or to what extent the proposed work will enhance and advance the purposes and intent underlying the establishment of the district.

- The proposed work would restore eight (8) of the original second story window openings and one (1) of the garage door openings on the First Street façade. The applicant is proposing to retain the original window openings of the second story First Street facade and install double-hung metal-clad wood windows. The applicant will install a rollup garage door in one of the existing garage openings.
- The existing window opening that that the applicant is requesting to enlarge is on the rear of the building and is not original. It was originally a garage door that was infilled years ago. Enlarging this window opening down to the average sill height and installing a roll-up door will not be highly visible.
- According to the Downtown Design Guidelines, Part III, Section C- Specific Building Features, #4. Preserve the size and proportion of a historic window opening.
 - Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window is inappropriate.
 - Making a window opening into a door opening is preferable to installing a new door opening.
- The work that the applicant is proposing to do will help restore the significance of the façade which will enhance and advance the purposes of the Downtown Historic District.

B. Overall Character. New structures and additions to, or the exterior repair or alteration of, existing nonlandmark and noncontributing structures shall be compatible with the historic architectural character, scale, shapes, sizes, heights, facades and materials predominant in the district to the maximum extent feasible.

- The proposed changes will be an improvement to the property, should not detract from the appearance of the structure and will be compatible with the neighboring properties.

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

- The building has been modified in the past from the original appearance and the proposed work would improve the appearance and integrity of both the First Street and E Street facades.

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

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

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

Non-contributing buildings are addressed on page 29 of the design guidelines. The policy states that: “Alterations and additions to non-contributing buildings should improve the character of the building and its compatibility with Salida’s historic downtown.”

- The building currently has several windows on the First Street, E Street and alley façades that have been stuccoed over which will be uncovered and rehabilitated. The installation of the second story windows will greatly improve the First Street façade along with the removal of the stucco and installation of a garage door on the ground floor of this façade.
- The changes should improve the character of the building and be compatible with the Downtown Historic District.

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

The proposed alterations meet the review standards for changes to the exterior of a noncontributing structure within the historic district because they are not destroying any existing character defining features and they are compatible with historic features of the downtown.

RECOMMENDED ACTION:

Based upon the observations and review standards outlined above as well as the applicant’s submission of photos and narrative, staff recommends the following:

Approve the Major Certificate of Approval application for the proposed exterior alterations of the structure at 148 East First Street subject to the following condition(s):

1. That the applicant applies for a building permit as required by the Chaffee County Building Department.
2. Upon completion of the project the applicant contact staff for inspection of the approved work.

RECOMMENDED MOTION:

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

Attachment: Application
Architectural Inventory Form for 148 E. First Street

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 4

Date	Initials _____
_____	Determined Eligible-NR
_____	Determined Not Eligible-NR
_____	Determined Eligible-SR
_____	Determined Not Eligible-SR
_____	Need Data
_____	Contributes to Eligible NR District
_____	Noncontributing to Eligible NR District

I. IDENTIFICATION

1. **Resource Number:** 5CF406.47
2. **Temporary Resource Number:** 68
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Schuelke Shoes, Hanks Building
6. **Current Building Name:** Fritz's Attic
7. **Building Address:** 148 E. 1st St.
8. **Owner Name and Address:** Craig Family Partnership, Craig, Donald Lee & Esther M., 513 Chilcott St., Salida, CO 81201
- Parcel Number:** 368132404092
- 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 413685 Northing 4265548
11. **USGS Quad Name:** Salida East, Colo.
 Year: 1994 Map Scale: 7.5' Attach photo copy of appropriate map section.
12. **Lot (s):** 23-24 **Block(s):** 4
 Addition: Salida Original Townsite **Year of Addition:** 1880
13. **Boundary Description and Justification:**
 Boundary includes the building and the urban parcel on which it is situated.

III. ARCHITECTURAL DESCRIPTION

14. **Building Plan (footprint, shape):** Irregular
15. **Dimensions in Feet: Length** 150 **X Width** 93
16. **Stories:** 2
17. **Primary External Wall Material(s) (enter no more than two):**
 Stucco 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):**
 Chimney (rear)
21. **General Architectural Description:**

Two-story commercial building with flat parapet on façade, which is stepped down at east end. Metal coping at top of western section. Eastern section has end piers that project slightly above the roofline. The entire wall above the storefront is stuccoed. Shed roof hood above storefront (corrugated fiberglass with wood frame). Piers of storefront are clad with CU style red sandstone. Large plate glass display windows are angled outward from bottom and have brick sills with sandstone below. Off-center entrance toward west with metal frame glazed door. Storefront wraps

Resource Number: 5CF406.47

Temporary Resource Number: 68

around to east wall, with plate glass display windows and red sandstone. Front part of upper wall is stuccoed, while back part has vertical panel siding. Rear has painted concrete block addition with chimney, pediment above paneled and glazed garage door, pedestrian door, and 2/2-light double-hung sash window.

22. **Architectural Style/Building Type:** No Style

23. **Landscaping or Special Setting Features:**

N/A

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

None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction: Estimate**

Actual 1890

Source of Information: Sanborn Map, 1890

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 1890 Sanborn map shows the western part of this building "being built." The 1893 Sanborn map indicated that the building had an iron clad front. An addition to the rear of the east third of the building was erected between 1904 and 1909. Between 1909 and 1914 the eastern part of today's building was erected as part of a garage. Today's building includes only the western half of the garage. There was a 280 gallon gas tank at the rear of the east part of the building in 1914. Between 1914 and 1929 the garage was extended to the rear, approximately doubling its size. The building's façade is the same as it was in 1981.

30. **Original Location:** Yes

Date of Moves

V. HISTORICAL ASSOCIATIONS

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

Commerce and Trade/Business

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

Commerce and Trade/Specialty Store/Gas Station

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

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

35. **Historical Background:**

This lot was shown as vacant on Sanborn maps of 1886 and 1888. The 1890 Sanborn map indicated that the western section of the building was "being built." The building is shown on the 1893 map, with a meat store furthest west, a boot and shoe store in the center, and a millinery on the east end. Center stairs led to the upper story. The 1904 Sanborn map showed a hall and reading room in the western space, a boot and shoe store in the center, and a tailor on the east. Herman F. Schuelke had a shoe shop here listed in the 1903-04 and 1905-06 city directories. The 1903-04 city directory listed architect Henry L. Silf with an office and residence here. James J. Baldwin had a business selling pianos, sewing machines, and sheet music at this location in 1903-4. By 1905-06 Baldwin's business had been replaced by the Merkel Co., operated by Bernard F. and Anna G. Merkel, and offering wallpaper, paints, oils, and glass in the eastern section of the building. In 1905-06 Samuel S. Hunt had a second hand goods store in the western section of the building. The upstairs included furnished rooms operated by Mrs. May Warnick.

In 1909, the building was known as the Hanks Building, and the upstairs furnished rooms were "Ideal Rooms." Schmidt & Stingley, butchers, operated in the western section of the building, together with People's Market. At the eastern end of the building was the Salida Wiring Co. and B.F. Merkel, paint and wallpaper. The 1911 city directory

Resource Number: 5CF406.47

Architectural Inventory Form

Temporary Resource Number: 68

Page 3 of 4

listed the People's Market (Karl Schmidt, proprietor) "fresh and salt meats." Bernard F. Merkel advertised wallpaper at this location. The Salida Wiring Co. (S.B. Bostian, proprietor) offered "electrical supplies, all kinds of electric work at reasonable prices."

