



AGENDA

HISTORIC PRESERVATION COMMISSION

MEETING DATE: Thursday, November 2, 2017
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 28, 2017

III. UNSCHEDULED CITIZENS

IV. AMENDMENT(S) TO AGENDA

V. REVIEW OF APPLICATIONS:

1. Continental Trailways Bus Station, Major Certificate of Approval –122 East First Street
– The applicants, Benningfield and Heigele LLC, are requesting approval for the following exterior alterations:

- a. Infill existing center door on the southeast elevation with CMU block to match the existing wall.
- b. Create a new window opening on the southeast wall and install a metal framed window to match the existing window on that same wall.
- c. Construct a brick and metal patio barrier with integrated bike rack on north and south sides of the adjoining lot of the property.

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

- d. Commission Recommendation
- e. Decision by Staff

VI. UNFINISHED BUSINESS:

VII. NEW BUSINESS:

VIII. COMMISSIONER COMMENTS:

IX. ADJOURN

MEETING DATE: Thursday, September 28, 2017
MEETING TIME: 5:30 p.m.
MEETING LOCATION: City Council Chambers, 448 East First Street, Suite 190, Salida, CO

Present: Klein, Harris, Krebs, Hunnicutt, Zeman, Jefferson, Franklin, Van Nimwegen

Absent: Tomkiewicz

I. CALL TO ORDER: The meeting was called to order at **5:31 PM**

II. APPROVAL OF THE MINUTES:

Thursday, July 20, 2017- Hunnicutt made a motion to approve the minutes. **Harris** seconded the motion. All voters were unanimous and the motion carried.

III. UNSCHEDULED CITIZENS: None

IV. AMENDMENT(S) TO AGENDA: None

V. REVIEW OF APPLICATIONS:

1. Curran Finch/Confectioner, Major Certificate of Approval –138 North F Street -

The request is to receive approval to construct a second-story addition to the existing single-story building and to renovate the existing facade at 138 North F Street. The building is also known as “Curran Finch/Confectioner”.

A. Staff Review of Application - Jefferson gave a summary of the application. The request is to build a second-story addition to the existing structure and replace the front façade to something similar to the property located at 138 North F Street. The property is zoned C-2 and in the Historic district, but is a non-contributing building. The proposed building materials are compatible with those in the area.

B. Applicant’s Presentation – The applicant is Selway Properties, 19 Trailside circle, Salida, CO 81201. Their representative is Architect, **Sarah Whittington**, she stated they would like to update the front of the building and build a second story. She said they are not increasing their footprint, but need more square footage. They will have a flagstone kick plate and steel plated windows. Trying to keep the classical design of downtown allowing more light into the space.

C. Commission Discussion: Hunnicutt asked if they have had an engineer check this property. She is using the same structural engineer that she used for the Lariat project in Buena Vista. They will have a steel frame with post and beam construction and a new foundation. **Zeman** asked if there was an apartment in the back. Yes, the apartment does share an adjacent wall with the existing office; however the new structure will be on top of the current office. **Krebs** asked about the roof line and the ghost signs, he was curious if they lowered the roof line, if might be able to save the neighboring window and ghost signs. He also questioned the use of flagstone over brick? They are trying to show that they have an updated new building along with the progression of time and materials. With regards to differential design, **Krebs** would like to see the elevation of the new structure be

either higher or lower by 10' and not look as a continuation of the existing structure next door. **Klein** agreed that the building is an improvement; however he would like to keep the window and views this as unfortunate. He also is not too keen on the flagstone and would prefer another type of detail on the bottom. **Harris** believes that because this is a 2017 remodel that this design fits the new character and not meant to look like a 1718 building. He believes this distinguishes the buildings from one another. Andrew Burnick lives at the Plaza Apartments, asked about the location of the staging during construction. Jan Sebastian spoke about covering the gambling sign and they should not be allowed to cover the window.

D. Commission Recommendation: **Hunnicut** made a motion to approve staff's recommendation and adding the following conditions:

1. Upon completion of the project the applicant contacts staff for inspection of the approved work.
2. That the applicant applies for a building permit as required by the Chaffee County Building Department.
3. There should be a distinction between the adjoining roof lines within 10 feet.

Harris seconded motion. All in favor and motion carried.

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

VI. **UNFINISHED BUSINESS:** None

VII. **NEW BUSINESS** **Krebs** brought up the Southwest Conservation Corps. They poten16-12-120 follow the process to remove them as historic site.

