



Historic Preservation Commission Regular Meeting

City Council Chambers, 448 E. 1st Street, Salida, CO
August 27, 2026 at 4:00 PM

Agenda

Email public comments to: planning@cityofsalida.com

Please register for the Historic Preservation Commission Meeting:

https://zoom.us/webinar/register/WN_TYlpZeVBQ4SGKYcv2CSdrQ

After registering, you will receive a confirmation email containing information about joining the webinar.

Call to Order by Chairman

Roll Call

Approval of the Minutes

1. Approve Minutes

Unscheduled Citizens

Amendment(s) to Agenda

Public Hearings

Public Hearings will follow the following procedure: A. Open Public Hearing B. Proof of Publication C. Staff Review of Application/Proposal D. Applicant's Presentation (if applicable) E. Public Input F. Close Public Hearing G. Commission Discussion H. Commission Decision or Recommendation

2. **A CERTIFICATE OF APPROVAL APPLICATION FOR THE RENOVATION PROJECT LOCATED AT 121, 125, AND 129 E. 2ND STREET**

Unfinished Business

New Business

Adjourn

Commissioners' Comments

Alternate Notice

****An alternate can only vote on, or make a motion on an agenda item if they are designated as a voting member at the beginning of an agenda item. If there is a vacant seat or a conflict of interest, the Chairman shall designate the alternate that will vote on the matter. If a Voting member shows up late to a meeting, they cannot vote on the agenda item if the alternate has been designated.**

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Community Development Office at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2628 at least 48 hours in advance.



Historic Preservation Commission Historic Preservation Commission

City Council Chambers, 448 E. 1st Street, Salida, CO
May 28, 2026 at 4:30 PM

Draft Minutes for Meeting of 5.28.2026

Zoom Meeting Registration Link:

https://zoom.us/webinar/register/WN_pvMy043MQBiTmcPsntkr3g

Email public comments to: planning@cityofsalida.com

Call to Order by Chairman – 4:30 PM

Roll Call

In attendance: Chair K. Krebs, R. Short, B. Campbell.

Approval of the Minutes

1. Approve Minutes of November 13, 2025
 - **Motion by Short, second by Krebs to approve the minutes of November 13, 2025 as submitted.**
 - **MOTION APPROVED 3-0**

Amendment(s) to Agenda - none

Unscheduled Citizens

New Business

2. Discussion of Land Use Code proposed changes.
3. Discussion of Minor Certificate of Approval Procedures
4. Discussion of Historic Preservation Commission alternate commissioners.
5. The meeting was adjourned by chair Krebs at 5:44 PM.

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Planning Department Ph.719-530-2628 at least 48 hours in advance of the meeting.



STAFF REPORT

REVIEW DATE: August 27, 2026

AGENDA ITEM TITLE: 125 E. 2nd Street – Major Certificate of Approval Application

REQUEST: Shavano Holding Co. LLC requests a Major Certificate of Approval (CA) for the exterior renovation of the old Mountain Mail building at 125 E. 2nd Street. The intent is to transform the existing building into one accommodating a mix of uses, including a restaurant with a rooftop patio, two residences on the upper floor, and ground floor retail. The application includes all proposed exterior work, which may happen over the course of several phases, as follows:

- Repairing the existing stucco as needed and painting it teal;
- Replacing damaged wood boards around the ground-floor storefront with cedar boards finished with a teak-colored stain;
- Replacing the ground-floor windows with new storefront windows and doors and installing a new awning, as shown in the elevations and precedent images;
- Adding two small egress windows on the upper floor for fire-code compliance;
- Completing exterior alterations associated with two upper-story residential units and a rooftop patio serving the proposed ground-floor restaurant use, including the rooftop stair/access enclosure and associated railing or parapet work shown in the elevations; and
- Demolishing a deteriorated, detached rear accessory structure.

APPLICANT:

The applicant is Shavano Holding Co. LLC, 125 E. 2nd Street, Salida, Colorado.

LOCATION:

The Mountain Mail project includes the historically divided properties addressed as 121, 125, and 129 E. 2nd Street, including parcels R368132431369 and R368132431363. For purposes of this report, the combined project is referred to as 125 E. 2nd Street or the Mountain Mail project. The property is within the Mixed-Use Downtown (MD) District and Salida Downtown Historic District.

BACKGROUND:

The subject building is listed as non-contributing to the historic district. The project **will retain the upper-story street-facing facade and its historic windows** while rehabilitating the altered ground-floor storefront. Two egress windows will be added on a secondary elevation to serve the proposed upper-story residential units.

The detached rear shack/garage is also non-contributing and is not connected to the main building. Photographs document substantial deterioration of its exterior walls, roof, and openings. The application proposes its complete removal.

PROCESS:

Section 16-7-60 requires a CA before work subject to historic review may proceed; a CA does not replace any required site plan, change-in-use, building, demolition, sign, or other permit. Staff has identified this project as requiring a Major CA because it includes renovation, exterior alterations, changes to wall or roof area, and demolition.

A Major CA is subject to administrative staff review and decision by the Historic Preservation Commission (HPC). Table 8-A identifies a pre-application conference as required; the applicant completed a pre-application conference with staff. After completeness, the HPC must consider the application within 31 days, or within a longer period reasonably necessary to place the matter on an agenda. Public notice is required.

OBSERVATIONS:

1. The subject building and detached rear structure are non-contributing. The rear structure is visibly deteriorated, is not connected to the main building, and does not constitute a character-defining feature of the district.
2. The existing upper-story street-facing windows, arched openings, and bay window will remain unchanged. Replacement windows and doors are limited to the altered ground-floor storefront, with two new egress windows on a non-street-facing elevation.
3. The existing ground-floor stucco will be repaired as needed and painted teal. Damaged wood boards surrounding the storefront will be replaced with cedar boards finished with a teak-colored stain. The existing awning will be replaced with a new awning of a similar style, as shown in the elevations and precedent photos.
4. The Design Guidelines generally call for roof additions to be set back from the primary facade and for the visual impact of rooftop features to be minimized. The patio extends to the front building line, so its railing and occupied area will be visible from E. 2nd Street. However, the enclosed stair/access structure is set back from the street.
5. The CA review is limited to historic-preservation approval. The two residential units, rooftop food-and-beverage area, site design, utilities, parking, life-safety compliance, and construction remain subject to all separate land-use and building approvals.

REVIEW STANDARDS:

The non-contributing-resource standards apply, together with the separate demolition criteria:

- A. Enhance District.** The project restores an active storefront, repairs the existing exterior, and retains the upper-story window composition, enhancing the district.

- B. Overall Character.** The storefront glazing, stucco, stained cedar, awning, retained upper facade, and subordinate rooftop work are compatible with downtown character.
- C. Specific Compatibility.** The upper-story street facade windows are preserved, egress windows are away from the primary facade, and rooftop work remains below the district height limit.
- D. Work Necessary.** The upper-story egress openings address fire and life-safety requirements. Repair of deteriorated materials and storefront rehabilitation support continued use.
- E. Demolition.** The rear shack/garage is a small, detached, non-contributing accessory structure. Photographs demonstrate deterioration, and its removal will not adversely affect the historic character of the main building or district.
- F. Design Guidelines.** The proposal preserves the upper facade, restores a traditional storefront, and locates egress openings and rooftop work away from primary street-facing features.

STAFF RECOMMENDATION:

Based upon the application materials, observations, and review standards outlined above, staff recommends approval of the Major Certificate of Approval with the following conditions:

1. The upper-story street-facing windows, arched openings, and bay window shall be retained. Window and door replacement is limited to the ground-floor storefront, with two new upper-story egress windows on a non-street-facing elevation.
2. Demolition approval is limited to the detached rear non-contributing structure shown in the application photographs and survey.
3. The rooftop patio, though not set back from the front property line, does not visually disrupt the historic scale of the structure or surrounding area. The building's noncontributing status also supports greater flexibility in determining how the rooftop guidance should be applied.