Between 1911 and 1914 a large garage (the Colorado Auto Co.?) was built adjoining the east end of the building. The garage had a gas tank at the rear. The stores in the original part of the building held a meat shop, tailor, and paint and wallpaper in 1914. In 1922 H.F. Schuelke, cleaner, dyer, and presser, had a business here, as did J.J. New, a painter. The garage was operated by Timothy J. Ahern. By 1927-28, the Bonanza Stage Line, a bus service, was operating from the garage, which was also the location of the White Auto Company. The garage was shown with steam heat, electric lights, and a concrete floor on the 1929 Sanborn map. The White Auto Co. was the local distributor for Cadillac and LaSalle cars. Charles C. White owned and operated the business, taking over the former Colorado Auto Co. in 1917. White had been a resident of Colorado since 1885 and had previously worked with the D&RGW Railway and the U.S. Forest Service. In 1927 the Salida Mail wrote: "The garage boasts of large and adequate floor space for storage, a well equipped repair department where expert mechanics are on the job ready to give expert attention to all repair work, large or small, simple or complicated, on any make of car. There is a separate tire repair and vulcanizing department. All manner of auto accessories are carried."

In 1927-28, G.B. Gaul had a shoe repair shop in the western part of the building. Mrs. Della LaPlant was offering furnished rooms on the second floor. The 1930-31 city directory indicated the White Auto Co. (Thomas C. White) offering auto repair in the garage, while parts of the west section of the building were vacant. In 1951 Stapleton Chevrolet (sales and service), owned by Harold Stapleton, was located here. The same business was indicated here in the 1961 city directory. In 1981 the business here was Salida Auto Parts.

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Survey Form, 148 E. 1st St., 1981; Salida Mail, Booster Edition, 21 October 1927.

VI. SIGNIFICANCE**37. Local Landmark Designation:** No**Date of Designation:****Designating Authority:****38. Applicable National Register Criteria:**

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

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

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

39. Area(s) of Significance:**40. Period of Significance:****41. Level of Significance:****42. Statement of Significance:**

This building is associated with the development of downtown Salida during the late nineteenth century, and housed a variety of small businesses, including a shoe store, a tailor, and a paint and wallpaper shop. The building is also associated with the impact of automobiles on downtown Salida during the early twentieth century, as the eastern section of the building was erected as a garage and was utilized as an auto sales and service station into at least the 1960s.

43. Assessment of Historic Physical Integrity Related to Significance:

Alterations to the building have diminished its historic physical integrity.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**44. National Register Field Eligibility Assessment:** Not eligible**45. Is there National Register district potential? Discuss.** N/A

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

Resource Number: 5CF406.47

Temporary Resource Number: 68

Architectural Inventory Form

Page 4 of 4

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

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

VIII. RECORDING INFORMATION

47. Photographic Reference(s): 21: 35; 23: 25, 27.

Negatives Filed At: City of Salida

Photographer: Roger Whitacre

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

49. Date(s): September 2002

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

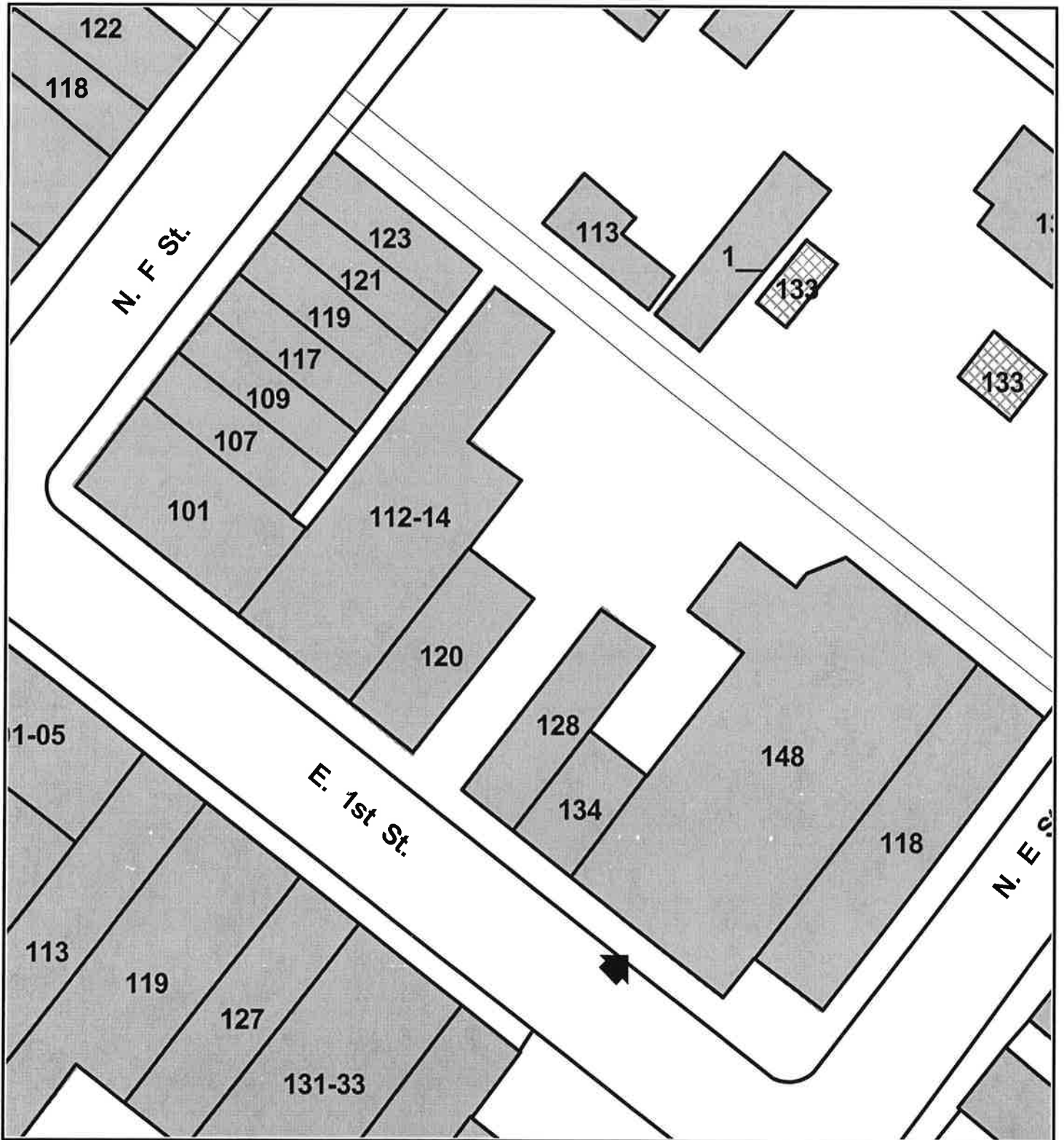
51. Organization: Front Range Research Associates, Inc.

