



AGENDA

HISTORIC PRESERVATION COMMISSION

MEETING DATE: Wednesday, April 18, 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 – February 15, 2018

III. UNSCHEDULED CITIZENS

IV. AMENDMENT(S) TO AGENDA

V. REVIEW OF APPLICATIONS:

1. Major Certificate of Approval – Ladies Cash Bazaar Building, 146 West First Street –

The applicant is requesting approval for exterior alterations to the façade and rear wall of the structure at 146 W. First Street.

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

2. Major Certificate of Approval – Haight & Churcher Terrace, 214-216 East First Street –

The applicant is requesting approval for exterior alterations to the existing brick garage at the rear of the parcel at 214-216 East 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: Schedule HPC meeting in May

VIII. COMMISSIONER COMMENTS:

IX. ADJOURN

MEETING DATE: Thursday, February 15, 2018
MEETING TIME: 5:30 p.m.
MEETING LOCATION: City Council Chambers, 448 East First Street, Suite 190, Salida, CO

Present: Harris, Krebs, Tomkiewicz, Zeman, Jefferson, Franklin, Van Nimwegen, Regan

Absent: Klein, Hunnicutt

I. CALL TO ORDER: The meeting was called to order at **5:34 pm**

II. APPROVAL OF THE MINUTES:

Thursday, December 21, 2017- Harris made a motion to amend the minutes as written. Harris amended the wording from view to attacks with regards to the letters sent in by neighbors. Warren 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 – Randol Residence and Furnished Rooms, 228 E Street - The applicant is requesting approval to construct a new three-unit condominium structure behind the existing two-unit condominium structure at 228 E Street. **This item was tabled at the December 21, 2018 meeting.**

A. Staff Review of Application - Jefferson gave a summary of the application with the two variations regarding material use.

B. Applicant’s Presentation – The applicant is Low Pass Properties, 1208 C Street, Salida, CO 81201. The representative is **Danny Stotler**, he presented a different building and took all the suggestions and changes into considerations when having his architect design the new building. The front of the building is all brick and the other three sides will be stucco with a brick wainscoting.

Public Comment –

Bigalow 550 East 3rd Street, finds the project very attractive, but had comments on the alignment of the windows and would like to see them more symmetrical when comparing first and second story’s.

Kathleen Nelson 223 E Street, appreciates the new design with the reduction of height and thanked the applicants.

C. Commission Discussion:

Regan complimented the applicants regarding the massing and scale.

Tomkiewicz asked if the neighbors were notified. Jefferson confirmed the notification was posted exactly the same as before.

Harris appreciates the roof and window changes, asked if the applicants have picked a color for the stucco, the applicant has not decided. He also questioned if the footprint has changed, applicant answered yes it has changed and is smaller.

Krebs would like the materials to be distinguished and prefers the wainscoting; however, he would like to increase the height of no less than 4'6", preferably higher. He reminded the applicants that the commission does not approve the parking layout requirements. He asked the architect if he was able to align the windows with the doors.

Ron Mazzeo Architect windows cannot align with the interior design; need to stay how they are currently designed.

D. Commission Recommendation: **Krebs** made a motion to accept the proposal as submitted with the recommended three conditions from staff and added that the wainscoting increased to no less than 4'6". **Harris** 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: Jefferson discussed an upcoming application for Moonlight Pizza a non-contributing site for their brewpub/apartment. She set the meeting date for March 15, 2018. Krebs asked about recusing himself for the future submittal of a demolition application for one of the Southwest Conservation Corps out buildings, Jefferson agreed that he would need to recuse.

VIII. COMMISSIONER COMMENTS: Harris asked if we could put together a workshop with staff and the commission, Jefferson would like to have Hunnicutt attend and he will be back in town in May. A date was not scheduled.

IX. ADJOURN: 6:10 PM



STAFF REPORT

MEETING DATE: April 18, 2018

AGENDA ITEM TITLE: Ladies Cash Bazaar Building - 146 West First Street - Major Certificate of Approval

AGENDA SECTION: Public Hearing

REQUEST:

The request is to receive Certificate of Approval for the following exterior alterations to the existing stucco façade and rear wall at 146 West First Street.

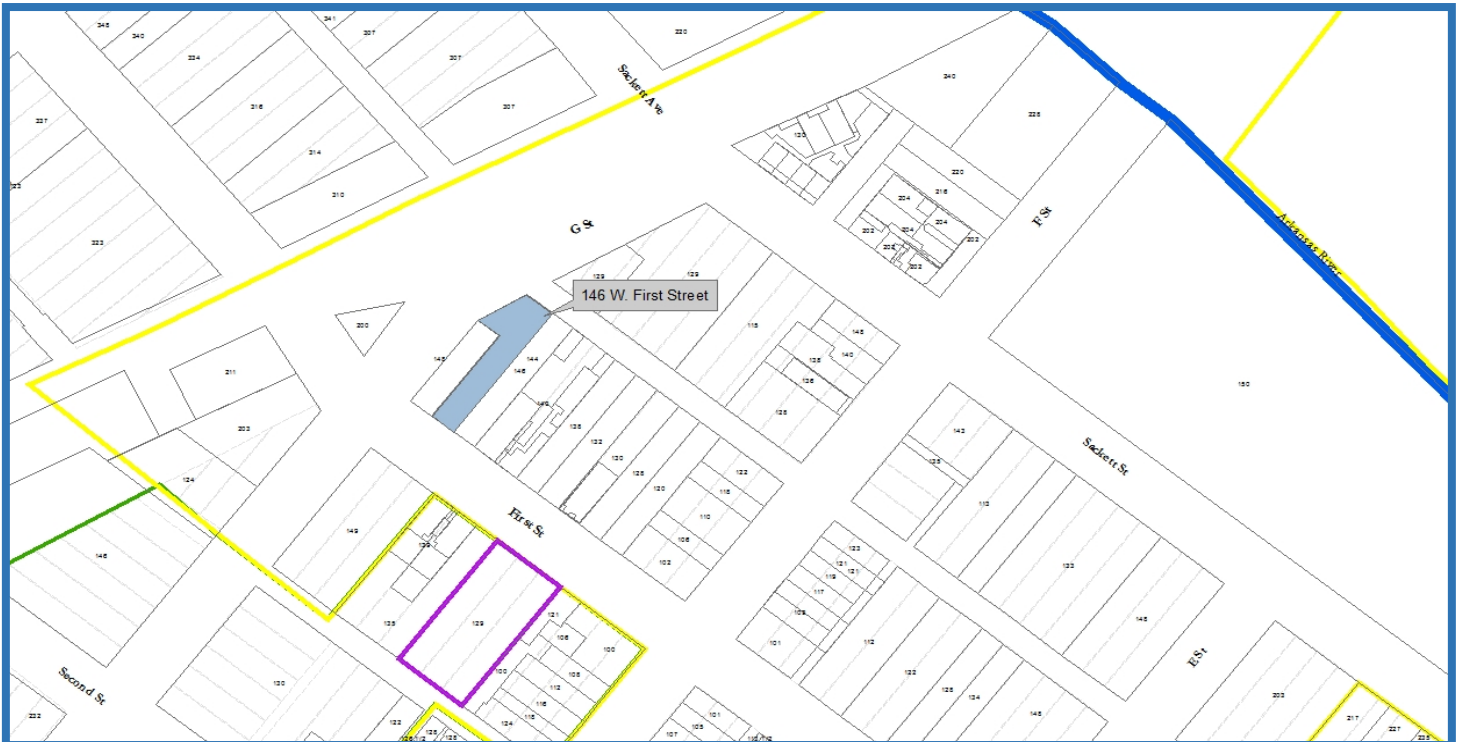
1. Front Facade, Upper Section - Remove existing stucco finish to expose brick façade and repair brick as needed.
2. North Rear Wall – Remove exiting shed addition, remove and reconstruct rear wall and install garage style door, single panel door, and windows.