VIII. **COMMISSIONER COMMENTS:**

IX. **ADJOURN: 6:28PM**

STAFF REPORT

MEETING DATE: November 2, 2017

AGENDA ITEM TITLE: 122 E. 1st Street – Major Certificate of Approval Application

AGENDA SECTION: Public Hearing

REQUEST: The request is to receive a Certificate of Approval for the following exterior alterations:

1. Infill existing center door on the southeast elevation with CMU block to match the existing wall.
2. Create a new window opening on the southeast wall and install a metal framed window to match the existing window on that same wall.
3. Construct a brick and metal patio barrier with integrated bike rack on north and south sides of the adjoining lot of the property.

APPLICANT:

The applicant is Benningfield and Heigle LLC, 341 Palmer Street, Salida, CO 81201. Architect Sarah Whittington is representing the applicant.

LOCATION:

The property is known as 122 E. 1st Street or the historic name is “Continental Trailways Bus Station”.

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.
2. The building is listed as noncontributing on the survey. The building was constructed in 1973 as a bus station for the Continental Trailways Bus Company. The building is less than 50 years old and has not yet achieved historical significance. It was built after the period of significance for the district.
3. This building has been vacant for some time now and the applicants are in the process of remodeling the property to fit their needs. They will be moving their business into this building as their permanent location.



4. The applicants are requesting approval to create a new opening and install a 88"x52" exterior window on the southeast elevation and enclose one of the four (4) doors on that same elevation.
5. Currently, there's one (1) 88"x52" window on the southeast elevation of the building and the applicants are requesting to add a second window with the same dimensions to match that existing window.
6. There are four (4) doors on the southeast elevation and two of them are painted the same color as the building. The applicants are requesting to infill one of the doors with CMU block to match the existing wall.
7. The third request is to construct a brick and metal patio barrier with integrated bike rack on north and south sides of the vacant portion of the property.



REVIEW STANDARDS:

1. Conformance with Certificate of Approval Review Standards for a noncontributing building (Section 16-12- 90(c)) using the draft 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.
 - This property is not of the time period that it can be contributing to the national register district. However, improvements can be made that contribute to the overall integrity and vitality of the downtown. The proposal to rehabilitate the existing building will contribute to the vitality of the downtown and enhance the district by revitalizing a vacant building and adding outside patio seating.
- 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.
 - The vacant lot, that is part of this property, has been used as a driveway and the applicants would like to construct a brick and metal patio barrier with integrated bike rack on the north and south sides to create a patio space for their customers. The use of brick columns and the metal bike rack is consistent with materials found in 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 height, shape, size, materials, setbacks and landscaping are not being altered with the proposed exterior alterations. The proposed exterior alterations and construction of the patio barrier/bike rack will complement the district.
- Although creating new window openings is not recommended in the design guidelines, the request is to create an opening on the southeast elevation which will not be highly visible to First Street.
- Enclosing one (1) of the existing four (4) doors on the southeast elevation shouldn't change the appearance of the structure as the applicants are using the same materials as the existing wall.

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 is not necessary to comply with any codes, although the new construction will be required to meet all building, fire and zoning requirements.

RECOMMENDED FINDINGS:

1. 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, staff recommends the following:

Approve the Major Certificate of Approval application for renovations to the existing façade at 122 E. First Street subject to the following condition(s):

- That the applicant applies for a building permit as required by the Chaffee County Building Department.
- 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.

Attachments: Application
Architectural Inventory Form – 122 E. 1st 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: 5CF406.51
2. Temporary Resource Number: 62
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Continental Trailways Bus Station
6. Current Building Name: Alliance Against Domestic Abuse
7. Building Address: 120 E. 1st St.
8. Owner Name and Address: Cook, William (2/5 int.), et al, P.O. Box 523, Salida, CO 81201

Parcel Number: 368132404089
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 413654 Northing 4265564

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

12. Lot (s): 19 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): Rectangular

15. Dimensions in Feet: Length 70 X Width 30

16. Stories: 1

17. Primary External Wall Material(s) (enter no more than two):
Brick Concrete/Concrete Block

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):
Porch

21. General Architectural Description:

One-story rectangular red brick and concrete block building with flat roof which projects outward on the east to create a sheltered area under overhang. Metal coping. Band of vertically sawn paneling on upper south wall. East wall is painted concrete block. Façade (red brick) has center entrance with metal frame glazed door flanked by two large plate glass windows with brick sills. East wall has plate glass window with brick sill and three pedestrian doors.