52. Address: 3635 W. 46th Ave.

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

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

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

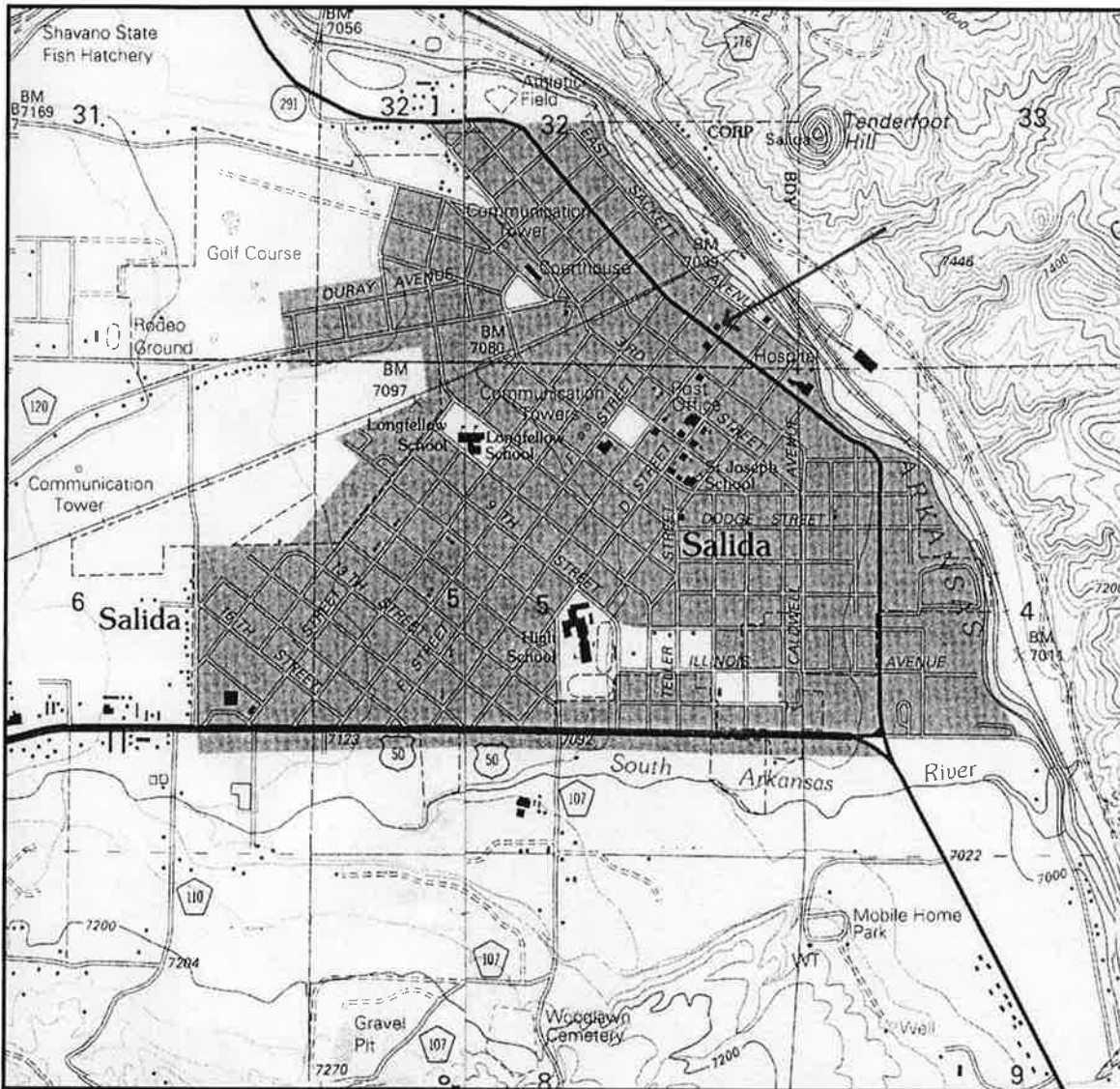


148 E. 1st Street, 5CF406.47



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

148 E 1st St, 5CF406.47



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



From: CO Architectural Drafting
To: [Kristi Jefferson](#)
Subject: Re: HPC Docs for Jonas Harlow
Date: Monday, September 10, 2018 7:49:19 PM

Kristi,
Below are some photos of 148 East First Street from years past.





On Mon, Sep 10, 2018 at 11:58 AM CO Architectural Drafting
<colorado.drafting@gmail.com> wrote:
| Thanks Kristi,



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"/> Appeal Application (Interpretation) | <input type="checkbox"/> Limited Impact Review:
(Type) _____ |
| <input checked="" type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | <input type="checkbox"/> Major Impact Review:
(Type) _____ |
| <input type="checkbox"/> Historic Landmark/District | |
| <input type="checkbox"/> License to Encroach | <input type="checkbox"/> Other: _____ |
| <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: Jonas Harlow
Mailing Address: 8554 W Hwy 50 SALIDA CO 81201
Telephone Number: 505 795 9029 FAX: _____
Email Address: jonasharlow@gmail.com
Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: BLUE BUILDING
Street Address: 148 E 1ST STREET
Legal Description: Lot 23-26 Block 4 Subdivision City of Salida (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: 9/4/18
Signature of property owner:  Date: 9/4/18



**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 #: _____



To: City of Salida (Salida Historical Commission)

Date: September 4, 2018

Re: Certificate of Appropriateness for existing building modifications,
148 E. First Street, Modifications to lower & upper level,
Expose existing rough openings, replacement of doors, windows & trim detailing

Prepared by: Deke Spillyards, Colorado Architectural Drafting dba Deke Designs
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Prepared for: Jonas Harlow, Owner
8554 W. US Highway 50
Salida, CO, 81201

Dear Members of the Commission:

The following narrative and images are to provide a description of the proposed modifications to the property @ 148 E. First Street. This document was prepared to present to the Salida Historical Preservation Commission. Please see below for the two areas that will require the Commission's approval.

Scope of work at Upper Level: The scope of this phase of the project consists of the exposure of the rough openings of the original window locations that were concealed with sheathing & stucco by a previous owner. Originally there was a total of nine (9) windows on First Street, we plan on exposing eight (8) of the nine (9) existing window rough openings, see plan for locations. The structure requires the replacement of windows per associate document(s) with window type per associated document(s). In addition, and window trim around the newly exposed windows. We will be adding cornice/corbels detailing (in future) though that is not being included within application.

The existing side façade, view from 'E' street (Image #1) will remain. The proposed front elevation from First Street will look similar to Image #3. The window trim will be constructed of composite wood trim, See images #3 & # 4, also see associated product sheet(s)

Scope of work at Lower Level: The scope of this phase of the project consists of the exposure of the rough openings of the original window and door locations that were in-filled on the lower level. Image #5, shows an original location of a garage door opening, from First Street. We would like expose this opening and install a new roll-up garage door, similar to the type that has been utilized at Wood's Distillery or equivalent, see attached product sheet. Image #6, 7 & 8, show 2 original window & 1 door location which were in-filled by a previous owner. We would like to expose these rough openings and install new or reused windows similar to those currently being utilized throughout this area of the structure. The 3rd opening Image #8, was originally a full height garage door. We would like to expose this rough opening, though only down to the average sill height in this area of the structure and install a roll-up door that is similar to those being utilized at the Boathouse Cantina. See attached product information.