ATTACHMENTS:

Application Materials



Certificate of Approval Application (For Historic Properties)

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-539-4555 Fax: 719-539-5271

Email: planning@cityofsalida.com

A. Applicant Information

Name of Applicant: _____

Mailing Address: _____

Telephone Number: _____

Email Address: _____

B. Owner Information (if different from the applicant)

Name of Owner: _____

Mailing Address: _____

Telephone Number: _____

Email Address: _____

C. Site Data

Name of Development: Mountain Mail Renovation

Street Address: 121 and 125 E 2nd St. Salida, CO 81201

Parcel number: _____

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 [Signature] Date 7/20/2026

Signature of property owner [Signature] Date 7/20/2026

Certificate of Approval Application (for Historic Properties)

D. TYPE OF APPLICATION (City Code Section 16-7-60(a))

Please Check one (Minor or Major) and circle all relevant activities:

☐ **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 sign, sign support that attaches directly to a structure, a fence, an awning, roofing material, or a 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; and
- 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 Director.
- e. Alteration (inc. painting) of any existing brick or masonry surface (unfinished or finished / painted) in such a manner as to potentially impact the integrity of the brick or masonry surface.
- f. Installation, removal, or significant alteration of any sign attached or affixed to any masonry surface on a contributing structure, including hardware and supporting elements.

☐ **Major Activity** - means and includes:

- a. Altering existing unfinished or unpainted brick, stone or stucco; specifically, 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;
- b. Alteration of existing murals or signage greater than nine square feet that are painted directly onto brick, stone, stucco, or wood surfaces;
- c. An activity not defined or qualifying as an insubstantial or minor activity, including, but not limited to, reconstruction, rehabilitation, remodeling, renovation, relocation, or demolition;
- d. 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, excluding temporary features such as seasonal shade structures and food trucks;
- e. The installation, alteration, or removal of a window or door opening;
- f. 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;
- g. 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; and
- h. 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.



Historic Preservation Committee Proposal:

Our proposal is intended to restore a more active and pedestrian-oriented storefront while preserving the building's defining historic character. The project retains the historic second-story façade, including the distinctive bay window and arched window openings, which remain unchanged.

At the street level, restore the storefront character by replacing non-historic window configurations with a traditional storefront glazing system that is compatible with the building's historic commercial architecture. Large display windows have historically been a defining characteristic of commercial buildings, and the proposed storefront glazing is intended to better reflect that traditional commercial pattern while accommodating the needs of contemporary businesses.

The existing awning will also be replaced with a simpler, more durable design that provides weather protection for pedestrians while maintaining the building's strong horizontal storefront line. The new awning has been designed to complement rather than compete with the historic upper façade.

We are requesting approval to demolish the existing rear stucco shack, which is not attached to the main building. The building has deteriorated significantly over time and is no longer structurally sound, presenting an ongoing safety hazard due to its unstable condition.

Lastly, the proposed second-story patio has been carefully designed to minimize its visual impact on the historic building and the surrounding streetscape. The patio is recessed behind the front parapet so that it remains subordinate to the building's historic façade. The rooftop access enclosure is similarly set back from the front of the building, reducing its visibility and preserving the prominence of the original second-story architectural features. This enclosure will be constructed using the same materials as the rest of the building. By locating these new elements behind the primary façade, the project provides functional outdoor space while maintaining the building's historic appearance and respecting the character of Salida's downtown historic district.

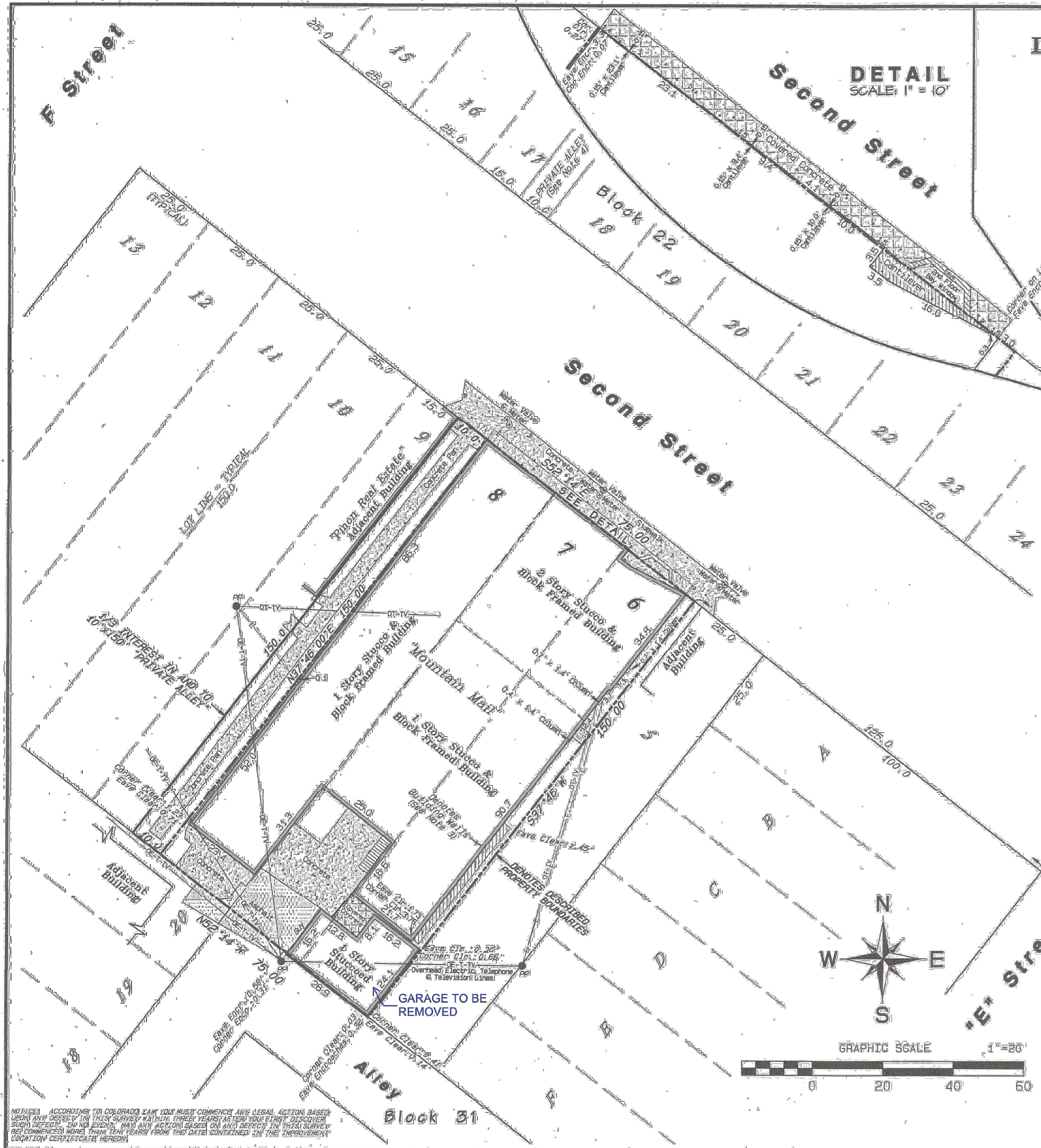
The proposed improvements represent a significant investment in the long-term viability of this property. By creating a more inviting and functional storefront, the project encourages active commercial use, supports downtown economic vitality, and contributes to the continued preservation of this historic building. We believe the work balances preservation with thoughtful modernization, allowing the building to remain a productive part of Salida's historic downtown for years to come.

We respectfully request the Committee's approval of these proposed exterior improvements and appreciate your consideration.

Thank you

Becca Paiz

Shavano Holding Co.



IMPROVEMENT LOCATION CERTIFICATE

FOR
LOTS 6-8, BLOCK 31, SALIDA and HASKELL'S & SACKETT'S
ADDITIONS to the CITY of SALIDA
(THE MOUNTAIN MAIL)
CHAFFEE COUNTY, COLORADO

PROPERTY DESCRIPTION:

All that part of Block No. 31 in the original Town (now City) of Salida, and Haskell's Addition and Sackett's Addition to said City, described by metes and bounds as follows: Beginning at the Northerly corner of said Block 31, the same being at the intersection of the Southwesterly side of Second Street and the Southeastery side of "F" Street; thence running Southeastery along the Northeastery side of said Block 31, a distance of 125 feet; thence Southwesterly parallel with "F" Street a distance of 150 feet; thence Southeastery parallel with Second Street a distance of 25 feet; thence Northeastery parallel with "F" Street, a distance of 150 feet to the Southwesterly side of Second Street; thence Northwesterly along the Northeastery side line of said Block No. 31, a distance of 25 feet to the place of beginning, said property having heretofore been described and conveyed as Lot No. 8, in Block No. 31, Town of Salida, Colorado. TOGETHER WITH an undivided one-third interest in and to a strip of ground off the Southeastery side of Lot No. 9 in Block No. 31 in Salida, Chaffee County, Colorado, said parcel of ground being 10 feet in width, facing on Second Street and running back 150 feet parallel with "E" Street, contiguous to and parallel with Lot No. 8 to be used as a private alley;

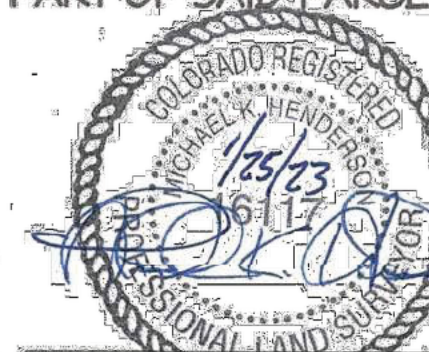
Lots No. 6 and 7, Block No. 31, Salida, Colorado, described by metes and bounds as follows: Beginning at a point on the Southwesterly side line of Second Street, 125 feet Northwesterly from the corner of the Southwesterly side line of Second Street and the Northwesterly side line of "E" Street; thence Southwesterly parallel with "E" Street 150 feet to the main alley in said block; thence Northwesterly parallel with Second Street 50 feet; thence Northeastery parallel with "E" Street 150 feet to the Southwesterly side line of Second Street; thence Southeastery along the said Southwesterly side line of Second Street 50 feet to the point of beginning.

