



## Historic Preservation Commission Regular Meeting

City Council Chambers, 448 E. 1st Street, Salida, CO  
June 26, 2025 at 4:30 PM

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### Agenda

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Email public comments to: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

Please register for the Historic Preservation Commission Meeting:  
[https://zoom.us/webinar/register/WN\\_49-q34WTTcGMF4N7etaTCQ](https://zoom.us/webinar/register/WN_49-q34WTTcGMF4N7etaTCQ)

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 of August 22, 2024

#### Amendment(s) to Agenda

#### Unscheduled Citizens

#### New Business

#### 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. The request is to receive a renewal of the Major Certificate of Approval to treat the masonry surfaces and restore the arch on the Third Street façade, replace windows in the existing openings and replace the rear garage door of the existing building at 139 W. Third Street.
3. Request to replace door and sidelights at Salida Elks Lodge, 148 E. 2nd Street

#### Unfinished Business

#### Commissioners' Comments

#### Adjourn

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 REGULAR MEETING

City Council Chambers, 448 East First Street, Salida, CO  
August 22, 2024 - 4:00 PM

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## DRAFT MINUTES

Email public comments to: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

Please register for the Historic Preservation Commission meeting:  
<https://attendee.gotowebinar.com/register/2506620843408938511>

### CALL TO ORDER

### APPROVAL OF THE MINUTES

#### 1. Approval of Minutes of April 27, 2023 - Regular Meeting

Motion to approved minutes of April 27, 2023

Motion made by Commissioner Regan, Seconded by Commissioner Short.

Voting Yea: Chairman Krebs, Commissioner Regan, Commissioner Short, Commissioner Schubert

Voting Abstaining: Commissioner Campbell

### UNSCHEDULED CITIZENS

### AMENDMENT(S) TO AGENDA

### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- |                                |                          |
|--------------------------------|--------------------------|
| A. Open Public Hearing         | E. Close Public Hearing  |
| B. Staff Review of Application | F. Commission Discussion |
| C. Applicant's Presentation    | G. Commission Decision   |
| D. Public Input                |                          |

#### 2. Museum of Authenticity, LLC, represented by Thordis Simonsen: Major Certificate of Approval for 124 East Second Street - The request is for a Certificate of Approval to construct a 363 square foot addition attached to the rear of the main structure.

Motion to approve a Certificate of Approval to construct a 363 square foot addition attached to the rear of the main structure.

Motion made by Commissioner Regan, Seconded by Commissioner Short.

Voting Yea: Chairman Krebs, Commissioner Regan, Commissioner Short, Commissioner Campbell, Commissioner Schubert

**MOTION PASSED 5-0**

### UNFINISHED BUSINESS

### NEW BUSINESS

#### 3. History Colorado CLG Overview (Lindsey Flewelling, Ph.D.)

### COMMISSIONERS' COMMENTS

### ADJOURN

\*\*An alternate can only vote on, or make a motion on an agenda item if they are designated as a voting member at the beginning of an agenda item. If there is a vacant seat or a conflict of interest, the Chairman shall designate the alternate that will vote on the matter. If a Voting member shows up late to a meeting, 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 City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph. 719-530-2630 at least 48 hours in advance.*



## HISTORIC DISTRICT COMMISSION STAFF REPORT

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**MEETING DATE:** June 26, 2025  
**AGENDA ITEM TITLE:** Salida Auto Co./Ideal Auto Co. 139 W. Third Street - Major Certificate of Approval Application  
**AGENDA SECTION:** Public Hearing

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**REQUEST:** The request is to receive a renewal of the Major Certificate of Approval to treat the masonry surfaces and restore the arch on the Third Street façade, replace windows in the existing openings and replace the rear garage door of the existing building at 139 W. Third Street.

**APPLICANT:**

The applicant is Kaelen Johnson, 1848 Gaylord Street, Denver, CO 80206. The applicant's representative is Architect Steve Riden.

**LOCATION:**

The property is located at 139 W. Third Street, Salida, Colorado. The property is also historically known as Salida Auto Co./Ideal Auto Co.

**PROCESS:**

A major certificate of approval (CA) shall be reviewed and ruled upon by the Historic Preservation Commission at a regular or special meeting to be conducted within thirty-one days from the date the application was determined complete, or within a longer time period as necessary to reasonably accommodate the application on an HPC agenda.

The Commission shall approve, approve with conditions, or deny the application, or remand it back to the applicant with instructions for modification or additional information or action.

**OBSERVATIONS:** The subject property is located within the Downtown Historic District and is located within the Central Business (C-2) District.

1. The building is considered a contributing building to the downtown historic district. The architectural inventory form states: "This building is associated with the development of automobile-related facilities in downtown Salida during the early twentieth century, having been erected to house a car sales and service business. The building reflects popular features of commercial buildings during the early twentieth century through its brick composition, flat roof, decorative cornice, segmental arched double-hung sash windows, stone shopfront cornice, brick columns, and large display windows." The building has been moderately altered with painting of the façade brick and stone, alteration of the central entrance and covering of the clerestory areas.