Image #1) Photo of existing building from 'E' Street, August 24, 2018 – No Changes



Image #2 (below) Front elevation of existing structure, August 24, 2018



Image #3 (below) depicts the proposed front elevation with the addition of Window trim, modifications to upper level only

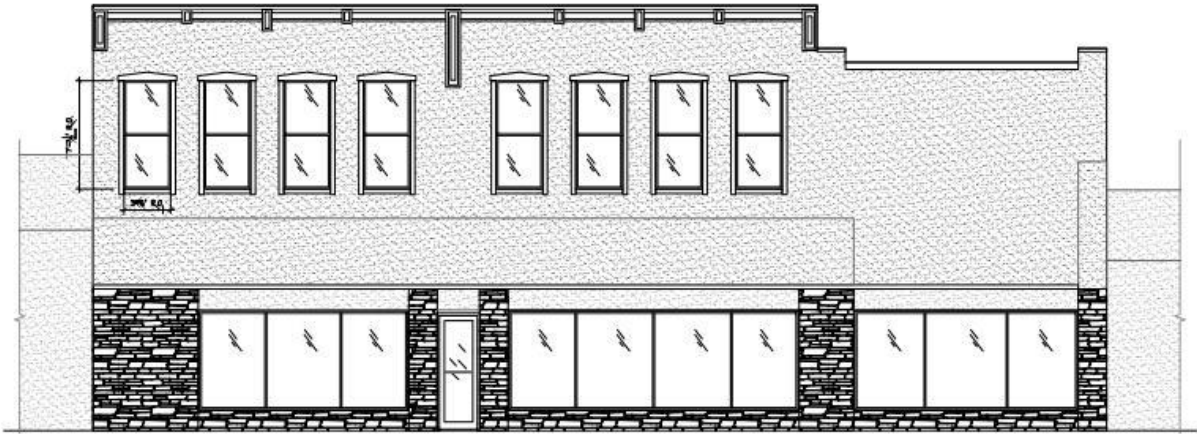


Image #4 (below) depicts the proposed Window trim; see associated product sheet(s)



Image #5 (below) depicts original location of a garage door opening, left depressed area in front of trailer in photo. We propose to expose this opening and install a new roll-up garage door



Image #6 (below), In-filled window at corner of 'E' Street and Alley, expose and replace



Image #7 (below), In-filled window at Alley, view from interior. Expose and replace.



Image #8 (below), Remove & relocate existing window, install garage style door to sill height of other existing windows



Additional documents: We have attached the following documents:

- 1) preliminary proposed plan
- 2) proposed elevations with keynotes
- 3) proposed product sheets

Thank you for your time and thoughtfulness in considering the application. We look forward to hearing from you with your comments.

Deke Spillyards, Colorado Architectural Drafting dba Deke Designs

Specifications: LP® SmartSide® Trim

Cedar Texture Trim

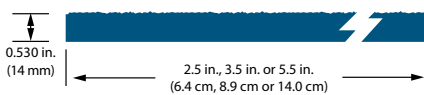
The Classic Appearance of Cedar

- Interior or exterior use, including corner boards, windows and doors
- Narrow widths save cutting time
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood strand substrate

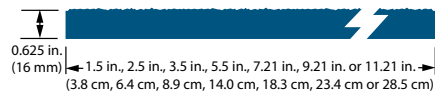


Cedar texture

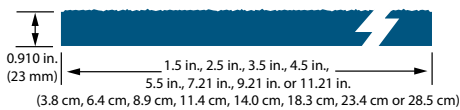
190 Series Cedar Texture Trim (strand)



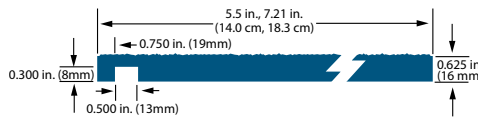
440 Series Cedar Texture Trim (strand)



540 Series Cedar Texture Trim (strand)



440 Series Cedar Texture Ploughed Fascia (strand)



DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
190 Series Cedar Texture Trim (strand)	16 ft. (192 in.)(4.9 m)	2.50 in. (6.4 cm)	0.530 in. (14 mm)	28448	2 psf
	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.530 in. (14 mm)	28450	2 psf
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.530 in. (14 mm)	28452	2 psf
440 Series Cedar Texture Trim (strand)	16 ft. (192 in.)(4.9 m)	1.50 in. (3.8 cm)	0.625 in. (16 mm)	25877	2 psf
	16 ft. (192 in.)(4.9 m)	2.50 in. (6.4 cm)	0.625 in. (16 mm)	25878	2 psf
	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.625 in. (16 mm)	25880	2 psf
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.625 in. (16 mm)	25882	2 psf
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.625 in. (16 mm)	25883	2 psf
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.625 in. (16 mm)	25884	2 psf
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.625 in. (16 mm)	25885	2 psf
540 Series Cedar Texture Trim (strand)	16 ft. (192 in.)(4.9 m)	1.50 in. (3.8 cm)	0.910 in.(23 mm)	25886 *	3 psf
	16 ft. (192 in.)(4.9 m)	2.50 in. (6.4 cm)	0.910 in.(23 mm)	25887 *	3 psf
	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.910 in.(23 mm)	25888	3 psf
	16 ft. (192 in.)(4.9 m)	4.50 in. (11.4 cm)	0.910 in.(23 mm)	25889 *	3 psf
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.910 in.(23 mm)	25890	3 psf
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.910 in.(23 mm)	25891	3 psf
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.910 in.(23 mm)	25892	3 psf
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.910 in.(23 mm)	25893	3 psf
440 Series Cedar Texture Ploughed Fascia (strand)	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.625 in. (16 mm)	27240 *	2 psf
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.625 in. (16 mm)	27819 *	2 psf



August 29, 2018

To Whom It May Concern:

I have inspected the windows on the second floor of the property at East First Street owned by Jonas Harlow. The following is a list of the deficiencies I found and why I feel replacing these windows with a historically correct window would be the best option.

- No seals to prevent wind and water infiltration.
- This window would not be suitable as an egress window. Some weights, rope or pulleys required are missing. The size of this bottom sash would make it extremely difficult to open and will not stay open on its own without these.
- No locks at window check rail.
- Wood sills have been damaged in a fashion that would require the complete sill be removed and replaced or somehow patch the existing.
- More than 50% of the original glass is broken and would need replacing.

My opinion is that the cost to restore the existing windows would far exceed the cost of replacing them with a historically correct window and the property owner would be left with a window that would be difficult to operate, perform poorly in cold and windy weather and would require continued maintenance in the future.

Sincerely,

Steven Duhaime AP

Steve Duhaime

Talon® RetroFit Double-Hung Windows



RetroFit Double-Hung Windows

RetroFit double-hung fits into an existing window frame making installation a breeze. The appearance of the interior and exterior of the home are maintained because the existing frame, wall coverings and trim work stay completely intact.

Frame & Sash

① Select wood components are kiln dried, and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain douglas fir, cherry, hickory, mahogany,* maple, oak, walnut, alder or vertical grain douglas fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and painted options.

② Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA

2604 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

Glazing

③ High-performance Low-E4* glass with a low-conductance spacer. Triple insulated glass, tinted, clear IG, high-altitude glass and other special glazing options are available.

④ Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in colonial and contemporary profiles.

Weather Strip

⑤ Compression bulb weather strip is applied on the bottom sash, head jamb, at the check rail and on side jambs for a maximum weather seal.

Hardware

⑥ Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Surface mount sash lifts are available and allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

Sash locks and lifts are available in finishes of bronze, polished brass, gold, white, black, antique brass, pewter, oil rubbed bronze, satin chrome and bright chrome.

An optional Window Opening Control Device Kit is available, which limits opening the sash to less than 4" when the window is first opened. Available in stone and white.

*The mahogany name is representative of non-endangered African mahoganies.

Features & Options

Visit our website to see larger images of our features and options.