22. Architectural Style/Building Type: No Style

Resource Number: 5CF406.51
Temporary Resource Number: 62

23. Landscaping or Special Setting Features:

N/A

24. Associated Buildings, Features, or Objects:

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate

Actual 1973

Source of Information: Chaffee County Assessor

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 constructed in 1973.

30. Original Location: Yes

Date of Moves

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Transportation/Road-Related (Vehicular)

32. Intermediate Use(s): Transportation/Road-Related (Vehicular)

33. Current Use(s): Other Use

34. Site Type(s): Bus Station

35. Historical Background:

This building was erected in 1973 as a bus station utilized by Continental Trailways Bus Company. Today the building houses Alliance Against Domestic Abuse.

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Survey Form, 120 E. 1st St., 1981.

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 less than fifty years old and has not yet achieved historical significance. It was built after the period of significance for the district.

43. Assessment of Historic Physical Integrity Related to Significance:

The building appears to be unaltered.

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): 22: 8, 10; 23: 21.

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**



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"/> Limited Impact Review:
(Type) _____ |
| <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Major Impact Review:
(Type) _____ |
| <input type="checkbox"/> Appeal Application (Interpretation) | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | |
| <input type="checkbox"/> Historic Landmark/District | |
| <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: Benningfield & Heigele LLC

Mailing Address: 341 Palmer Street

Telephone Number: 719-539-5105 FAX: _____

Email Address: dawn@cafe-dawn.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: Cafe Dawn

Street Address: 122 East First Street

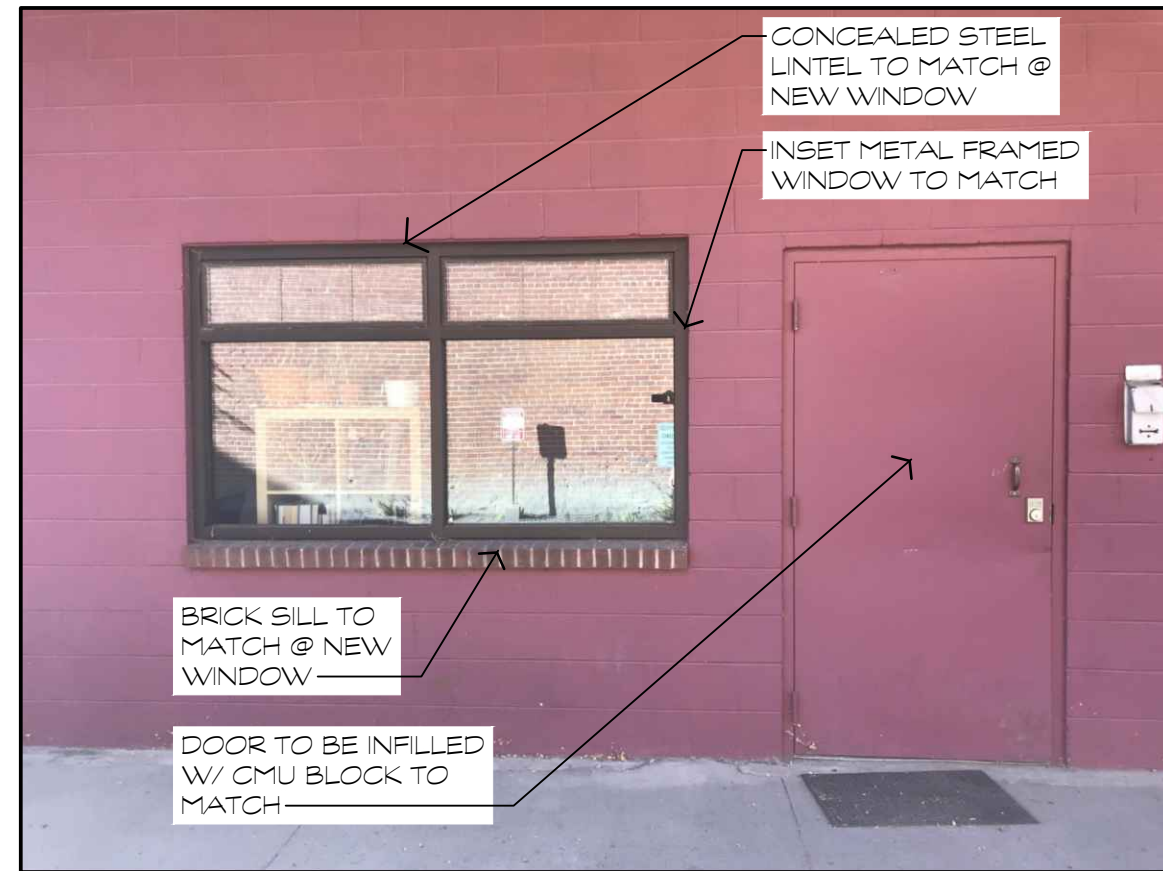
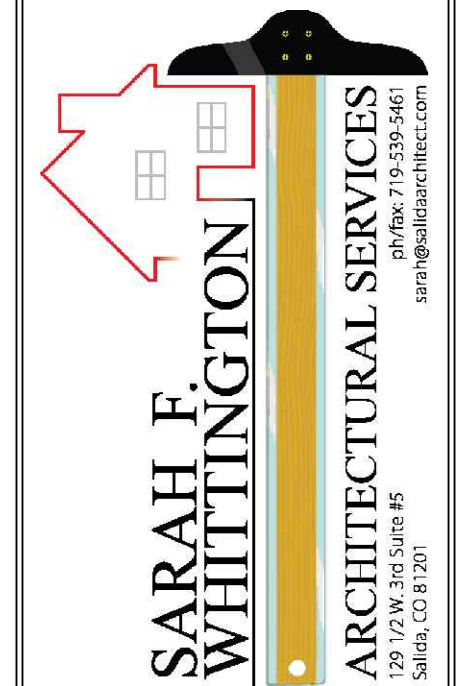
Legal Description: Lot 19-20 Block 4 Subdivision NA (attach description)