APPLICANT:

The applicant is 146 West First Street LLC, 146 West First Street, Salida, CO 81201
Representative: Sarah Whittington

LOCATION:

The property is located at 146 West First Street, and is legally described as Lots 14 and 15, Block 5 Salida Original Townsite, City of Salida, Chaffee County, Colorado. The property is also known as the Ladies Cash Bazaar Building.



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 and is located within the Central Business (C-2) District. This property is considered **non-contributing** to the downtown historic district.
2. According to the Architectural Inventory for this property, "This building is associated with the development of downtown Salida during the 1900s and housed businesses such as a boot, shoe, and dry goods firm, clothing stores, and restaurants. Alterations have diminished the historic physical integrity of the building".
3. In the assessment of historic physical integrity related to significance, the inventory form states, "The façade of the building has been totally remodeled".
4. The applicant would like to remove and reconstruct the existing stucco façade on the upper front of the building, this does not include the stucco wall at the east of the building. This will expose the existing brick detail, which is similar to both properties to the east and west of the subject property.
5. The applicant is proposing to remove the rear brick wall and construct a new wall. A garage style door and a glass panel exit door is proposed. Removal of this wall is recommended by the structural engineer for the project due to the deterioration of the existing brick and the work proposed. The proposed finish on the new rear wall will be stucco with a wainscot of wood lap siding or vertical metal siding.
6. Details of the proposed windows and doors are shown on sheet X2 of the application materials provided by the applicant and included in the packet. The proposed two windows will be aluminum clad and the garage door will be 3/4 light door, along with a storefront door.
7. Rehabilitation is defined by the Secretary of the Interior's Standards as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

REVIEW STANDARDS:

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

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

- The proposed stucco removal on the upper facade of the building will return the original brick detail of the building. The proposed work will complement neighboring businesses and the district.
- The proposed work to the rear of the building will require the back wall to be removed and reconstructed.
 1. The applicant has proposed an aluminum storefront overhead garage door
 2. The applicant has proposed an aluminum single panel storefront door
 3. The applicant has proposed two metal clad windows – similar to Café Dawn



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.

- The façade has been modified numerous times. Aside from the brick there is not much in the way of original design or finishes in this area of the building exterior. With the picture provided by the applicant the original parapet shows restoring the brick would be compatible with the neighboring businesses in the District.
- The height, shape, size, materials, setbacks are not being altered with the proposed exterior alteration. The new brick façade will help the building to harmonize with 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, facade, materials, setback, landscaping and exterior architectural features to the maximum extent feasible.

- The current building has lost most of its historical significance due to past remodels; however restoring the facade, is more compatible with the historic nature of the District.
- The proposed rear work will be compatible with neighboring properties and the district.



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

- The proposed work will comply with all existing building, fire and other health/safety codes.

RECOMMENDED FINDINGS:

1. That the application is in compliance with the review standards for noncontributing structures in the historic district.

RECOMMENDED ACTION:

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

Approve the Major Certificate of Approval application for renovations to the existing façade and the removal and reconstruction of the rear exterior wall at 146 West First Street subject to the following condition(s):

1. The applicant will need to obtain a recommendation from a mason as to how they will remove and restore the brick on the front façade.
2. That the applicant applies for a building permit as required by the Chaffee County Building Department.
3. Upon completion of the project the applicant contact staff for inspection of the approved work.
4. When the fence is replaced along G Street frontage it must be approved with a minor certificate of approval.

RECOMMENDED ACTION:

Based upon the observations and review standards outlined above as well as the applicant's submission of material samples and design details during the public hearing, staff recommends the following: Approve the Major Certificate of Appropriateness application to modify the rear of the Ladies Cash Bazaar and check with a 146 West First Street.

RECOMMENDED MOTION:

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

Attachment: Application
Elevations and Site Plan
Architectural Inventory Form for 146 West First Street

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 3

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

I. IDENTIFICATION

1. **Resource Number:** 5CF406.67
2. **Temporary Resource Number:** 89
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Ladies' Cash Bazaar
6. **Current Building Name:** J.T. Pippin's Restaurant
7. **Building Address:** 146 W. 1st St.
8. **Owner Name and Address:** Nicoletti, Vincent M. & Rick L., 3062 W. 41st Ave., Denver, CO 80211

Parcel Number: 368132405100
SHF Grant Number: 2001-02-004

II. GEOGRAPHIC INFORMATION

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

10. **UTM Reference**
 Zone 13 Easting 413539 Northing 4265648

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

12. **Lot (s):** 15 **Block(s):** 5
 Addition: Salida Original Townsite **Year of Addition:** 1880

13. **Boundary Description and Justification:**
 Boundary includes the building and the urban parcel on which it is situated.

III. ARCHITECTURAL DESCRIPTION

14. **Building Plan (footprint, shape):** Rectangular
15. **Dimensions in Feet: Length** 69 **X Width** 24
16. **Stories:** 1
17. **Primary External Wall Material(s) (enter no more than two):**
 Stucco
18. **Roof Configuration (enter no more than one):**
 Flat
19. **Primary External Roof Material (enter no more than one):** Asphalt
20. **Special Features (enter all that apply):**
 None
21. **General Architectural Description:**

One-story rectangular commercial building with flat roof. Projecting metal sign above storefront entrance. Stuccoed parapet and wall at east end of building. Storefront is off-set to west end of façade. Plain wood lintel above storefront. Colored panels in clerestory area. Storefront has central inset entrance with paneled and glazed door with transom. Plate glass window to east; T111 panel siding to west with two small fixed-light windows in paneling. Wire-drawn brown brick below windows.

Resource Number: 5CF406.67

Temporary Resource Number: 89

22. Architectural Style/Building Type: No Style

23. Landscaping or Special Setting Features:

Lamppost in front of building.

24. Associated Buildings, Features, or Objects:

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate 1904-09 Actual

Source of Information: Sanborn Maps, 1904 and 1909

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: Unknown

Source of Information:

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

This parcel was vacant in 1904, according to the Sanborn map. The present building appears on the 1909 Sanborn map. The footprint of the building remained unchanged through 1945. The present appearance of the building is the same as it was at the time of the 1981 survey.

30. Original Location: Yes Date of Moves

V. HISTORICAL ASSOCIATIONS

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

32. Intermediate Use(s) Commerce and Trade/Restaurant

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

34. Site Type(s): Commercial Building, Store, Restaurant

35. Historical Background:

According to Sanborn fire insurance maps, this building was constructed between 1904 and 1909. The building was addressed as number 148 on 1909 through 1929 Sanborn maps and as number 146 on the 1945 edition.

In 1909 and 1914, this building housed a store carrying boots and shoes and dry goods. The 1909 city directory showed the Ladies' Cash Bazar [sic] in this location (then addressed as 148 W. 1st Street). The clothing store of Nicholas Muto was listed here in 1927-28. The 1929 Sanborn map shows an unidentified store here. The 1930-31 city directory listed Quinn's Produce Company here. The wholesale operation was headed by Lawrence Quinn.

A 1937 photograph indicates that the Little Casino Café was located here. That restaurant was still located here in 1951, with Ben Passarelli as the manager. Rocket's Bar and Grill was listed here in the 1961 city directory; M.G. Stancato and F.C. Nation were partners in the firm. The Office Bar occupied 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, 146 W. 1st St., 1981.

VI. SIGNIFICANCE

37. Local Landmark Designation: No Date of Designation:

Designating Authority:

38. Applicable National Register Criteria:

Resource Number: 5CF406.67

Temporary Resource Number: 89

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

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

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

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

This building is associated with the development of downtown Salida during the 1900s and housed businesses such as a boot, shoe and dry goods firm, clothing stores, and restaurants. Alterations have diminished the historic physical integrity of the building.

43. Assessment of Historic Physical Integrity Related to Significance:

The façade of the building has been totally remodeled.

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

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

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

46. If the building is in an existing NRHP district, indicate contributing status: Noncontributing**VIII. RECORDING INFORMATION****47. Photographic Reference(s):** 5: 29, 37.