<p>6 <i>Sash Locks</i></p>	<p>7 <i>Rigid Jamb Liners</i></p> <p>OPTIONAL WOOD INSERT</p> <p>OPTIONAL METAL INSERTS</p>	<p>9 <i>Divided Lights</i></p> <p>*NOTE: Divided light options also available in 2 1/4" width and in contemporary profile.</p> <p>MDL = Modern Divided Lights* Flat = Between-glass grilles CDL = Classic Divided Lights* Contoured = Between-glass grilles Removable = Removable wood grilles</p> <p>See page 26 for more information on our divided light options.</p>
<p><i>Sash Lifts</i></p>	<p>8 <i>Insect Screens</i></p>	<p>10 <i>VeriLock® Sensors</i></p> <p>E-Series/Eagle® double-hung windows with VeriLock® sensors use a different sash lock. Available in all hardware finishes.</p>

Jamb Liner & Balance System

7 Basic jamb liners are available in beige or white and are made of synthetic material. Optional painted aluminum exterior inserts and wood-veneered interior inserts also available.

Jamb liners encase balance assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.

Sill Slope

8 degrees is the standard slope. Filler block is used on existing window sill angles of less than 8 degrees.

Insect Screens

Charcoal fiberglass screen mesh fits into an aluminum frame in all 50 exterior colors and seven anodized finishes. Available in half or full insect screens. Aluminum screen mesh is available as an option.

TruScene® insect screens available

in all 50 exterior colors and seven anodized finishes.

See page 28 for more information on our insect screen options.

Divided Lights

Modern Divided Lights. Fixed interior and exterior grilles with internal spacers between two panes of glass. Available in 5/8", 7/8", 1 1/8", 1 1/2" or 2 1/4" widths and colonial or contemporary profiles.

Classic Divided Lights. Fixed exterior and interior grilles without an internal spacer. Available in 5/8", 7/8", 1 1/8", 1 1/2" or 2 1/4" widths and colonial or contemporary profiles.

Between-glass grilles. Available in 5/8" flat or 1" contoured aluminum profiles. Two-tone colors of colony white/pebble tan, colony white/sierra bronze or colony white/forest green are available on the 1" profile.

Removable wood grilles. Removable wood grilles are available in a 7/8" width and colonial or contemporary profiles. Optional surround and fixed exterior grilles also available.

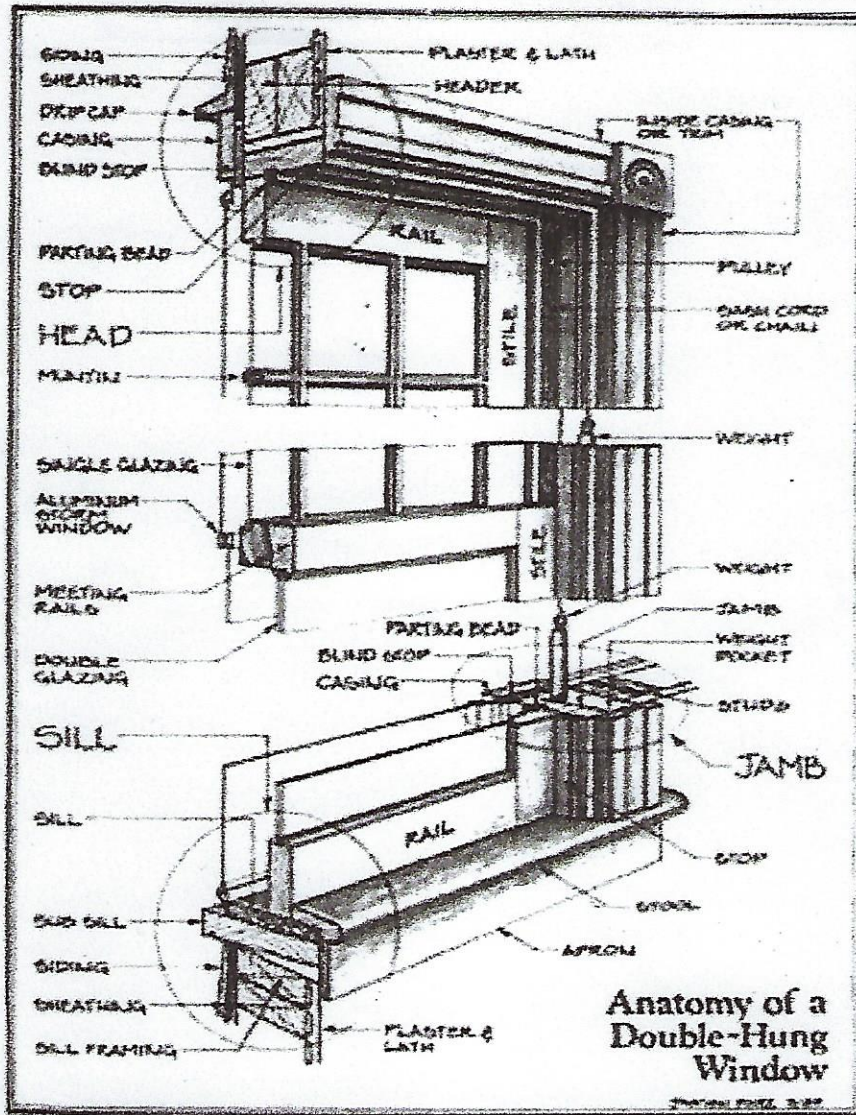
VeriLock® Sensors

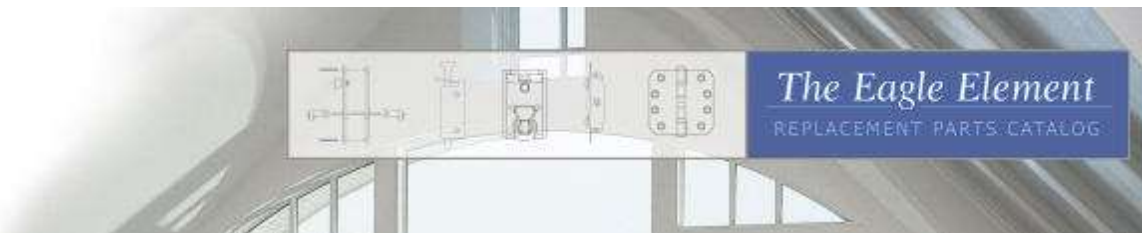
Innovative technology that integrates wireless sensors into select double-hung windows. These exclusive sensors are unique as they detect whether the windows are locked or unlocked* — a feature no other sensors can provide. See pages 6–9 for details.

Measuring Guidelines

Measuring guidelines for RetroFit double-hung and picture windows can be found on our website EagleWindow.com under *Support > Installation Instructions*.

*When properly configured and maintained with a professionally installed security system compatible with Honeywell® transmitters and/or self-monitoring system. See your dealer for more information. Printing limitations prevent exact finish replication. Please see your local dealer for actual samples.