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 10/11/2017



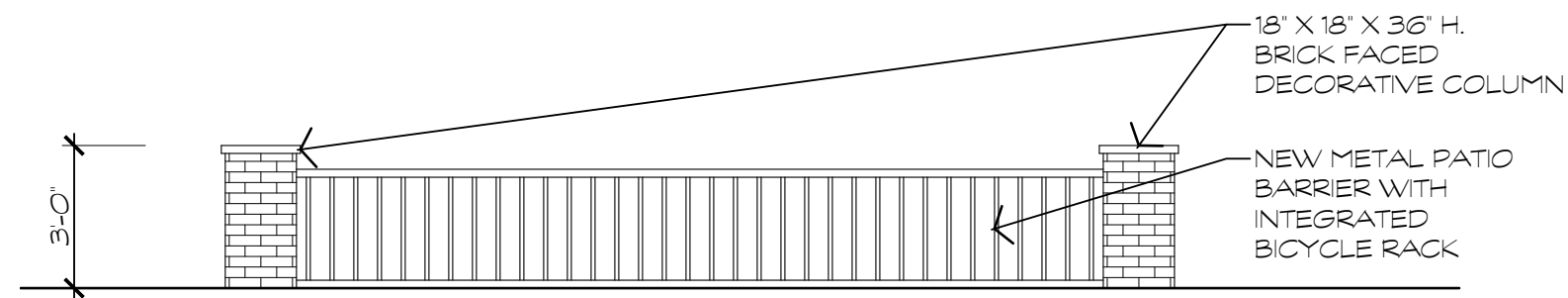
4 EXISTING WINDOW
N.T.S.