2. The applicant is proposing to restore the brick façade as follows according to the processes delineated in Attachments A.

**Note: the following work was approved in 2021**

3. The applicant is also proposing to restore the original arch, install replacement windows in the original openings and replace the existing rear garage door on the west side of the building.
4. The applicant would like to restore the arch as shown in the historic photo. The proposal is to rebuild the arch with brick as close as possible to the original size and texture of the arch. From the historic photo documentation it appears that the only alterations to the façade was covering the arch and painting of the brick.

5. The applicant has included a narrative explaining the request, photographs and site plan for the proposed work. This review is for the work proposed within the narrative. Any other exterior alterations must have approval prior to any work being done.



6. On Sheet A1.01 of the application the

applicant is showing overhead garage doors on either side of the Third Street entry. These overhead garage doors were not mentioned in the narrative that explained the proposal and staff has not receive any specifications on the proposed overhead garage doors for the Third Street entry location.

7. Historically there was one garage door at the Third Street entry where the existing wood door with two sidelights are but no garage doors on either side of that entry. If the applicant would like to request approval of the overhead garage doors on both sides of the entry we could continue the public hearing to the January 28<sup>th</sup> HPC meeting. That way the applicant could update the narrative to include the overhead garage doors and submit the specifications and photos of the proposal.
8. Restoration is defined by the Secretary of the Interior's Standards as the act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

#### **REVIEW STANDARDS:**

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

- A. Architectural Character. Whether and/or to what extent the proposed work will preserve, protect, change, diminish, disguise, obscure, detract from or destroy the appearance or structural integrity of the historic features, design, materials, character or value of the structure or site.
  - The proposed work would restore the arch on the Third Street façade as it appeared in the 1940 photo. The restoration of the arch will enhance and advance the purposed of the Downtown Historic District by restoring and preserving a character defining feature of the façade.
- 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.
  - The Secretary of Interior Standards for Restoration recommends: Identifying, retaining, and preserving masonry features from the restoration period such as walls, brackets, railings cornices, window architraves, door pediments, steps and columns; and details such as tooling and bonding patterns.
    - The applicant has proposed to restore the historic appearance of the brick arch on the Third Street façade as shown in the submitted historic photos and application materials.
  - The Secretary of Interior Standards for Restoration recommends replacing in kind an entire masonry feature from the restoration period

that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature. The new work should be unobtrusively dated to guide future research and treatment.

- The applicant is proposing to rebuild the arch with brick as close as possible to the original size and texture of the arch.

- The proposed replacement double-hung, casement, and picture windows will be aluminum clad wood Marvin Historic Windows. The proposed garage door on the rear west wall will be an aluminum garage door.

C. Minimum Change. Whether and/or to what extent the proposed work will require more than a minimal change to the historic appearance, materials or integrity of the structure or site.

- The building has been modified in the past from the original appearance. The proposed work would restore the historic appearance and integrity of the entry. The work will not change the integrity of the historic structure and site.
- According to the Design Guidelines Part 3 Rehabilitation Guidelines, Section B. (2) - **Plan repainting carefully.**
  - Always prepare a good substrate. Remove damaged or deteriorated paint only to the next intact layer, using the gentlest means possible (e.g., hand scraping), prior to painting.
  - Do not reveal bare wood unless necessary.
  - Use chemical strippers only to supplement other methods such as hand scraping, hand sanding, and thermal devices.
  - Use compatible paints. Some latex paints will not bond well to earlier oil-based paints without a primer coat.
  - Repaint with colors that are historically appropriate to the building and district. Information about historical color palettes is available from several paint companies.

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 new work, as proposed, will not destroy or detract from the existing historic structure and materials. The proposed work to the Third Street façade is to restore the historic arch which will preserve an architectural feature.

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 applicant is proposing to return the arch above the entry way on the Third Street façade as shown in historic photographs. This will return the façade to its original historic appearance.
- The windows and rear garage door will be replaced but the openings will not be altered.

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

1. The application would be a positive step in the restoration of the historic façade of this downtown contributing building.

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

Approve the Major Certificate of Approval application for the property at 139 W. Third Street with the following conditions:

1. That this approval is to a) restore the brick façade in accordance with the attached process {as amended by the Commission, if applicable}; b) restore the original arch on the Third Street façade; c) replace windows in the existing openings; and d) replace the rear garage door on the west wall of the building. Any other exterior alterations require HPC approval.
2. That the applicant applies for a building permit as required by the Chaffee County Building Department prior to starting construction.
3. Upon completion of the project the applicant contact staff to schedule an inspection of the approved work with staff and a member of the Historic Preservation Commission prior to issuance of certificate of occupancy.