Home

Windows

- Double-Hung
- Slide-By
- Casement
- Awning
- Auxiliary*

Doors

- Hinged French
- Sliding
- Steel Entry*

Accessories

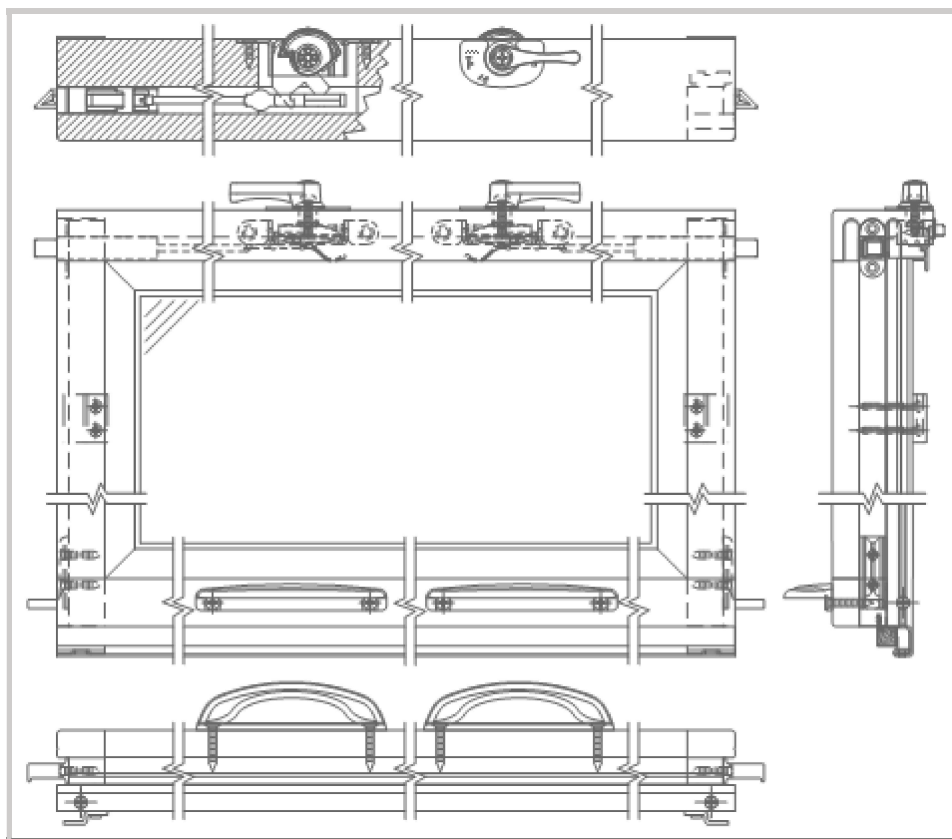
- Installation
- Interior Trim
- Exterior Trim

* Coming soon.

Search

Windows > Double-Hung > Clad > Dual-Operating > RetroFit > Talon (8/2003-12/2007)

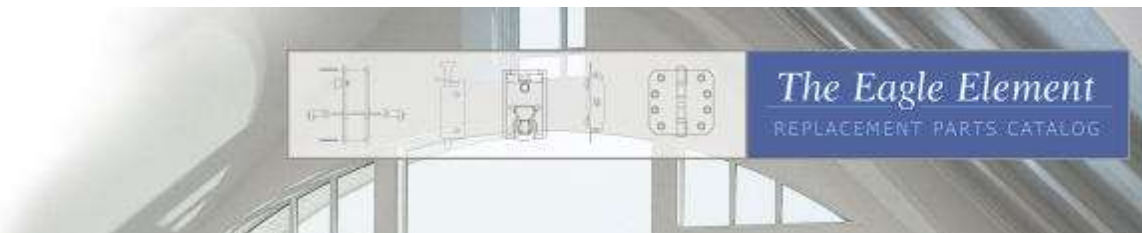
Find Parts for Component: Lower Sash Assembly



Contents (may include further subcomponents or listings of parts and options)

Parts and Accessories

- Adjustable Tilt-Latch Arms
- Bottom-Rail Clips
- Clip Receivers
- Glazing
- Lock Assembly
- Lower-Sash Pads
- Lower-Sash Weather Strip
- Pivot Pins
- Sash Lifts
- Screws



Home

Windows

- Double-Hung
- Slide-By
- Casement
- Awning
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Doors

- Hinged French
- Sliding
- Steel Entry*

Accessories

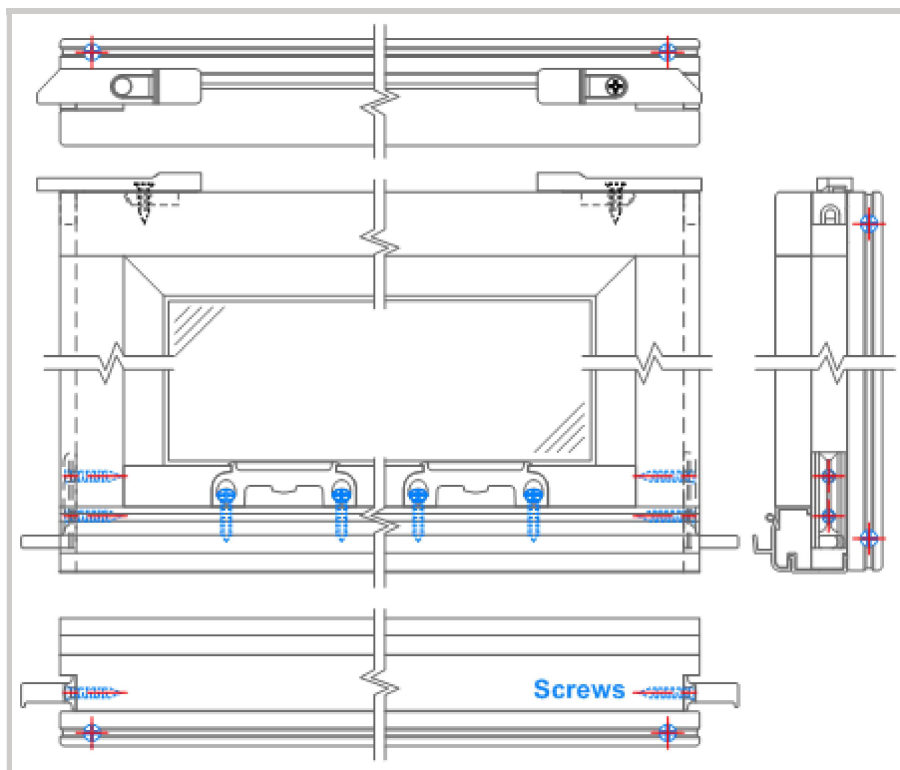
- Installation
- Interior Trim
- Exterior Trim

* Coming soon.

Search

Windows > Double-Hung > Clad > Dual-Operating > RetroFit > Talon (8/2003-12/2007)

Find Parts for Component: Upper Sash Assembly



Contents (may include further subcomponents or listings of parts and options)

Parts	Accessories
<ul style="list-style-type: none">▸ Check-Rail Glazing Stops▸ Check-Rail Interlocks▸ Check-Rail Keepers▸ Glazing▸ Screws▸ Standard Pivot Pins▸ Surface Tilt-Latches	<ul style="list-style-type: none">▸ Die-cast Historical Stile Horns▸ RetroFit Half-screen Retainers

Applies To

- [Talon Clad Standard Dual-Operating Double-Hung Windows \(5/2003 - 12/2007\)](#)



STEEL ATHENA



231 / Frosted Windows / Sandcast Bronze



232 / Smoked Windows / Bronze



231 / Frosted Windows / Natural Wood Grain Steel



231 / Smoked Windows / Adobe Stone



231 / Glass Windows / Sandcast Bronze / Smooth



STEEL ATHENA

2828 S 900 W, SLC, UT 84119 · 1(800)388.9310 · WWW.MARTINDOOR.COM · MADE IN USA SINCE 1936

PANEL STYLES

24 gauge steel

8' - 10'2" (2438 - 3099)

10'3" - 15'2" (3124 - 4623)

15'3" - 22' (4648 - 6706)



COLORS

STEEL PAINT COLORS



WOOD GRAIN

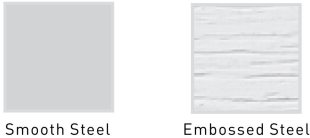


POWDER COAT COLORS



TEXTURE

(Smooth is available in Silver, Bronze and powdercoated)



Smooth or embossed textures are available on this door.
(Embossed comes standard. Smooth doors are powdercoated)

INSULATION

Add insulation for thermal efficiency, noise reduction, durability, and minimal upkeep.
(R-value represents rails only. Total door r-value will vary depending on glass type.)