Property Addresses: Purported to be 121, 125 & 129 East Second Street, Salida, CO
POSTED: 125 East Second Street.

IMPROVEMENT LOCATION CERTIFICATE:

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR COLLEGIATE PEAKS BANK, DIVISION OF GLACIER BANK & WESTCOR LAND TITLE INSURANCE CO., THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON JANUARY 4, 2023, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES, EXCEPT AS SHOWN, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED OR SHOWN.



MICHAEL HENDERSON
REG. L.S. NO. 16117
STATE OF COLORADO

NOTES:

- 1) PROPERTY DESCRIPTION & RECORD EASEMENT RESEARCH BASED ON WESTCOR LAND TITLE INSURANCE COMPANY COMMITMENT NO. 23-21242 ISSUED BY CENTRAL COLORADO TITLE & ESCROW, EFFECTIVE JANUARY 11, 2023.
- 2) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION AND ON THE LOCATIONS OR RECOVERED 5/8 INCH REBAR AT THE INTERSECTIONS OF THE CENTERLINES OF FIFTH & F STREETS AND AT THE INTERSECTIONS OF FIFTH AND G STREETS IN THE CITY OF SALIDA.
- 3) BUILDING DIMENSIONS ARE ALONG AND TO EXTERIOR BUILDING WALLS.
- 4) THE PROPERTY IS SUBJECT TO THE BLOCK 22 SEWER/UTILITY AGREEMENT (FINAL DRAFT, AMENDED) RECORDED AT RECEPTION NUMBERS 343423, 343424 AND 343425.

HISTORIC PRESERVATION COMMISSION REVIEW

IMPROVEMENT LOCATION CERTIFICATE

for LOTS 6-8, BLOCK 31, SALIDA and HASKELL'S & SACKETT'S ADDITIONS to the CITY of SALIDA
CHAFFEE COUNTY (THE MOUNTAIN MAIL) COLORADO

Job Number: J-23-001

DESIGNED:

DRAWN BY: B.S.H.

CHECKED: M.K.H.

Field Book: S331 Pages 79 & 80

HENDERSON LAND SURVEYING CO., INC.
203 G STREET
SALIDA, COLORADO

DATE:

1/23/23

DRAWING NO.

S-23-01

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE CONTAINED IN THIS IMPROVEMENT LOCATION CERTIFICATE HEREON.

SEE PLAN
7/21/2026

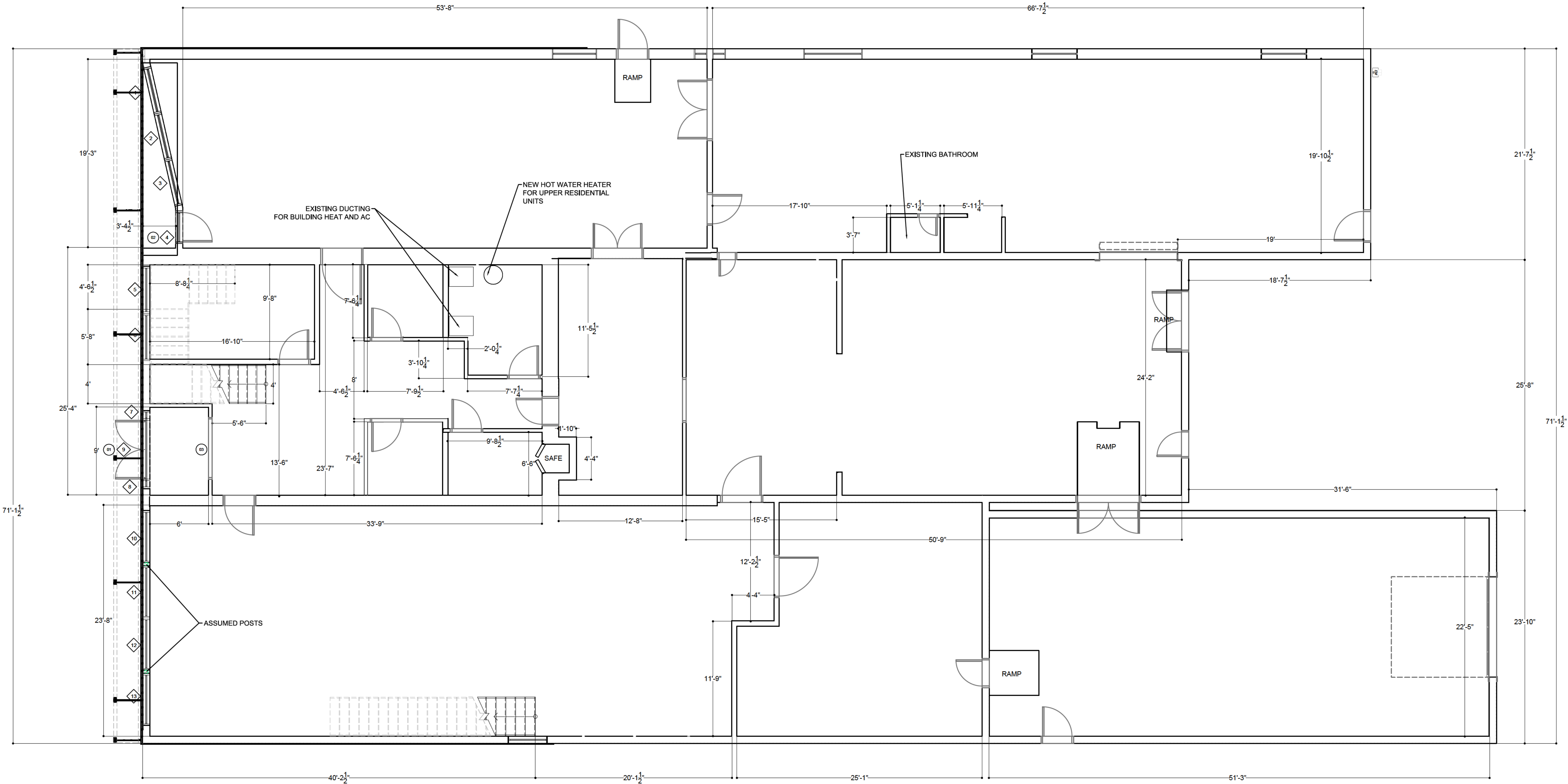
Title:
SITE PLAN

RENOVATION 125 EAST
SECOND STREET

SALIDA, COLORADO

NOTE: LAND AND WATER CONCEPTS, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL DAMAGES, TO EXISTING OR FUTURE CONSTRUCTION OR EROSION OF EARTH OR OTHERS, IN ANY INSTANCE THE MAXIMUM LIABILITY OF LAND AND WATER CONCEPTS, INC. SHALL BE A REFUND OF THE PRICE OF THE SERVICES PERFORMED. IT IS RECOMMENDED THAT CONSULTING ENGINEERS OBTAINING THE OFFICIAL SEAL AND ENGINEER REPORT TO THE START OF ACTUAL CONSTRUCTION.