Negatives Filed At: City of Salida

Photographer: Roger Whitacre

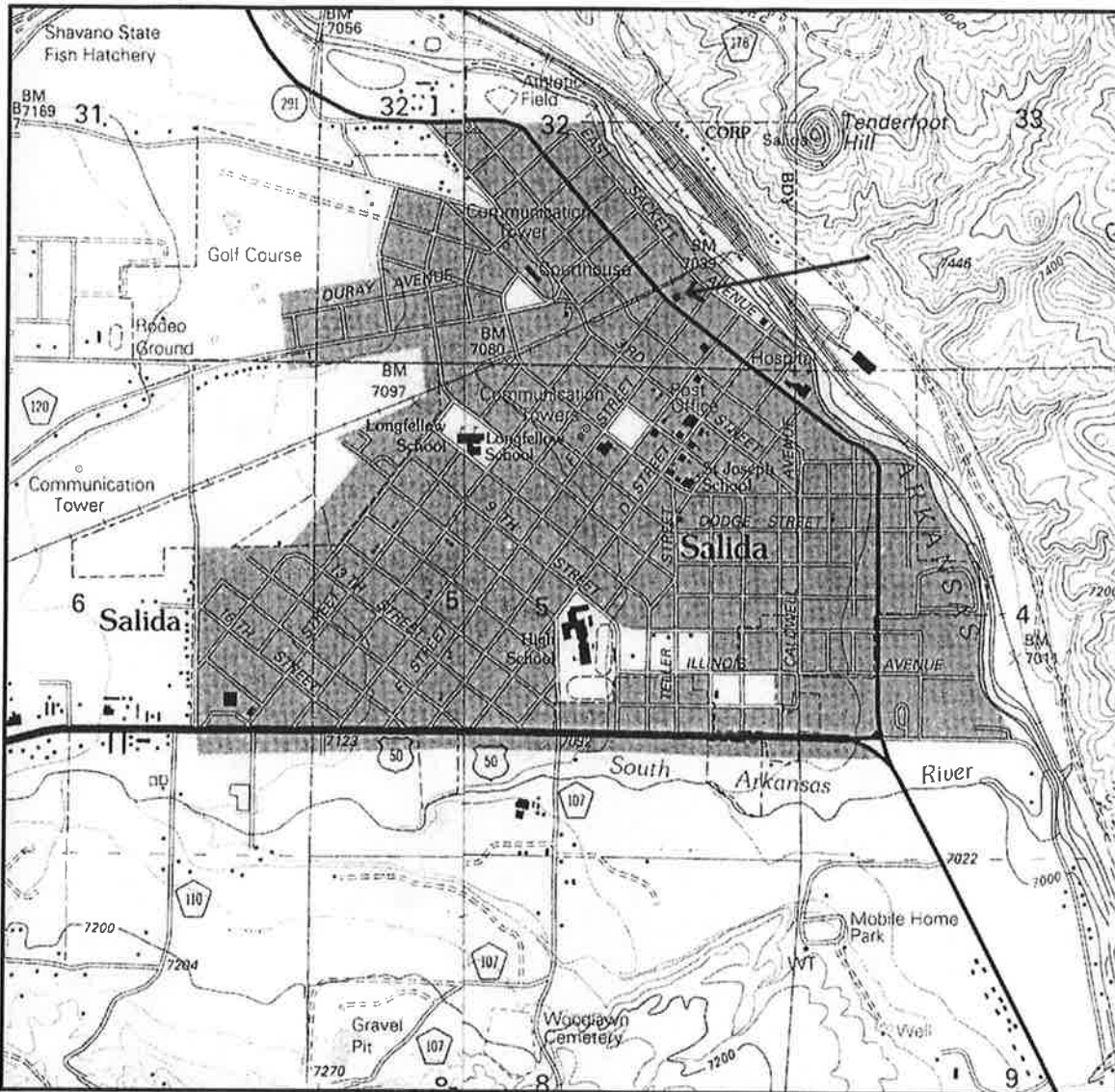
48. Report Title: Downtown Salida Historic Buildings Survey, 2001-02**49. Date(s):** September 2002**50. Recorder(s):** R.L. Simmons/T.H. Simmons**51. Organization:** Front Range Research Associates, Inc.**52. Address:** 3635 W. 46th Ave.**53. Phone Number(s):** (303) 477-7597

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

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

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

146 W 1st St, 5CF406.67



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



GENERAL DEVELOPMENT APPLICATION

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

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

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

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

A. Applicant Information

Name of Applicant: 146 West First Street LLC

Mailing Address: 146 West First Street - Salida, CO 81201

Telephone Number: 719-539-0420 719-221-1133 FAX: _____

Email Address: greg@wanderlustroad.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: 146 West First Street

Street Address: 146 West First Street

Legal Description: Lot 14-15 Block 5 Subdivision NA (attach description)

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

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

Signature of applicant/agent: Date: _____

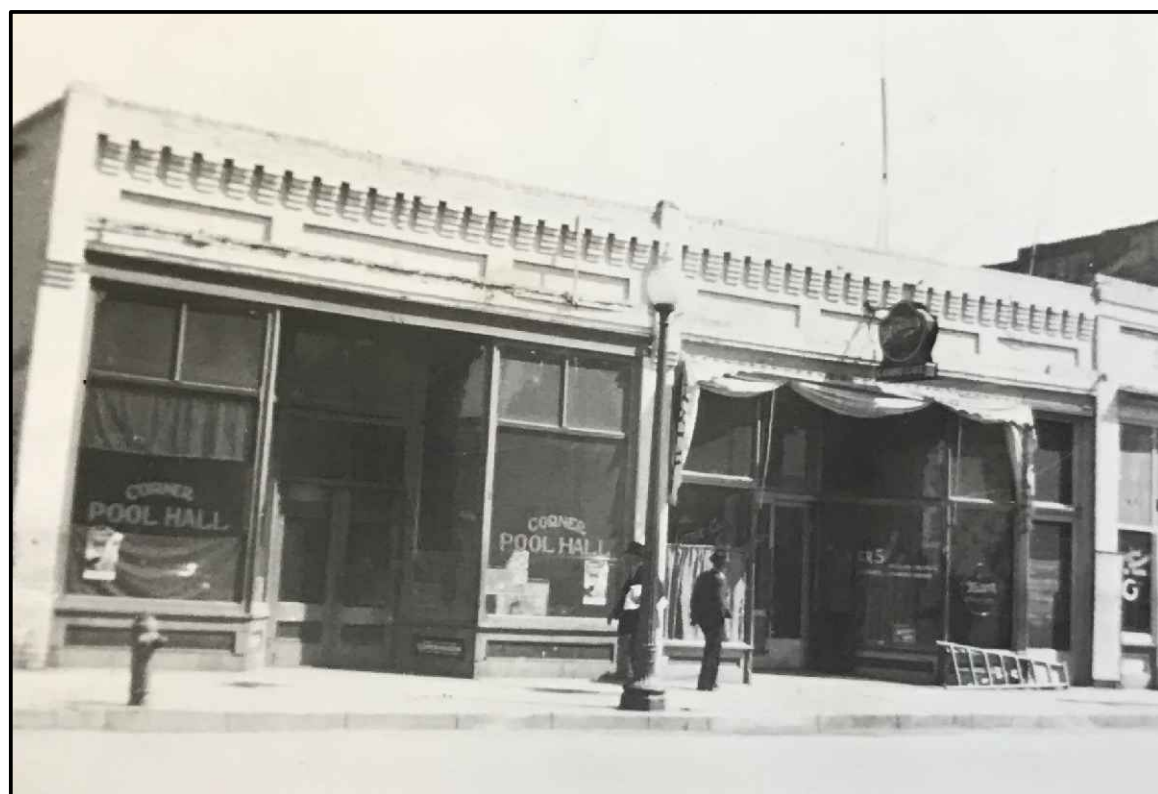
Signature of property owner: Date: 4/5/2018