HARDWARE

Includes roller, track and accessories for a strong and lasting door system.

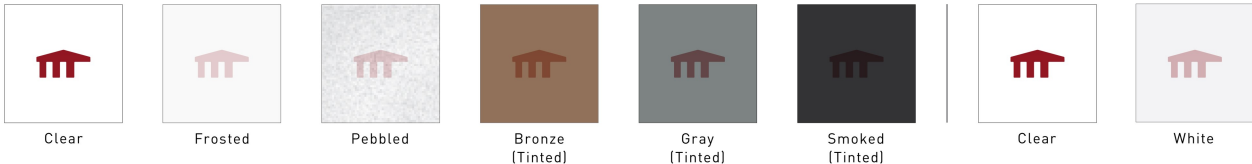


WINDOW TINT

Insulated glass options are available on most window types.
(Simulated color. In some cases glass tint is lighter than acrylic tint.)

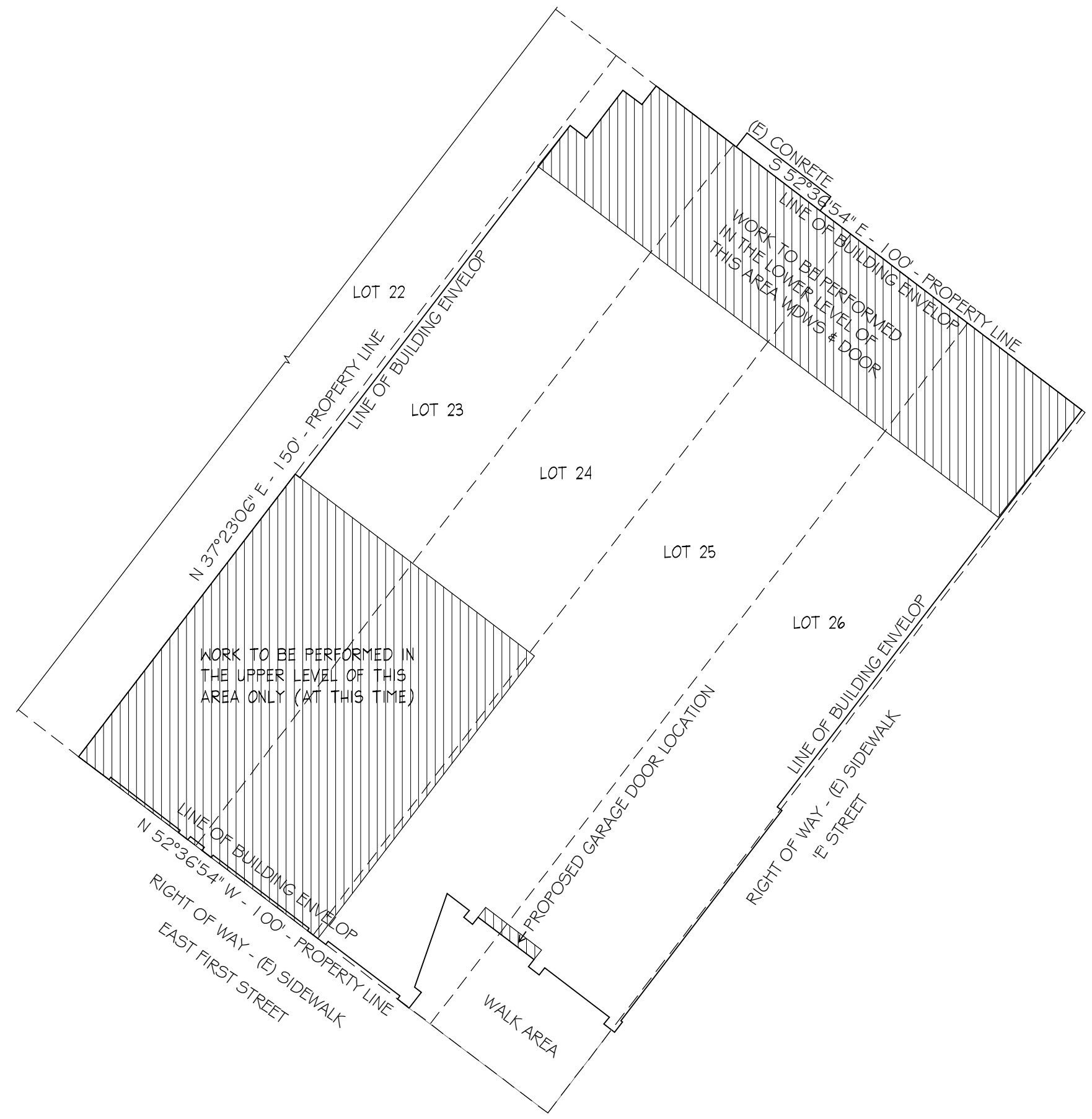
GLASS / ACRYLIC

LAMINATE





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FOR HPC USE & APPROVAL
BLUE BUILDING - 2nd LEVEL
 148 EAST FIRST STREET
 HISTORIC SALIDA, CO, 81201

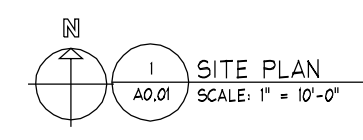
SITE PLAN
 1' = 10'-0"