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MARK	SIZE		Head Height	Sill Height	TYPE	NOTES
	Width	HEIGHT				
1	4'-10"	8'-0"	9'-6"	1'-6"	PICTURE	---
2	4'-10"	8'-0"	9'-6"	1'-6"	PICTURE	---
3	4'-10"	8'-0"	9'-6"	1'-6"	PICTURE	---
4	3'-4"	1'-6"	9'-6"	8'-0"	PICTURE	---
5	4'-10"	4'-0"	9'-6"	5'-6"	PICTURE	---
6	4'-10"	4'-0"	9'-6"	5'-6"	PICTURE	---
7	1'-0"	8'-0"	8'-0"	0"	PICTURE	---
8	1'-0"	8'-0"	8'-0"	0"	PICTURE	---
9	8'-0"	1'-6"	9'-6"	8'-0"	PICTURE	---
10	5'-4"	8'-0"	9'-6"	1'-6"	PICTURE	---
11	5'-4"	8'-0"	9'-6"	1'-6"	PICTURE	---
12	5'-4"	8'-0"	9'-6"	1'-6"	PICTURE	---
13	5'-4"	8'-0"	9'-6"	1'-6"	PICTURE	---

MARK	DOOR		SWING	NOTES
	WD	HGT		
1	6'-0"	8'-0"	NA	---
2	3'-0"	8'-0"	RIGHT	---
3	6'-0"	6'-8"	NA	---
4	3'-0"	6'-8"	LEFT	---
5	3'-0"	6'-8"	LEFT	MINIMUM 32" CLEAR OPENING
6	3'-0"	6'-8"	RIGHT	MINIMUM 32" CLEAR OPENING
7	3'-0"	6'-8"	LEFT	---
8	4'-0"	6'-8"	LEFT	---

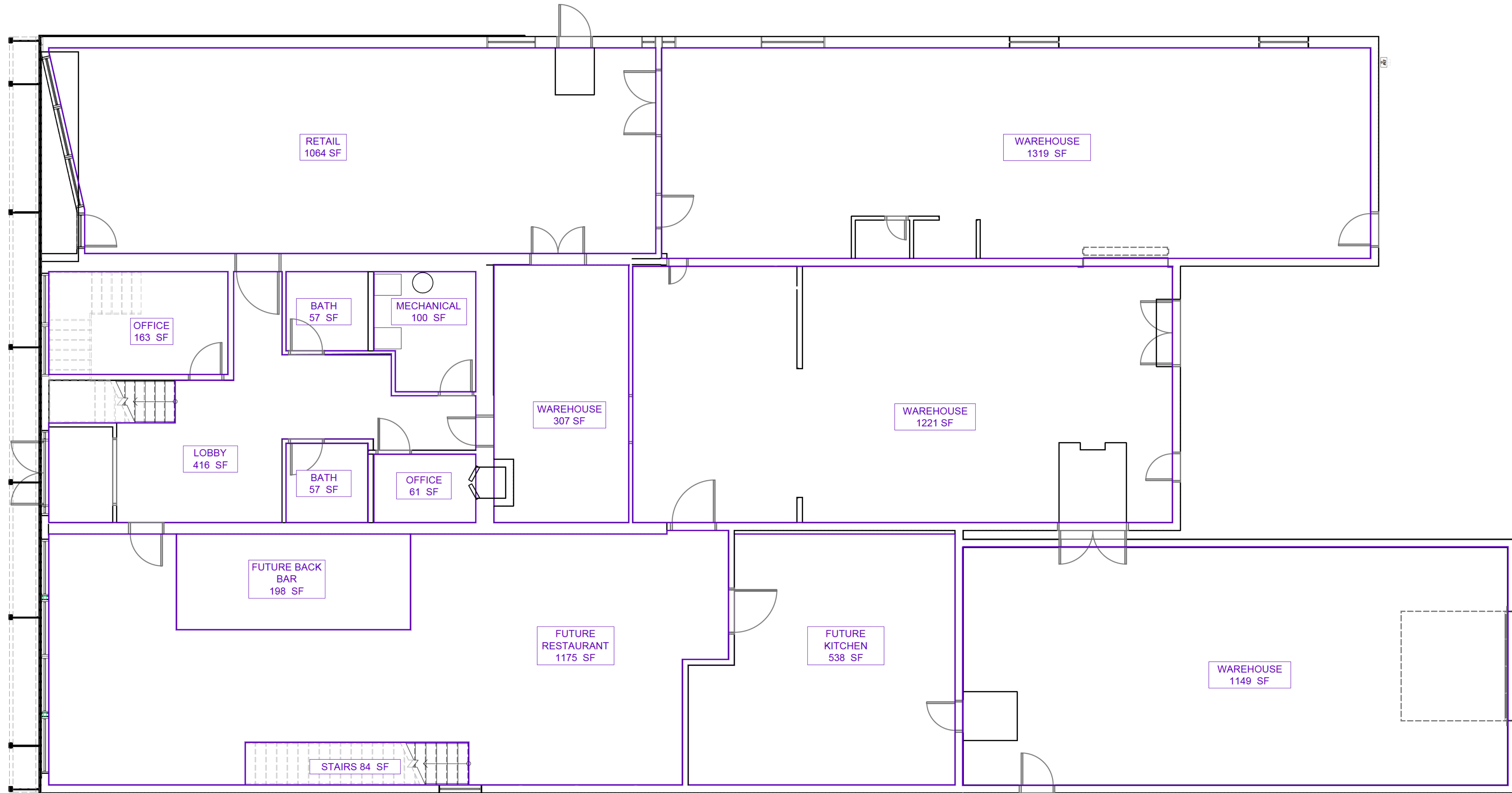
- NOTES:
- CONTRACTOR TO VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS PRIOR TO ORDERING ANY UNITS. WINDOW DIMENSIONS WILL LIKELY VARY BASED ON STRUCTURAL DESIGN FOR HEADERS.
 - EMERGENCY ESCAPE AND RESCUE OPENINGS ARE REQUIRED IN ALL SLEEPING ROOMS SHALL HAVE THE BOTTOM OF CLEAR OPENING NOT GREATER THAN 44" ABOVE THE FLOOR. NET CLEAR HEIGHT OF OPENING NOT LESS THAN 24". NET CLEAR WIDTH NOT LESS THAN 20".
 - SAFETY GLAZING REQUIRED WHERE THE WINDOW IS LOCATED WITHIN 60" OF THE TUB/SHOWER WALKING SURFACE AND WITHIN 60" MEASURED HORIZONTALLY FROM THE EDGE OF THE TUB/SHOWER PER IRC R 308.4.5
 - SAFETY GLAZING REQUIRED WHERE THE BOTTOM OF THE WINDOW IS LOCATED WITHIN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF THE STAIRS OR LANDING PER IRC R 308.4.6
 - DO NOT REMOVE WINDOW STICKERS PRIOR TO INSULATION INSPECTION.

HISTORIC PRESERVATION COMMISSION REVIEW

3/16" = 1'-0"
7/21/2026
Title:
MAIN FLOOR PLAN

RENOVATION 125 EAST
SECOND STREET
SALIDA, COLORADO

NOTE: LAND AND WATER CONCEPTS, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL DAMAGES, TO ANY PERSONS OR PROPERTY, INCLUDING BUT NOT LIMITED TO, ANY OMISSIONS OR ERRORS BY OTHERS, IN ANY INSTANCE THE MAXIMUM LIABILITY OF LAND AND WATER CONCEPTS, INC. SHALL BE A REFUND OF THE PRICE OF THE SERVICES PERFORMED. IT IS RECOMMENDED THAT ALL WORK BE DONE PRIOR TO THE OFFICIAL START OF ACTUAL CONSTRUCTION.



HISTORIC PRESERVATION COMMISSION REVIEW

NOTE: LAND AND WATER CONCEPTS, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL DAMAGES, TO ANY BUILDING OR STRUCTURE, OR FOR ANY PERSONS OR OTHERS, IN ANY INSTANCE THE MAXIMUM LIABILITY OF LAND AND WATER CONCEPTS, INC. SHALL BE A REFUND OF THE PRICE OF THE SERVICES PERFORMED. IT IS RECOMMENDED THAT CLIENTS OBTAIN PROFESSIONAL ENGINEERING AND ARCHITECTURAL SERVICES PRIOR TO THE START OF ACTUAL CONSTRUCTION.