146 West First Street Project
146 West First Street

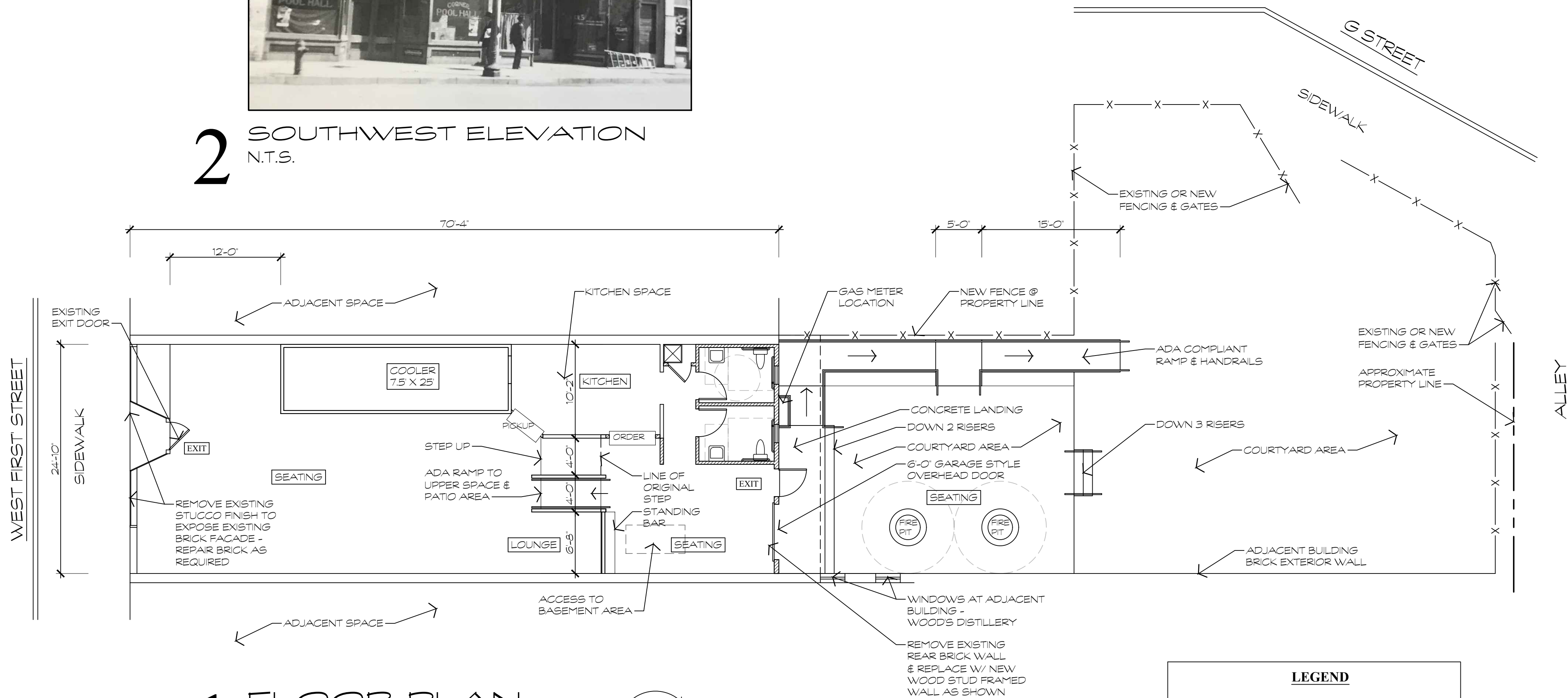
April 5, 2018

Change of Use from Retail to Beer Tap House

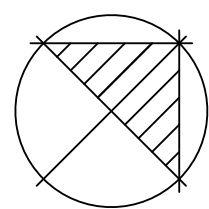
1. The owner of the building would like to remove the existing stucco façade on the front of the building. This will expose the existing brick detailing which matches the property to the West of the subject property. A photo is shown on sheet X1 dated 4/5/2018 of the subject property, date unknown.
2. The owner of the building would like to remove the rear brick wall to reposition the door and window openings for the new space. A garage style door and a glass panel exit door is proposed. Removal of this wall is recommended by the structural engineer for the project due to the deterioration of the existing brick and the work proposed. The proposed finish on the new rear wall will be stucco with a wainscot of wood lap siding or vertical metal siding.



2 SOUTHWEST ELEVATION N.T.S.



1 FLOOR PLAN 1/8" = 1'-0"



LEGEND	
Existing walls	
Walls to be removed	
New walls	

<h1>X1</h1> <p>1 OF 2</p>	<p>FLOOR PLAN PHOTO ELEVATION</p>	<h2>146 West First Project</h2> <p>146 West First Street - Salida, CO 81201</p>	<p>SARAH F. WHITTINGTON ARCHITECTURAL SERVICES 129 1/2 W. 3rd Suite #5 Salida, CO 81201 ph/fax: 719-539-5461 sarah@salidaarchitect.com</p>	<p>DATE: 4/5/2018</p>
	<p>JOB # 18012.27</p>			<p>DRAWN BY: P.G. CHECKED BY: S.W.</p>