3 SOUTHEAST ELEVATION
N.T.S.



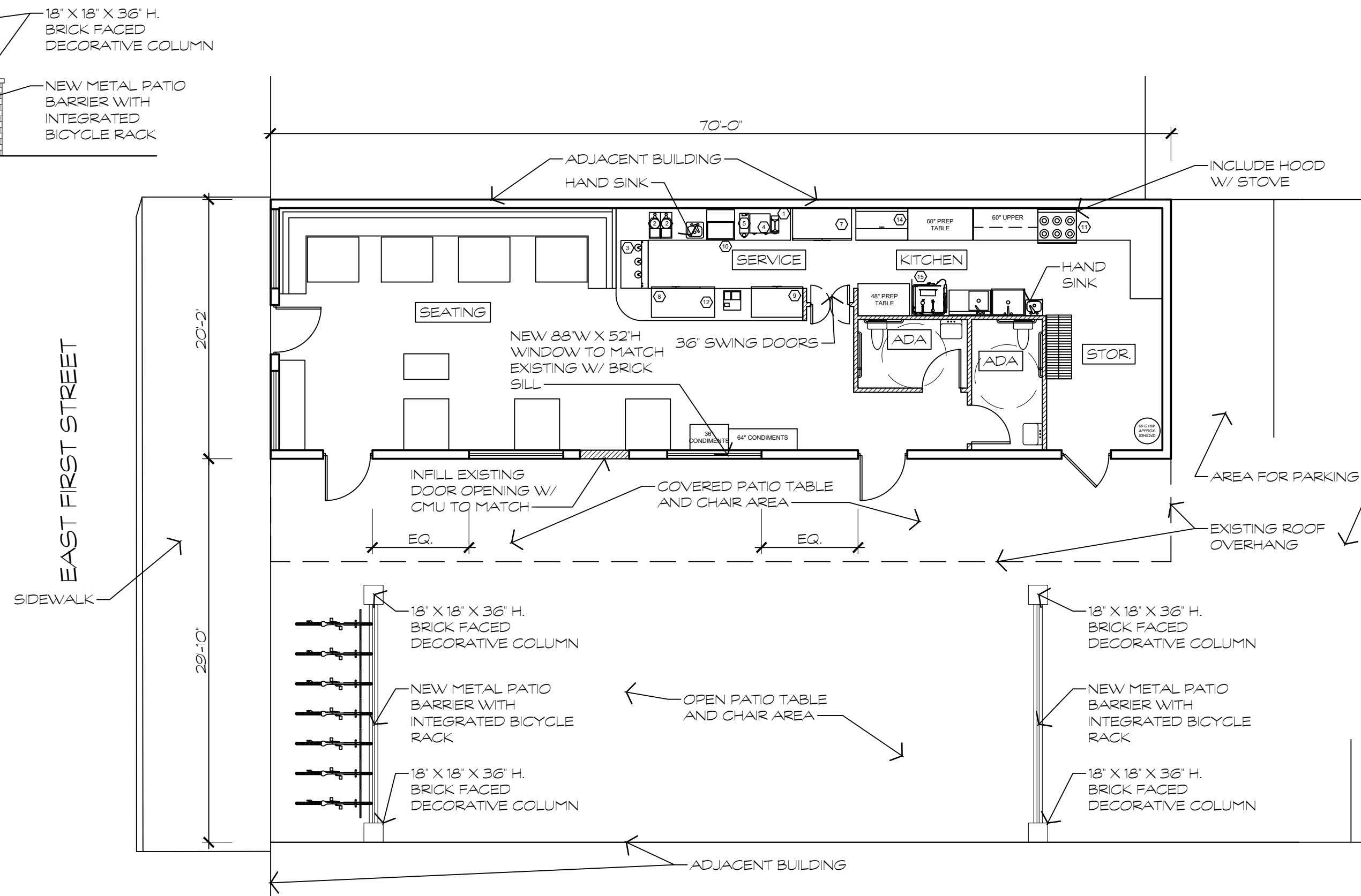
2 SOUTHEAST ELEVATION
N.T.S.