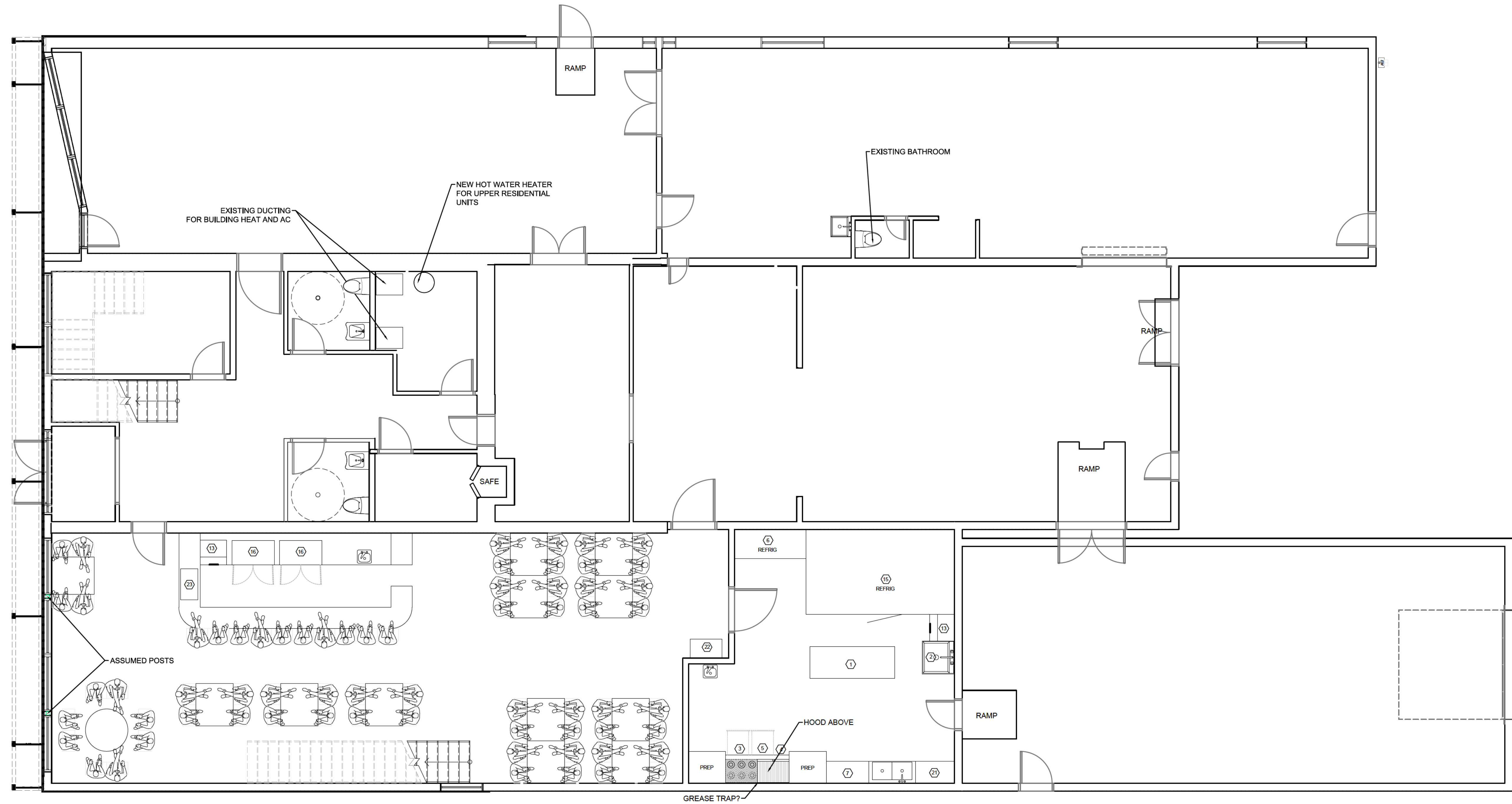
**RENOVATION 125 EAST
SECOND STREET**

SALIDA, COLORADO

3/16" = 1'-0"
7/21/2026

A2

Title:
MAIN FLOOR AREAS



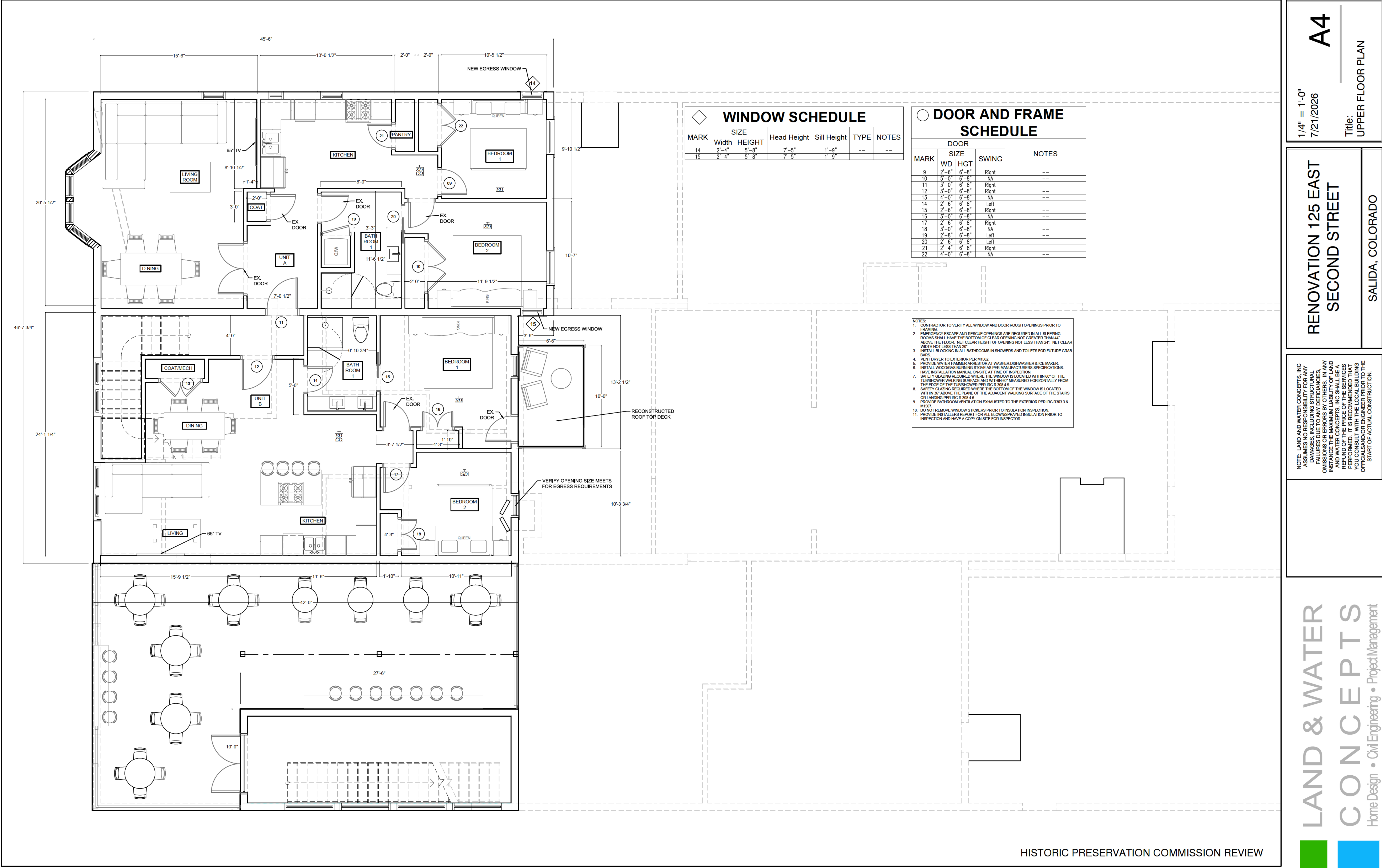
3/16" = 1'-0"
7/21/2026
Title:
RESTAURANT DESIGN

RENOVATION 125 EAST
SECOND STREET
SALIDA, COLORADO

NOTE: LAND AND WATER CONCEPTS, INC.
ASSUMES NO RESPONSIBILITY FOR ANY
DAMAGES, INCLUDING STRUCTURAL
DAMAGES, TO THE BUILDING OR ITS
CONTENTS OR EQUIPMENT, OR FOR ANY
Omissions OR ERRORS BY OTHERS, IN ANY
INSTANCE THE MAXIMUM LIABILITY OF LAND
AND WATER CONCEPTS, INC. SHALL BE A
REFUND OF THE PRICE OF THE SERVICES
PERFORMED. IT IS RECOMMENDED THAT
THE CLIENT OBTAIN AN INDEPENDENT
ENGINEER'S REVIEW OF THE PLANS PRIOR TO THE
START OF ACTUAL CONSTRUCTION.