REMOVE EXISTING STUCCO FINISH TO EXPOSE BRICK FACADE - REPAIR BRICK AS REQUIRED



1 SOUTHEAST ELEVATION
N.T.S.

REMOVE EXISTING SHED ADDITION

BRICK WALL TO BE REMOVED AND REPLACED



2 NORTHEAST ELEVATION
N.T.S.



3 GARAGE DOOR STYLE
N.T.S.

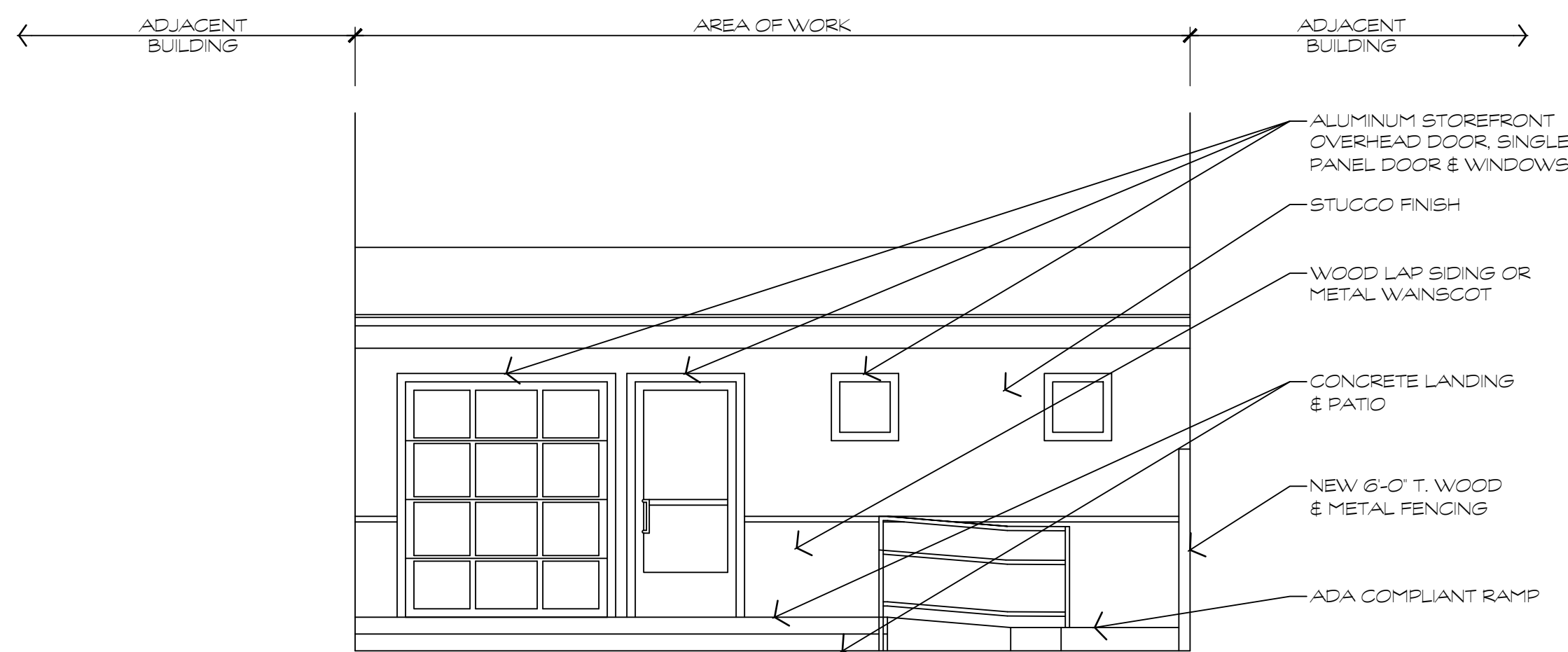


4 STOREFRONT WINDOW STYLE
N.T.S.



5 STOREFRONT DOOR STYLE
N.T.S.

NEW REAR DOOR TO BE SIMILAR TO ONE HERE



6 NORTHEAST ELEVATION - PROPOSED
N.T.S.

<p>X2 2 OF 2 JOB # 18012.27</p>	<p>PHOTO ELEVATIONS MATERIAL EXAMPLES PROPOSED REAR ELEVATION</p>	<p>146 West First Project 146 West First Street - Salida, CO 81201</p>		<p>DATE: 4/5/2018</p>	<p>DRAWN BY: P.G. CHECKED BY: S.W.</p>
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STAFF REPORT

MEETING DATE: April 18, 2018
AGENDA ITEM TITLE: Haight & Churcher Terrace – 214-216 E. First Street - Major Certificate of Approval Application
AGENDA SECTION: Public Hearing

REQUEST: The request is to receive Certificate of Approval for the following exterior alterations to the existing brick garage at the rear of the parcel at 214-216 East First Street:

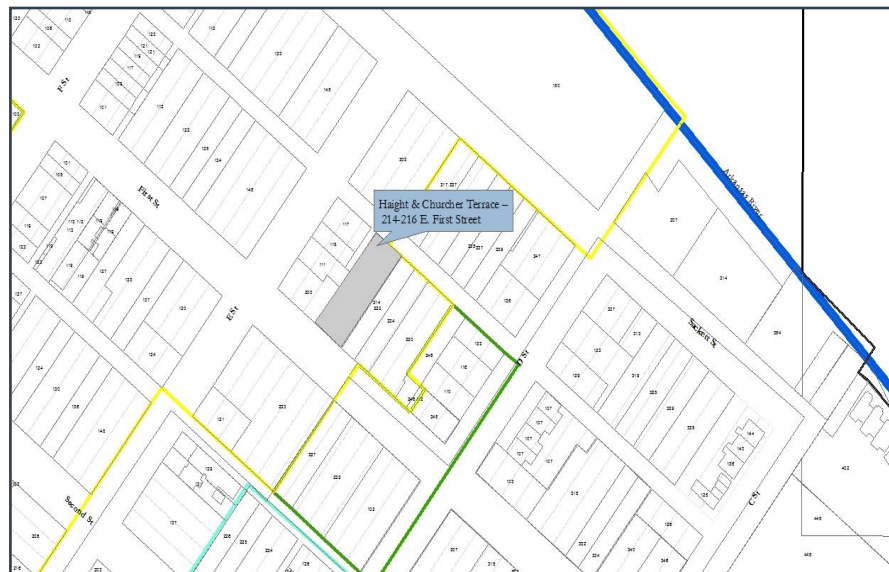
1. West wall – partially infill the existing door opening to install a second window. On this same wall the applicant is requesting to create a new door opening.
2. South wall – The applicant is requesting to enlarge the existing single-door opening to create a double-door opening.

APPLICANT:

The applicant is Patrick Regan, 214 E. First Street, Salida, CO 81201.

LOCATION:

The property is described as Lots 17 and 18, Block No. 3, to the Town (now City) of Salida, Chaffee County, Colorado and is addressed as 214-216 E. First 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 historic district and is located within the Central Business (C-2) District. This property is considered contributing to the downtown historic district.

2. According to the Architectural Inventory for this property: Garages - At rear of property are two rectangular brick garages with flat roofs and two sets of double paneled beadboard doors facing alley and segmental arched pedestrian doors and windows. The two garages were erected between 1914 and 1929.
2. The following standards are #9 and #10 of the Secretary of the Interior's Standards for Rehabilitation:
 - a. 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.

3. The applicant is in the beginning stages of renovating the existing garage. Currently the garage is not a usable structure. When the renovations are complete the use of the structure will be an office/studio for the applicants use. Instead of demolishing the garage the applicant is planning a great adaptive reuse of the dilapidated structure.



4. On the west wall the applicant is proposing to partially infill the existing door opening to install a second window next to the existing window. The proposed materials will be metal-clad wood windows. On that same wall the applicant is requesting to create a new door opening and install a full size metal-clad wood door with divided lights.

5. On the south wall the applicant is requesting to enlarge the existing single door opening to create a double-door opening. The applicant has provided specifications on the proposed French door which will be metal-clad wood divided light.



6. The applicant will also have a mason assist with the brick repairs as needed.

REVIEW STANDARDS:

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

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

- The Secretary of Interior Standards for rehabilitation recommends identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.
 - The applicant will be retaining the existing brick and brick details and will be repairing the brick as needed.
- The Secretary of Interior Standards for Alterations/Additions for new Use: Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features or finishes.
 - The applicant has indicated that the intent is to preserve the arch brick details above the existing window and the doorway that will be partially enclosed to install a new window.
 - Partially enclosing the original door opening, on the west wall, to create another window should not detract from or destroy the appearance or structural integrity of the historic features, design, materials, character or value of the structure or site.
- 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.
- Instead of completely infilling the existing door opening, the applicant will infill a portion to create a window opening and will keep the arch brick details above the new window. Although creating a new door opening is discouraged, the existing door opening is a nonfunctional door opening for the applicants use.
- Enlarging the door opening on the South wall should not detract from the appearance of the structure and should not destroy the appearance or structural integrity of the historic features of the structure.



- B. Original Materials. Whether original designs, materials, finishes and construction techniques that characterize the historic value and appearance of a structure or site can be retained, restored or repaired as opposed to replaced, and whether replacement designs, materials or finishes can match and/or accurately replicate the originals.
- According to Part 3, Section C (6) of the Salida Design Guidelines “Replacement windows shall match to the fullest extent possible the appearance, function and materials of the original including glazing, including leaded and stained or painted glass”. This guideline has been followed with the submitted proposal.
 - The applicant is proposing to repair and retain the brick of the structure and the intent is to keep the arch above the windows. The proposal includes installation of metal-clad wood windows and doors as shown in the submitted application materials.
- C. Minimum Change. Whether and/or to what extent the proposed work will require more than a minimal change to the historic appearance, materials or integrity of the structure or site.
- Reducing the door opening to create a new window opening should not change the integrity of the structure. Creating a new door opening of the original structure on the west wall and enlarging the door opening on the south wall will not be visible and should have minimal change to the historic appearance of the structure.
 - The garage is at the back of the property and the proposed work will not be visible from First Street or the alley. The change to the overall historic appearance of the building should not have a negative effect to the historic appearance of the structure and will be a great improvement to the structure and site.
- D. New Construction. New additions, exterior alterations and related work shall not destroy or detract from the existing historic structure and materials to the maximum extent feasible, and such new work or alterations shall be differentiated from, but compatible with, the existing size, scale and exterior architectural features of the structure or site so as to protect its historic identity and integrity.
- The alterations should not detract from the existing structure. The proposed work will be compatible with the existing features of the brick garage.
- E. Historic Appearance. Work that will protect or return the original historic appearance of a structure or site, especially where documented by photographs, historic research or other credible evidence, shall be encouraged and favored.
- The installation of the new metal-clad wood windows and doors will not destroy or detract from the historic structure.
- F. Work Necessary. Whether the proposed work is required or necessary to comply with a building, fire or other health/safety code.