Date:
 8-24-18

DRAWN & REVIEW BY:
 Deke Spillyards

ARCHITECT OF RECORD
 Sarah Whittington

Sheet
 A0.01





FOR HPC USE & APPROVAL
BLUE BUILDING - 2nd LEVEL
148 EAST FIRST STREET
HISTORIC SALIDA, CO, 81201

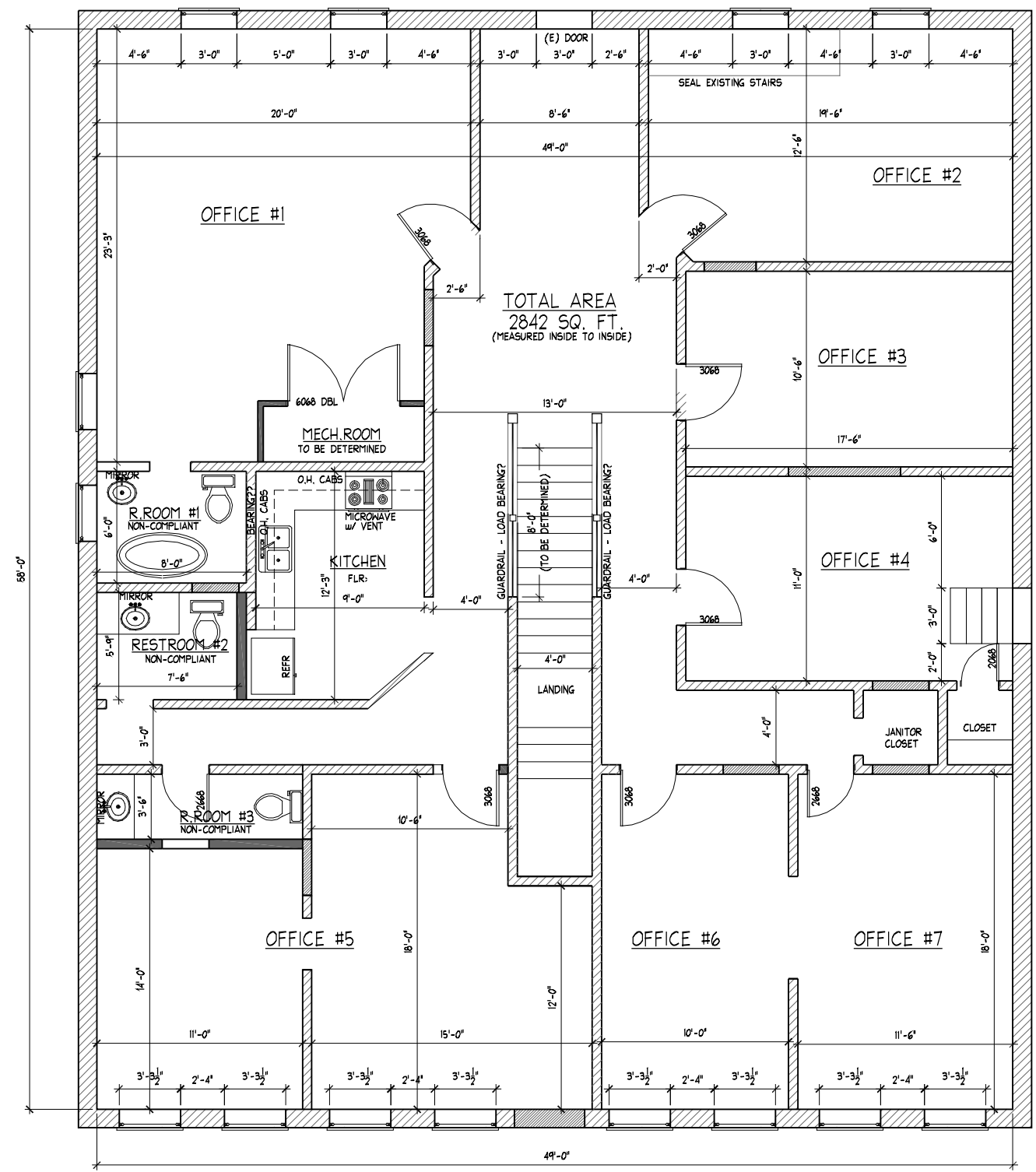
Date:
8-24-18

DRAWN & REVIEW BY:
Deke Spillyards

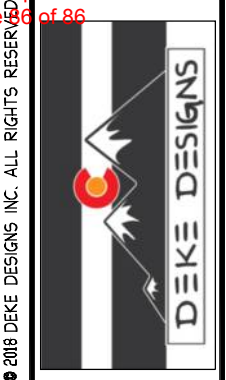
ARCHITECT OF RECORD
Sarah Whittington

Sheet
A1.01

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1 FLOOR PLAN
A1.01 SCALE: 1/8" = 1'-0"

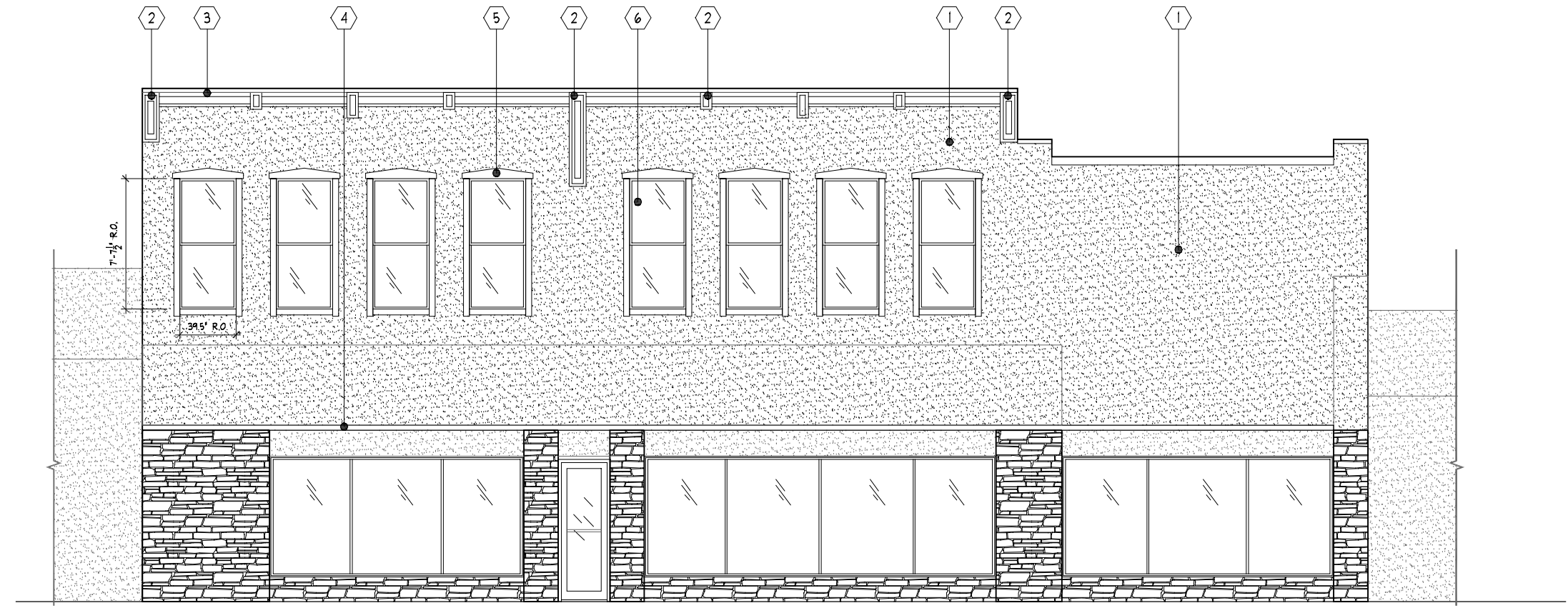


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FOR HPC USE & APPROVAL
BLUE BUILDING - 2nd LEVEL
148 EAST FIRST STREET
HISTORIC SALIDA, CO, 81201

KEYNOTES

- 1 ● EXISTING STUCCO TO REMAIN
- 2 ● CORBELS, SIMILAR TO SURROUNDING STRUCTURES
- 3 ● CORNICE, SIMILAR TO SURROUNDING STRUCTURES
- 4 ● EXISTING SHADE AWNING TO REMAIN
- 5 ● WINDOW TRIM 4" WITH A PEAK UP TO 8"
- 6 ● WINDOWS, 39.5" x 91.5"
- 7 ● HISTORIC BUILDING NAME PLATE SIMILAR TO SURROUNDING HISTORIC STRUCTURES



1 PRELIMINARY FRONT ELEVATION
A5.00 SCALE: 1/8" = 1'-0"

Date:
8-24-18

DRAWN & REVIEW BY:
Deke Spillyards

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Sheet
A5.00