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HISTORIC PRESERVATION COMMISSION REVIEW



A4

1/4" = 1'-0"
7/21/2026

Title:
UPPER FLOOR PLAN

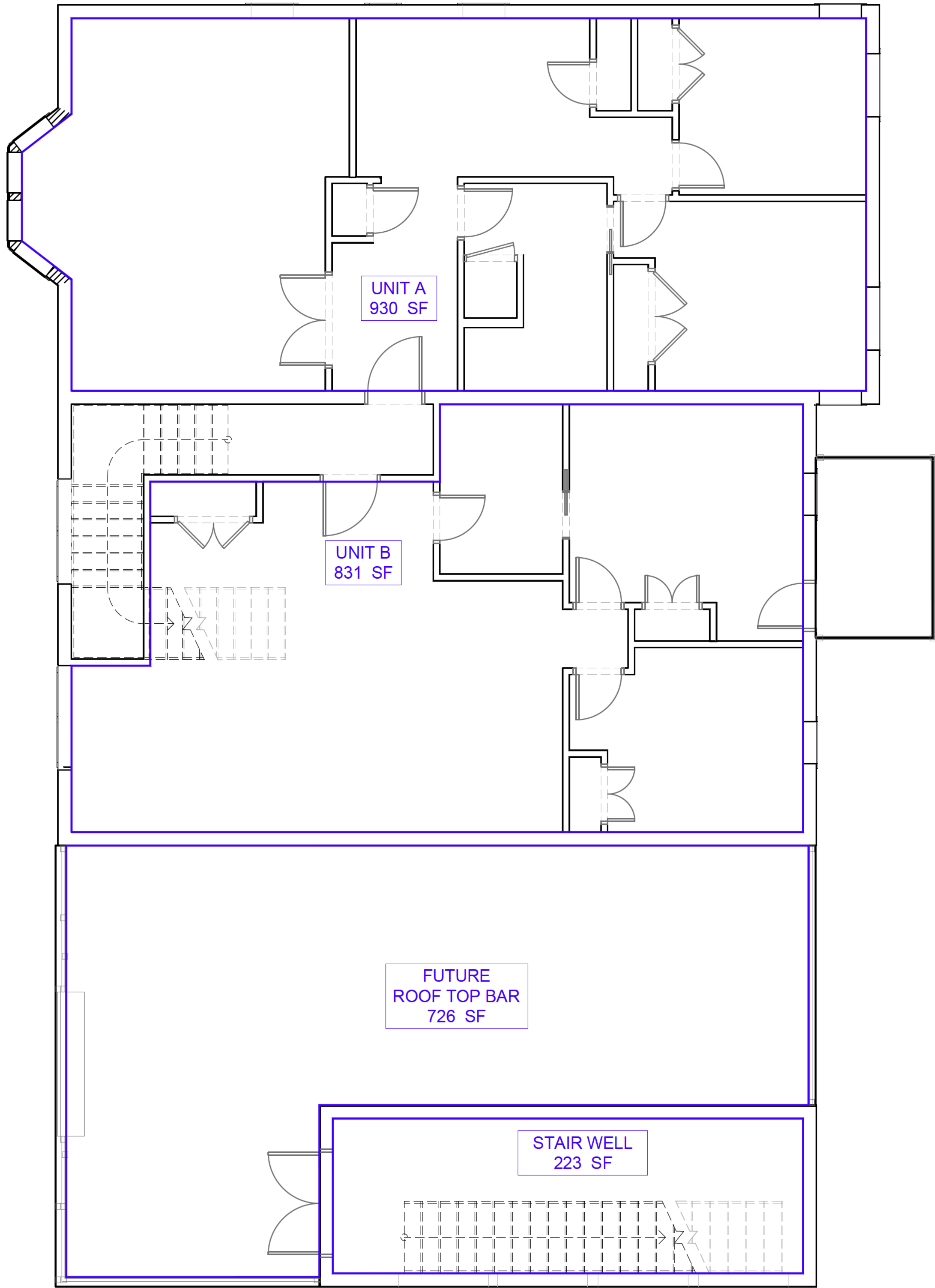
RENOVATION 125 EAST
SECOND STREET

SALIDA, COLORADO

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INSTANCE THE MAXIMUM LIABILITY OF LAND
AND WATER CONCEPTS, INC. SHALL BE A
REFUND OF THE PRICE OF THE SERVICES
PERFORMED. IT IS RECOMMENDED THAT
CLIENTS OBTAIN PROFESSIONAL REVIEW
FROM A LICENSED ARCHITECT OR ENGINEER PRIOR TO
START OF ACTUAL CONSTRUCTION.

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HISTORIC PRESERVATION COMMISSION REVIEW



HISTORIC PRESERVATION COMMISSION REVIEW

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PERFORMED. IT IS RECOMMENDED THAT
CLIENTS OBTAIN AN INDEPENDENT
CONSULTATION OF AN ENGINEER PRIOR TO THE
START OF ACTUAL CONSTRUCTION.

RENOVATION 125 EAST
SECOND STREET

SALIDA, COLORADO

1/4" = 1'-0"
7/21/2026

A5

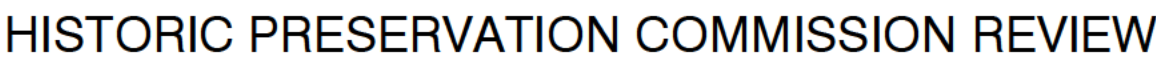
Title:
UPPER FLOOR AREAS

FILE. RENDERINGS

RENOVATION 125 EAST
SECOND STREET

SALIDA, COLORADO

NOTE: LAND AND WATER CONCEPTS, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES, OMISSIONS OR ERRORS BY OTHERS. IN ANY INSTANCE THE MAXIMUM LIABILITY OF LAND AND WATER CONCEPTS, INC. SHALL BE A REFUND OF THE PRICE OF THE SERVICES PERFORMED. IT IS RECOMMENDED THAT YOU CONSULT WITH THE LOCAL BUILDING OFFICIALS/AND/OR ENGINEER PRIOR TO THE START OF ACTUAL CONSTRUCTION.



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Home Design • Civil Engineering • Project Management



A5

3/8" = 1'-0"
7/21/2026

Title:
RENDERINGS

RENOVATION 125 EAST
SECOND STREET

SALIDA, COLORADO

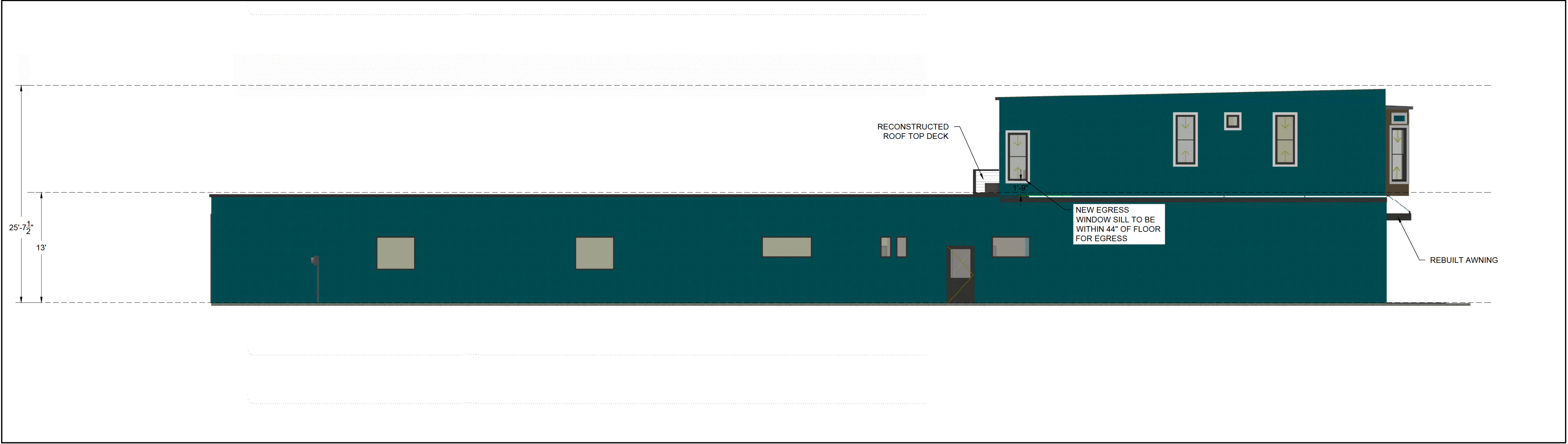
NOTE: LAND AND WATER CONCEPTS, INC.
ASSUMES NO RESPONSIBILITY FOR ANY
DAMAGES, INCLUDING STRUCTURAL
DAMAGES, TO ANY BUILDING OR
CONTENTS OR PERSONS OR OTHERS, IN ANY
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LAND & WATER
CONCEPTS
Home Design • Civil Engineering • Project Management