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

RECOMMENDED FINDINGS:

1. That the application for the proposed exterior alterations are in compliance with the review standards for contributing structures in the historic district, with recommended conditions, because the changes to the garage will allow an adaptive reuse of the historic structure.

RECOMMENDED ACTION:

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

Approve the Major Certificate of Approval application for the proposed exterior alterations of the garage at 216 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
Site plan
Architectural Inventory Form for 214 E. First Street

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 3

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

I. IDENTIFICATION

- 1. Resource Number: 5CF406.85
- 2. Temporary Resource Number: 70
- 3. County: Chaffee
- 4. City: Salida
- 5. Historic Building Name: Haight & Churcher Terrace
- 6. Current Building Name:
- 7. Building Address: 214-16 E. 1st St.
- 8. Owner Name and Address: Martin, Paul Arthur & Kathryn T., 214-16 E. 1st St., Salida, CO 81201

Parcel Number: 368132403065
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 413738 Northing 4265494
- 11. USGS Quad Name: Salida East, Colo.
Year: 1994 Map Scale: 7.5' Attach photo copy of appropriate map section.
- 12. Lot (s): 17-18 Block(s): 3
Addition: Salida Original Townsite Year of Addition: 1880
- 13. Boundary Description and Justification:
Boundary includes the building and the urban parcel on which it is situated.

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan (footprint, shape): Rectangular
- 15. Dimensions in Feet: Length 48 X Width 33
- 16. Stories: 2
- 17. Primary External Wall Material(s) (enter no more than two):
Brick
- 18. Roof Configuration (enter no more than one):
Flat
- 19. Primary External Roof Material (enter no more than one): Asphalt
- 20. Special Features (enter all that apply):
Decorative Cornice, Porch, Balcony, Fence
- 21. General Architectural Description:

Two-story rectangular red brick terrace apartment building with raised, coursed, rock-faced sandstone foundation. Center, projecting two-story porch has corbelled cornice along upper story with bands of plain and rock-faced brick, band of dentils, and short projecting brick piers with rounded brick finials flanking gabled brick pediments. Upper story of porch has two arched openings with compound arches, balustrade with rows of plain and rock-faced brick, and railings of rock-faced sandstone. Course of dentils between stories. First story has two arched entrances to porches with similar arches with plain and rock-faced brick on the front of the arches. Facing each porch are

Resource Number: 5CF406.85

Architectural Inventory Form

Temporary Resource Number: 70

Page 2 of 3

paneled and glazed doors with decorative carving and 1/1-light double-hung sash windows. The porches have concrete steps and wood porch floors. Walls on each side of the porch have the same style cornice and end piers with round arched finials. Tall, narrow, 1/1-light double-hung sash windows with segmental arches have rock-faced stone sills on second story. First story windows are plate glass, sheltered by flared metal hoods with braces, and have painted rock-faced stone sills. Wrought iron fence encloses front yard.

Garages

At rear of property are two rectangular brick garages with flat roofs and two sets of double paneled beadboard doors facing alley and segmental arched pedestrian doors and windows.

22. Architectural Style/Building Type: Late Victorian/Queen Anne

23. Landscaping or Special Setting Features:

Front yard enclosed with wrought iron fence.

24. Associated Buildings, Features, or Objects:

Two garages (see architectural description).

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate

Actual 1899

Source of Information: Salida Semi-Weekly Mail, 5 June 1900, 4.

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: Haight & Churcher

Source of Information: Salida Semi-Weekly Mail, 5 June 1900, 4.

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

The 1898 Sanborn map indicates that this lot had a carpenter shop at the rear. The present building was shown on the 1904 map. Two small garages were erected at the rear between 1914 and 1929.

30. Original Location: Yes

Date of Moves

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Domestic/Multiple Dwelling

32. Intermediate Use(s): Domestic/Multiple Dwelling

33. Current Use(s): Domestic/Multiple Dwelling

34. Site Type(s): Terrace Apartment Building

35. Historical Background:

This terrace was erected in 1899 at a cost of \$4,500 by Haight and Churcher, who conducted a furniture and undertaking business and were builders and contractors in early Salida. The 5 June 1900 edition of the Salida Semi-Weekly Mail reported that each side of the terrace had six rooms, exclusive of halls and bathrooms. "These are strictly modern homes, everything that science has provided having been incorporated in them. It is doubtful whether a handsomer or better arranged building is to be found in any city of similar size in this state. The owners deserve much credit for having given Salida so pretty an example of the builder's handicraft."

Haight & Churcher engaged in building and contracting in Salida prior to 1887, and "did most of the heavy contracting and building" in the early days of the city. In 1887 they went into the furniture, carpet, and undertaking business. Haight had come to Cleora in 1878 and erected the first building at the settlement three miles below the future site of Salida. Frank B. Churcher moved to Cleora a year later. In 1900 the Salida Semi-Weekly Mail reported that the firm of Haight & Churcher was "one of the strongest in this part of the state. They carry a stock of furniture and carpets valued at over \$20,000 and also own considerable improved real estate. Besides, they are

Resource Number: 5CF406

Temporary Resource Number: 70

financially interested in several outside business propositions." Eleanor Fry notes that the firm "specialized in home furnishing sales and had a woodworking shop in which they produced a small amount of furniture." In addition, they were the only coffin makers in the city." Fry states, "If people didn't like what was in stock, the store would order fancy furniture and coffins for people who were willing to wait." The 1905-06 city directory indicated that Frank B. Churcher lived in this building.

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Salida Semi-Weekly Mail, 5 June 1900; Eleanor Fry, Salida: The Early Years (Salida: Arkansas Valley Publishing Co., 2001).

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: Architecture**40. Period of Significance:** 1899-1953**41. Level of Significance:** Local**42. Statement of Significance:**

This well-preserved building is significant for its representation of the terrace type, multi-unit dwellings erected during the late nineteenth and early twentieth centuries in Salida. The building is notable for its elaborate cornice, two-story porch with arched openings, and stone and brick composition. The property is also important for retaining its historic wrought iron fence. Based on comparison of similar buildings in Downtown Salida, this building is potentially eligible to the State and/or National Register of Historic Places.

43. Assessment of Historic Physical Integrity Related to Significance:

The building displays excellent historic physical integrity.