5 PATIO BARRIER /
BIKE RACK
N.T.S.



6 PROPOSED STOREFRONT
STYLE WINDOW
N.T.S.



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

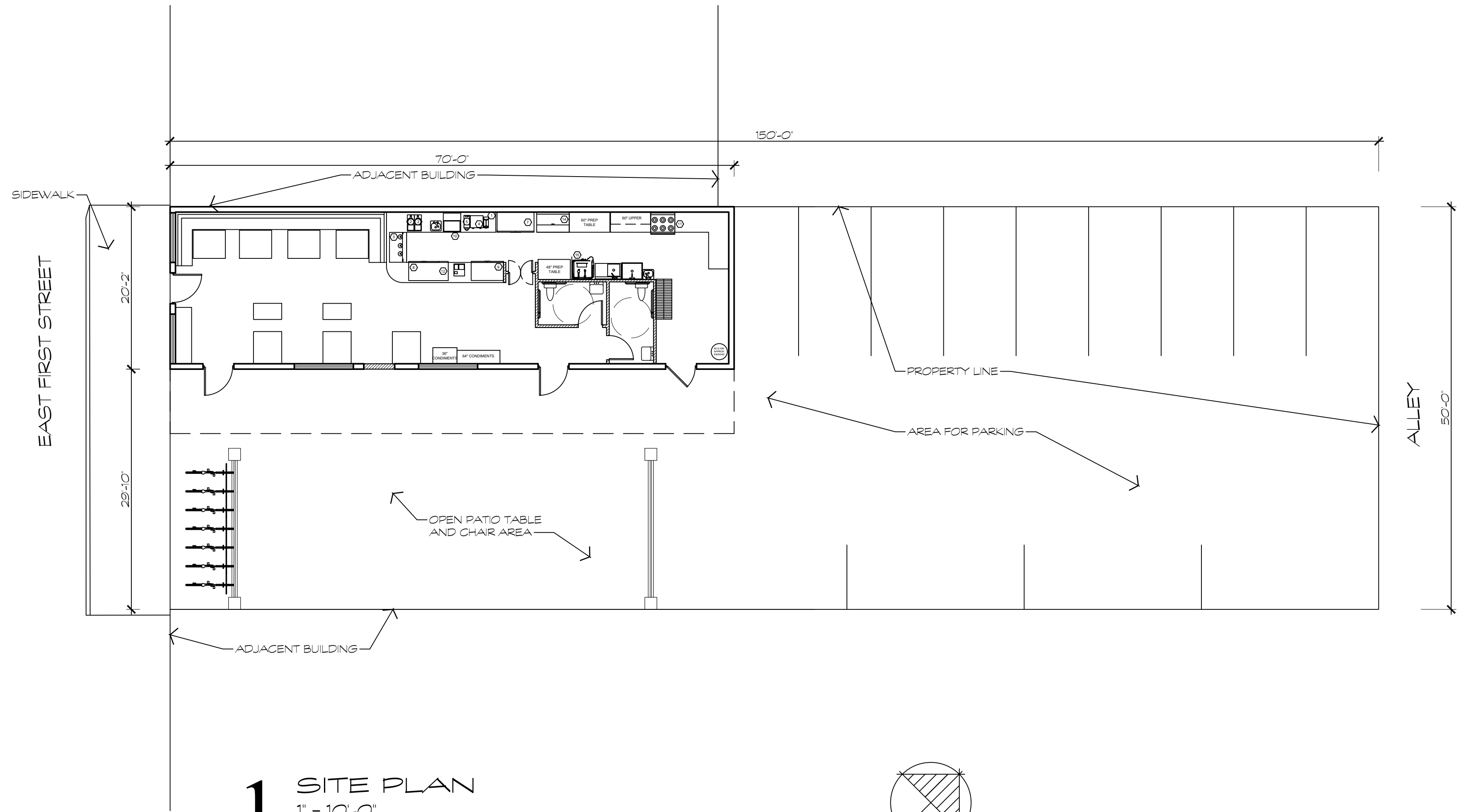
LEGEND	
Existing walls	
Walls to be removed	
New walls	

Cafe Dawn
122 E First Street - Salida, CO 81201

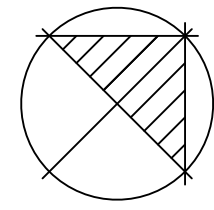
FLOOR PLAN
ELEVATIONS
PATIO BARRIER
STOREFRONT
WINDOW STYLE

A1
1 OF 1

JOB # 17056.51

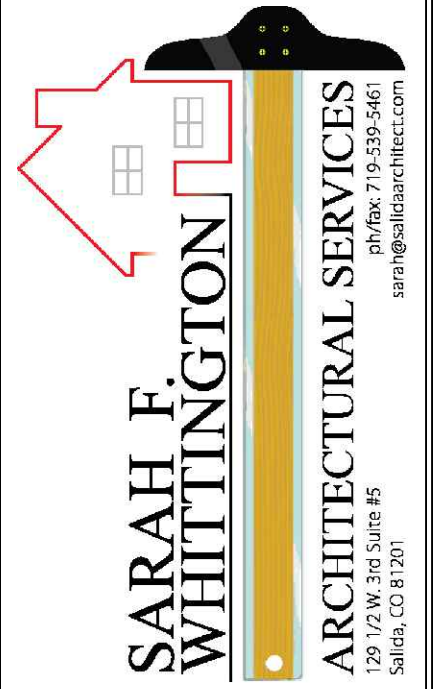


1 SITE PLAN
1" = 10'-0"



DATE: 10/19/2017

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



Cafe Dawn
122 E First Street - Salida, CO 81201

SITE PLAN

A2
2 OF 2

JOB # 17056.51