HISTORIC PRESERVATION COMMISSION REVIEW





Existing Photos:

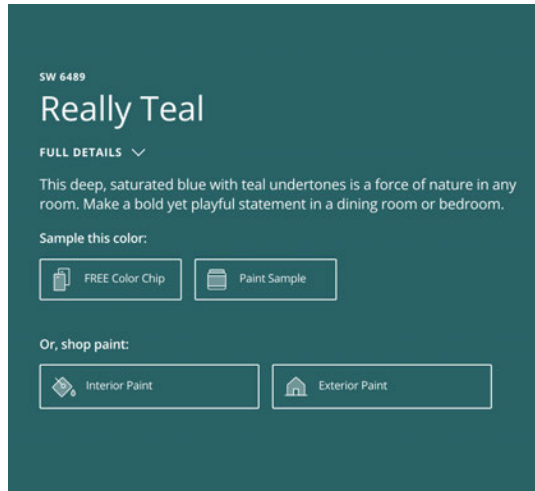


Existing Rear Shack to Demo:

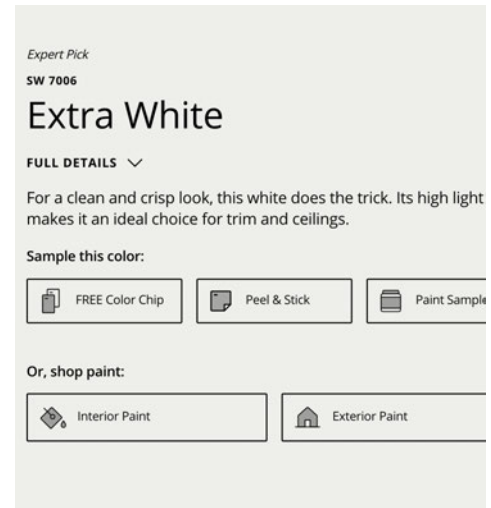


Materials and Colors:

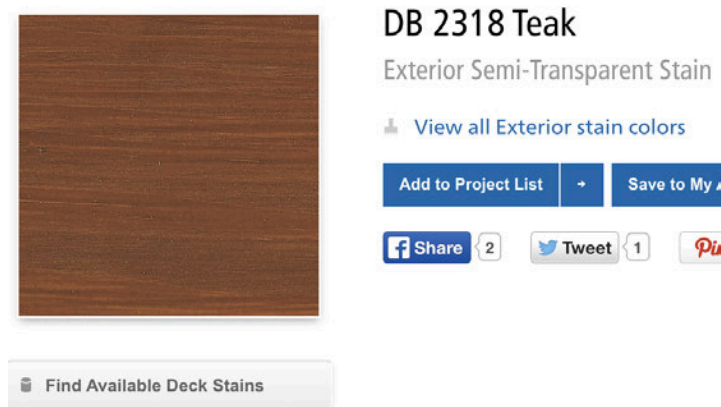
Paint existing stucco 'Really Teal'



Window trim 'Extra White'



Replace existing painted boards with Teak stain cedar boards



Awning Examples: Black metal with teak stained wood accents underneath



**Window specs:**

Manufacturer: Kolbe Windows & Doors

Product: VistaLuxe® WD LINE Direct Set

Frame: Wood interior /aluminum exterior. giving the interior a warmer, more traditional appearance while still providing a durable, low-maintenance exterior.

Sightlines: Very narrow sightlines, allowing large expanses of glass while keeping the frame visually light—ideal for recreating a traditional storefront.

Glazing: Double-pane Low-E insulated glass

Finish color: Onyx (black)

The proposed windows utilize narrow-profile aluminum-clad wood frames that maximize transparency while maintaining a material palette and appearance appropriate for a historic commercial building. See brochure attached.

VistaLuxe® collection

WD LINE

The VistaLuxe WD LINE's extruded aluminum exteriors and warm wood interiors prove that minimalist design can feel warm and organic. Perfect for projects requiring a streamlined look, the VistaLuxe WD LINE combines function with style to create openings as unique as your vision.

The VistaLuxe WD LINE provides:

- An industry-leading frame-to-daylight-opening ratio for an increased viewing area
- Extruded aluminum exterior with 50+ standard colors & finishes, as well as custom hues
- Warm wood interior in familiar to exotic species, with 20+ standard pre-finishes, plus custom colors
- Consistent profiles offered in two styles with square interiors & exteriors
- The look of steel, used as an alternative to steel, or in conjunction with steel products
- Precise horizontal & vertical alignment on mull windows with glass in the same plane
- Numerous hardware styles & finishes

*Casements & Awnings | Sliding Windows | Specialty Windows | Sliding Doors | Stretta™ Sliding Doors
Multi-Slide Doors | Folding Doors | Swinging Doors | Pivot Doors*

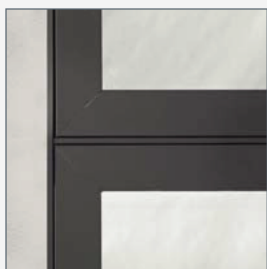


Style & Design Options

Kolbe offers distinctive style and design options to make your spaces unique. For the ultimate in personalization, choose from our numerous options, including hardware, glass, divided lites, screens, sills, exterior profiles, and more – plus custom solutions to help bring your unique vision to life.

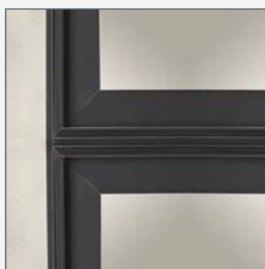
Exterior Profiles

To perfectly match your architectural design and performance requirements, VistaLuxe WD LINE products are available in two different profile styles with double or triple pane glass. Choose the style that best complements the aesthetic of your design.



Flush

Sash is level with the frame



Accent

Sash is recessed from the frame



© LandMark Photography

Glass

There is so much more to glass than visibility. It can add to the aesthetic, enhance indoor comfort and acoustics, or provide privacy, security, and impact resistance. From smart coatings to smart glass, Kolbe's numerous glass options provide optimum energy efficiency, beauty and performance – to enhance your design as well as your lifestyle.

Divided Lites

Add architectural detail to windows and doors with performance divided lites. Choose from square profiles in various widths, or triangular on the interior to mimic the look of steel windows. Custom patterns can help accentuate the aesthetic of your design.

Hardware

Kolbe offers numerous hardware styles and finishes to complete your project. Complement your décor or add the finishing touch to a new entrance door. Plus, the added functionality of multi-point locks and automation options on select windows and doors adds convenience and security to your living experience.



© Jeeheon Cho

Finish Options

Interior Wood Species

In addition to the standard pine, VistaLuxe WD LINE windows and doors can be constructed of other optional wood species that enhance their look. Pine and other wood species are sourced from managed forests. The Forest Stewardship Council® (FSC®)-certified wood species are also available upon request to help support responsible forestry (FSC® license code FSC®-C019541).

Ask about the availability of additional wood species.



Interior Finishes

For units that are ready to install upon delivery, Kolbe's VistaLuxe WD LINE windows and doors can be prefinished on the interior with one of the water-based stains or paints shown. Stained units are given two coats of satin clear finish. Because our interior finishes are water-based, low-VOC stains and paints, you can rest assured you've made an environmentally conscious decision.

Custom colors may be requested as well.



*Applied as a single coat of paint, with some visible wood grain.
 Some options for our products may have limited color offerings or may incur a nominal charge. Check with your Kolbe dealer for further details on pricing and availability.
 Stain colors are shown on pine. Since no two trees are identical, wood can be expected to differ both in color and graining. These factors will influence the stain's final color.
 Printed images of wood species and stain options will vary from actual product colors. Selections should be made based on color samples available from your Kolbe dealer. Stain colors are shown on pine. A double coat clear finish is also offered. Since no two trees are identical, wood can be expected to differ both in color and graining. These factors will influence the stain's final color.
 Color-matched interior paint is available through any Sherwin-Williams retail store in the United States and Canada.
 The color formula for Kolbe's interior paint finishes is in their National Account System.

Exterior Colors

Kolbe's aluminum-clad VistaLuxe WD LINE products are available in a range of high-performance exterior finishes designed for exceptional durability, chemical resistance, abrasion, corrosion protection, and long-term weathering performance backed by a 30-year warranty*.