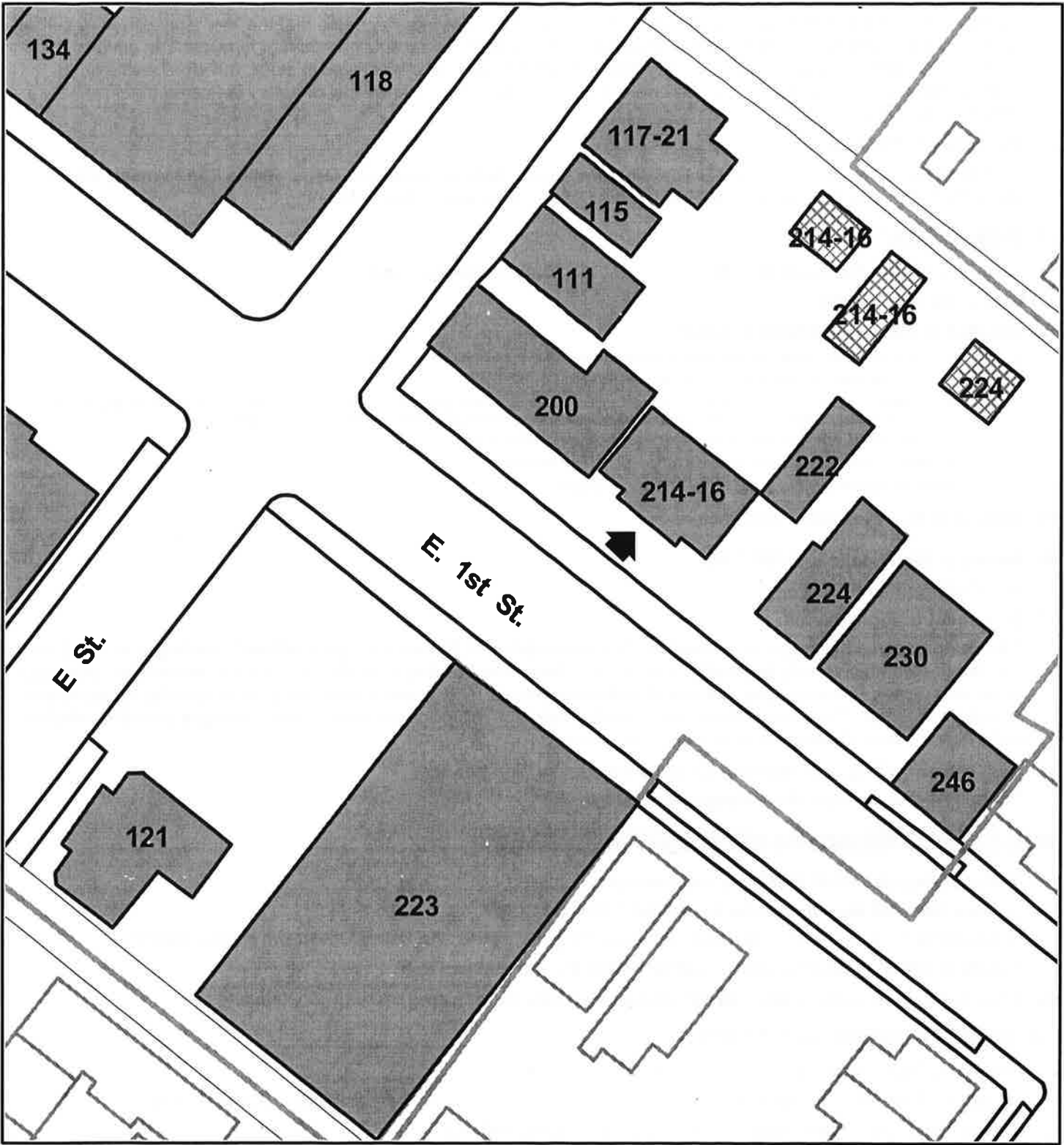
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**44. National Register Field Eligibility Assessment:** Eligible**45. Is there National Register district potential? Discuss.** N/A

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

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

46. If the building is in an existing NRHP district, indicate contributing status: Contributing**VIII. RECORDING INFORMATION****47. Photographic Reference(s):** 8: 23, 25; 9: 16, 18, 22, 24.**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.

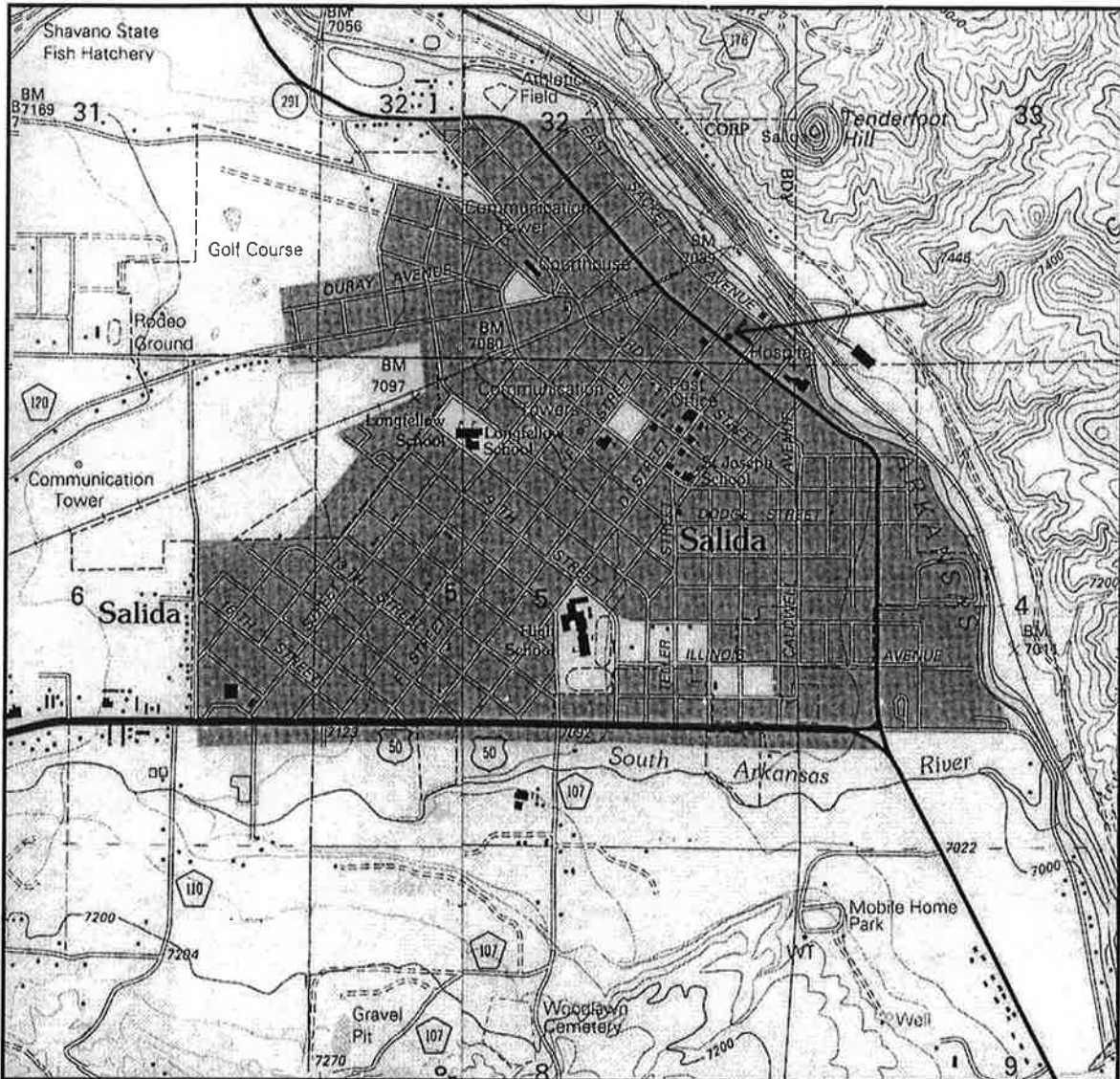


214-16 E. 1st Street, 5CF406.85



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

214-16 E 1st St, 5CF406.85



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





GENERAL DEVELOPMENT APPLICATION

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

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

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

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

A. Applicant Information

Name of Applicant: PATRICK REGAN

Mailing Address: 214 E. FIRST ST.

Telephone Number: (816) 217-7967 FAX: _____

Email Address: dogiscopilot@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: _____

Street Address: 216 E. FIRST ST.

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

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

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

Signature of applicant/agent  Date 3/20/18

Signature of property owner _____ Date _____

Certificate of Approval Application
Patrick Regan, 216 E. First outbuilding/garage

Reason for application:

1) Add door opening:

The existing west-facing door to this building—which is immediately adjacent to an existing window—currently measures 5' 10" tall. After raising the floor (via concrete "capping") to get it back above grade, the door opening would be approximately 5' 5" tall, or roughly one foot shorter than applicant. Salida bricks are notoriously soft, but not *that* soft.

To maintain the architectural integrity of the decorative brickwork above the existing window/door, I propose to reframe the opening and replace the existing door with a second window to be installed next to the existing one. (Both windows would be new metal-clad wood windows in the same style as the original.) To restore egress, I propose to replace the existing hobbit door with a full-sized human door (metal-clad wood with divided lights) to be installed a few feet to the north.

Of further concern is that the brick archway above the existing window/door is starting to fail due to lack of adequate support in the center of the double arch. (And maybe also due to me whacking my forehead against it every time I enter the building.) I would have this repaired by a mason while reframing the existing window/door opening.

2) Replace single door with French doors:

Existing door faces south, directly toward the back of my house. Door would be replaced with metal-clad wood French doors in same style as new door referred to above. This request is made strictly for reasons of cosmetics and to increase natural light in building.