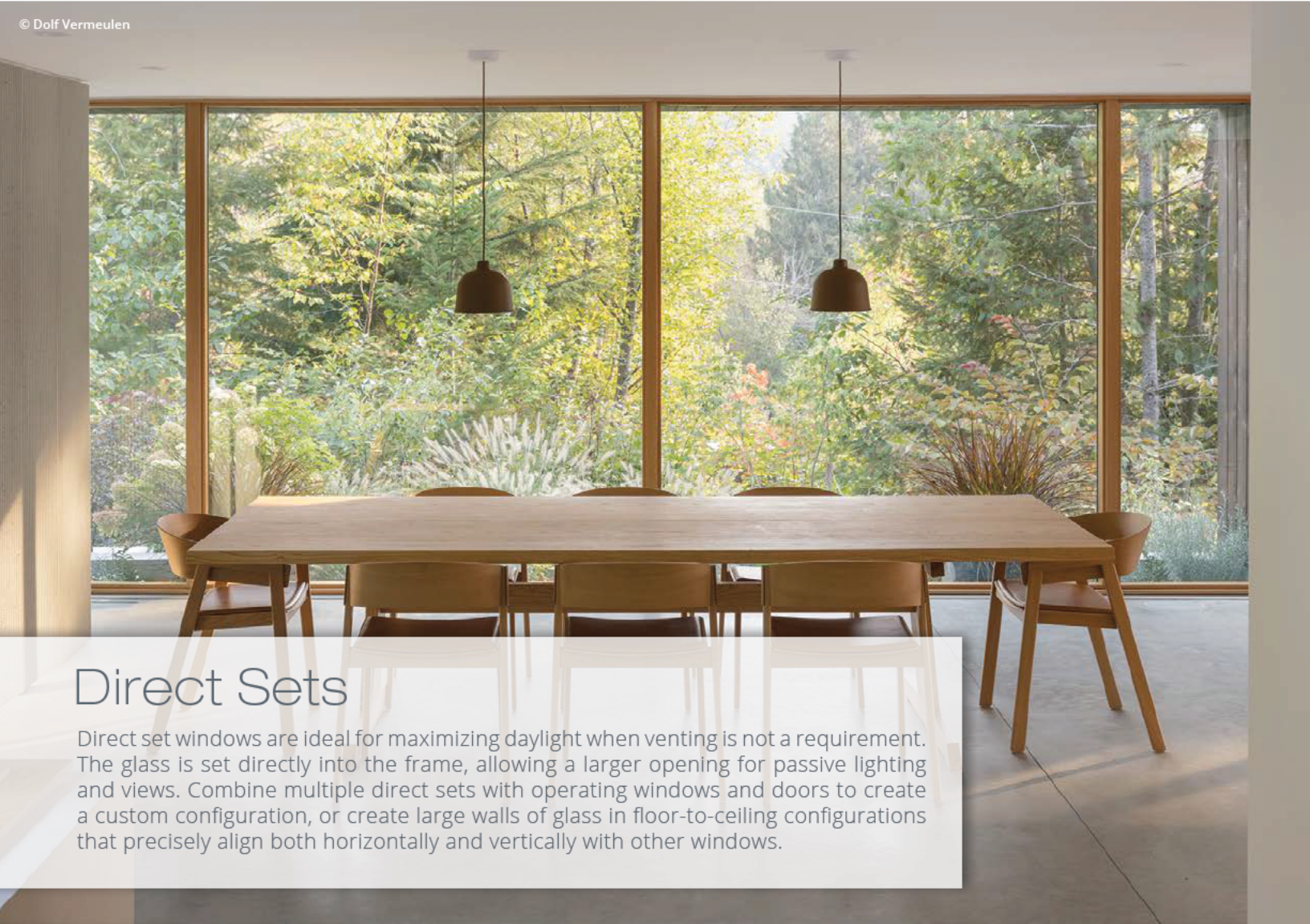
				White	Cloud	Ultra Pure White
				Abalone	Alabaster	Camel
Mudpie	Nutmeg	Khaki	Sahara	Beige	Natural Cotton	Spiced Vinegar
Gingersnap	Truffle	Bronze	Rustic	Shadow	Shale	Smokestack
Corbeau	Eclipse	Tungsten	Steel Gray	Slate	Castlerock	Timberwolf
Coal Black	Onyx	Midnight	Sapphire	Coastal Storm	Lunar	Emerald Isle
Cider	Copper Canyon	Basil	Mystic Ivy	Mediterranean	Green Tea Leaf	Hartford Green
Chutney	Roma	Maize	Custom Colors Available			
Galaxy Silver Mica**	Silverstorm Mica**	Cosmic Gray Mica**	Night Sky Mica**	Mica**		
				Anodized*	Clear Anodized*	Champagne Anodized*
					Black Anodized*	Dark Bronze Anodized*

* Anodized finishes are warranted for 10 years.

** Mica finishes are 70% PVDF fluoropolymer as standard. Fluoropolymer coatings meet performance requirements of AAMA-2605 and are recommended for coastal applications. Please see your Kolbe dealer for details.

Some options for our products may have limited color offerings or may incur a nominal charge. Check with your Kolbe dealer for further details on pricing and availability. Printed images of exterior finishes may vary slightly from actual colors. Selections should be made based on actual color samples available from your Kolbe dealer.

There is a "color range" with anodized colors. That is, there is an acceptable "light" to "dark" color range that can be experienced on any job. According to AAMA 611-98 specifications, Section 8.3, the range may be up to 5 Delta E's. We can provide from our anodized vendor color samples of this color range if requested. The color range is due to numerous variables which include (but are not limited to) the shape of the parts, alloy variations and time in the anodizing process. This could mean that a sash part may appear slightly different in color than a frame part. This is/will be acceptable. Even the samples that may be provided may vary from the final product due to the variables. You must be aware of this as this will be considered acceptable.



Direct Sets

Direct set windows are ideal for maximizing daylight when venting is not a requirement. The glass is set directly into the frame, allowing a larger opening for passive lighting and views. Combine multiple direct sets with operating windows and doors to create a custom configuration, or create large walls of glass in floor-to-ceiling configurations that precisely align both horizontally and vertically with other windows.

Standard Features

- ▶ Pine interiors, ready for a variety of finishes
- ▶ Exterior wood parts are treated
- ▶ Extruded aluminum exterior finished with a 70% PVDF fluoropolymer coating *(meets performance requirements of AAMA 2605)*
- ▶ Energy efficient, insulating Solar Low-E glass
- ▶ Accessory grooves are integral to the extruded frames so units can easily be milled together
- ▶ Glazing is direct set to the interior
- ▶ Integral nailing fin with additional head drip caps

Options *(custom options are also available)*

- ▶ Extension jambs *(up to 12" applied; over 12" shipped loose for field application)*
- ▶ Galvanized steel installation clips
- ▶ Flat casing and stucco return kits for field application
- ▶ Accessory groove fillers and frame expanders for field application
- ▶ Steel stiffeners with matching mull covers
- ▶ Floor sill available in Dark Bronze anodized or Clear anodized to match or mull with swinging doors
- ▶ High performance or impact performance modifications

[View Style Options & Technical Data ▶](#)

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

**NOTICE OF PUBLIC HEARING BEFORE THE HISTORIC PRESERVATION
COMMISSION FOR THE CITY OF SALIDA CONCERNING A CERTIFICATE OF
APPROVAL APPLICATION FOR THE RENNOVATION PROJECT LOCATED AT 121,
125, AND 129 E. 2ND STREET**

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE that on **THURSDAY, AUGUST 27, 2026** at or about the hour of 4:00 p.m., a public hearing will be conducted by the City of Salida **Historic Preservation Commission** at City Council Chambers, 448 E. 1st Street, Salida, Colorado on the application of Shavano Holding Co. LLC for a Major Certificate of Approval for exterior renovations, rooftop improvements and additions, and demolition of a detached rear accessory structure for the property at 125 E. 2nd Street, Salida, CO 81201.

Interested persons are encouraged to attend the public hearing in person or online by registering at: https://zoom.us/webinar/register/WN_TYlpZeVBQ4SGKYcv2CSdrQ

Submit comments to planning@cityofsalida.com. For further information, contact the Community Development Dept. (719) 539-2628.

Meeting agenda: <https://salidaco.portal.civicclerk.com/>



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Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department by contacting corey.cicci@cityofsalida.com (719) 530-2628

*Please note that it is inappropriate to personally contact individual Historic Preservation Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions or comments, you should email or write a letter to staff or present your concerns at the public meeting via the above link so your comments can be made part of the record.



Property at 125 E. 2nd St.