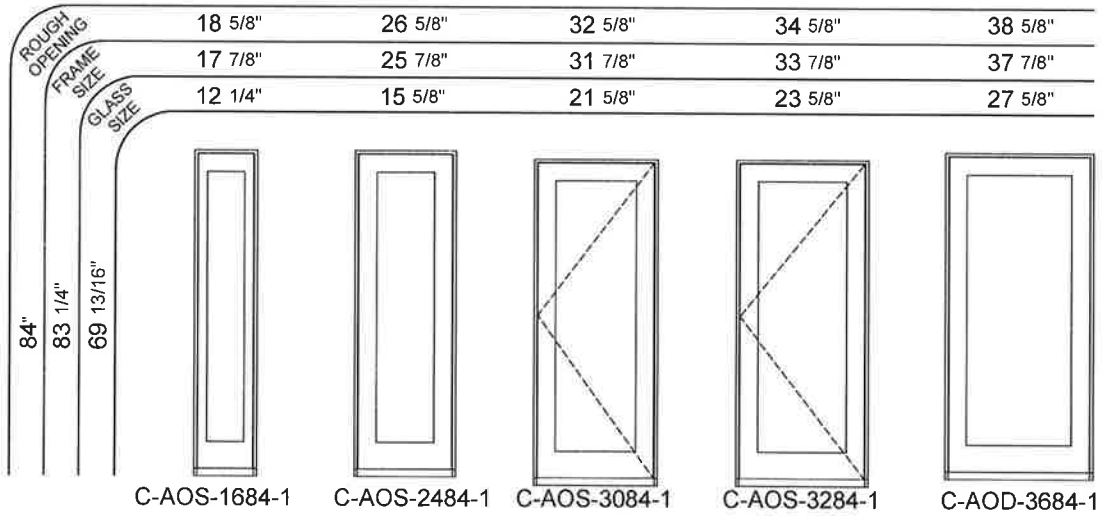
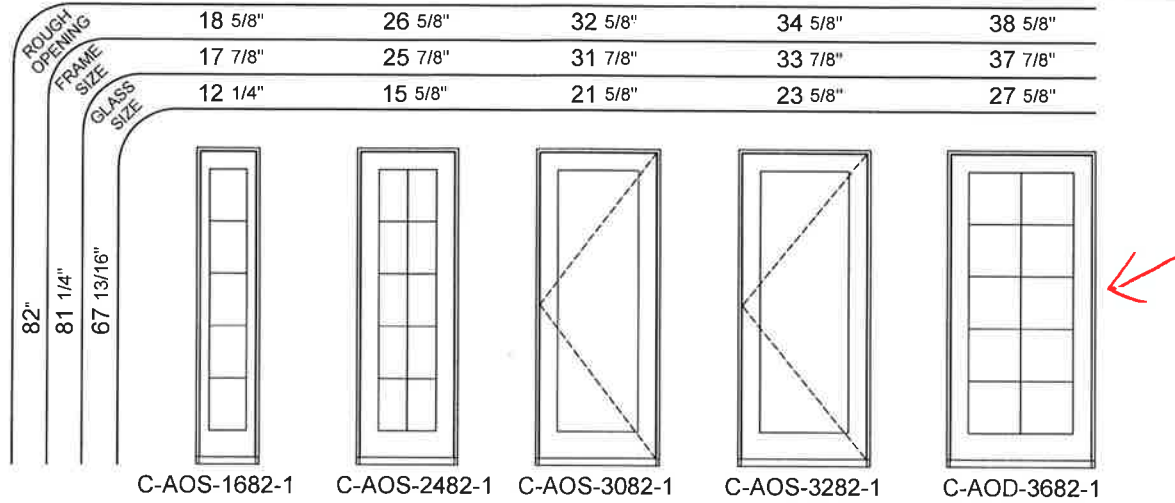
Please refer to submitted photos of existing window/door openings and elevations.

NOTE: Neither of the requested modifications to the contributing structure are visible from any street, alley, or anywhere other than the applicant's back yard.

Thank you for your consideration. This is a fine commission that does excellent work.

Clad Aspen Outswing Door

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



SWINGING PATIO DOORS

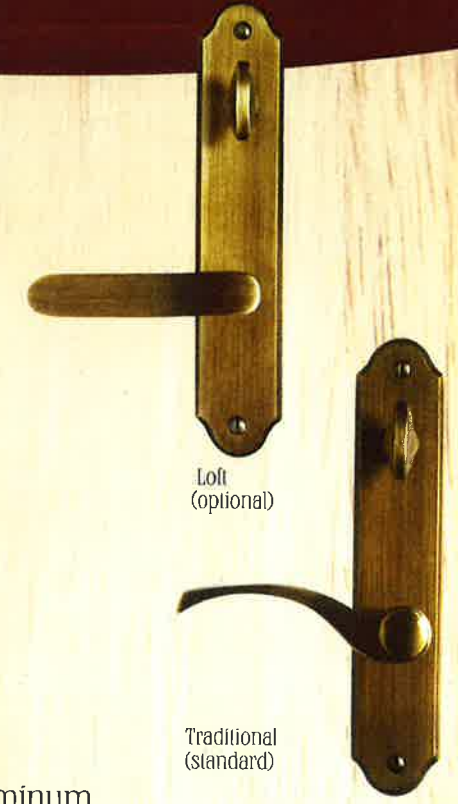


We offer you every choice you can imagine in our patio doors. You can choose doors that swing in or swing out. You can make both doors operable, or just one. And, of course, we offer you multiple choices of interior wood, hardware, glazing and grilles. But best of all, all our patio doors come with the same attention to detail and innovative engineering you've come to expect from Sierra Pacific.



Aluminum
Clad Wood
& All-Wood

Arched inswing and outswing also available.



Loft
(optional)

Traditional
(standard)

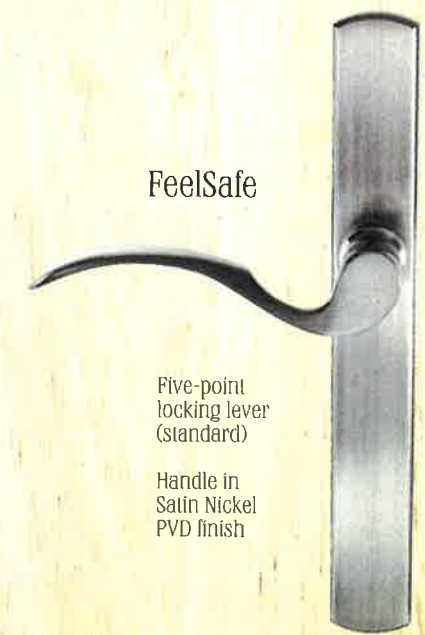
Adjustable
inswing hinge



Outswing
hinge

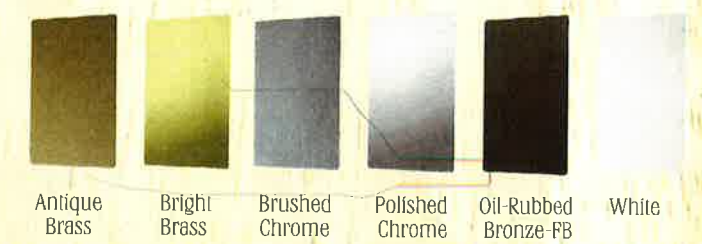


Champagne (standard) Antique Brass Bright Brass White Polished Chrome Brushed Chrome Oil-Rubbed Bronze-FB Satin Nickel PVD



FeelSafe

Five-point
locking lever
(standard)
Handle in
Satin Nickel
PVD finish



Antique Brass Bright Brass Brushed Chrome Polished Chrome Oil-Rubbed Bronze-FB White



Outswing butt
hinge (standard)



Historic Preservation Meeting 04.18.18
page 32 of 37



Historic Preservation Meeting 04.18.18
page 33 of 37



Historic Preservation Meeting 04.18.18
page 34 of 37





Historic Preservation Meeting 04.18.18
page 36 of 37