**RECOMMENDED MOTION:**

“I hereby recommend that a Certificate of Approval be granted for the exterior renovations delineated in the attached application {and as modified by the Commission as follows:\_\_\_\_\_}.

Attachment A – Façade restoration process

Attachment B – Application materials including Narrative, site plan and window and door specifications

Attachment C - Architectural Inventory Form for 139 W. Third Street



# CERTIFICATE OF APPROVAL APPLICATION

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

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

### A. Type

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

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

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

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

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

### A. Development Process

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

### STAFF USE ONLY

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

### 3. APPLICATION CONTENTS (City Code Section 16-12-80(b)(2))

#### A. All Projects, 7 copies of all materials are required for major applications, 2 for minor:

- 1) **General Development Application.**
- 2) **Photographs.** All applications shall be accompanied by photographs reasonably and accurately depicting the current status of the building, structure or site, or that portion thereof, subject to the application. Include photographs showing all sides of the structure, particularly the front and any side affected by the proposed project and detailed photographs of the features affected by the project.
- 3) **Drawing Format.** Drawings shall be large enough so that all information is legible but no smaller than 11" x 17". Sketch drawings are acceptable if they provide accurate information and are reasonable drawn to scale.
- 4) **Dimensioned Site Plan.** Site plan showing street locations, existing structure and proposed new elements or structures.
- 5) **Dimensioned Floor Plan(s).** Floor plans showing existing structures and proposed new elements or structures.
- 6) **Dimensioned Roof Plan.** Roof plan showing proposed new roof elements in context of the existing roof.
- 7) **Dimensioned Exterior Elevations.** Exterior elevations showing appearance of proposed project with all materials and indicating finishes.
- 8) **Building Sections and Construction Details.** Sections and details as required adequately explaining and clarifying the project. Note all materials and finishes.
- 9) **Specification of Materials.** Manufacturer's product literature and material samples. Product literature is required for replacement windows.
- 10) **Bids.** If proposing to replace existing historic materials or features with replicas rather than repair or restore, firm bids must be provided for both restoration and replication.
- 11) **Window Replacement.** If proposing to replace historic windows (aside from wooden replica sash replacement) justification shall be provided as outlined in National Park Service Preservation Brief #9. Submittal must include written assessment of condition of existing windows.
- 12) **New Construction** shall include the following information:
  - a. **Block Site Plan.** A site plan or aerial photograph showing relationship of proposed structure to existing structures.
  - b. **Written Statement.** A written statement of the design philosophy and building program.
  - c. **Massing Model.** A massing model illustrating the relationship between the new structure(s) and existing building(s) on the project site and adjacent lots.
  - d. **Photographs.** Photographs of the surrounding structures including both block faces and side streets.
- 13) **Demolition or relocation** of a building, structure or site shall include the following:
  - a. A detailed description of the reasons supporting or justifying the proposed demolition or relocation, including a delineation and explanation of all economic data where economic hardship or other economic cause is given as a reason for the proposed demolition or relocation.
  - b. A detailed development or redevelopment plan for the demolition and/or receiving relocation site and a schedule for completion of the work.
  - c. Elevations, building sections, construction details, specifications and massing model of proposed replacement structure similar to those required for new construction.
  - d. For landmark or contributing structures the applicant must submit a report prepared by an architect, appraiser, engineer or other qualified person experienced in the rehabilitation, renovation and/or restoration of historic buildings, structures or sites addressing:
    - i) The structural soundness of the building, structure or site and its suitability for rehabilitation, renovation, restoration or relocation.
    - ii) The economic and structural/engineering feasibility of the rehabilitation, renovation and/or restoration of the building, structure or site at its current location.
    - iii) The economic and structural/engineering feasibility of relocating the building, structure or site.
- 14) **Application Fee:** According to current adopted fee schedule.

# 139 West 3rd St. facade repair and restoration

In regards to the proposed brick facade cleaning at 139 West 3rd street in Salida, exploratory testing has been done to identify existing coatings present in various layers throughout. The coatings identified are consistent with what's shown in historic photos.

Oldest photo that's been found shows exposed brick on the top half of the building and a light lime wash on the bottom half with a hand painted sign that reads, "IDEAL AUTO COMPANY".



Later on, a thick lime coat is applied to the entire building. The brick surface is pitted and roughly textured. It seems it may have begun deteriorating before this lime coat was applied because there are areas where the lime is recessed in the surface. It also seems this finish was left as the finished coat for too long without maintenance.

Based on our evaluation, It seems the freshly coated facade below wasn't maintained and deteriorated into a combination worn lime and bare brick, leading to the exposed brick areas eroding faster than the lime coated areas.



Presently, the building has several coats of peeling paint that's failed to bond to the the lime coat underneath.

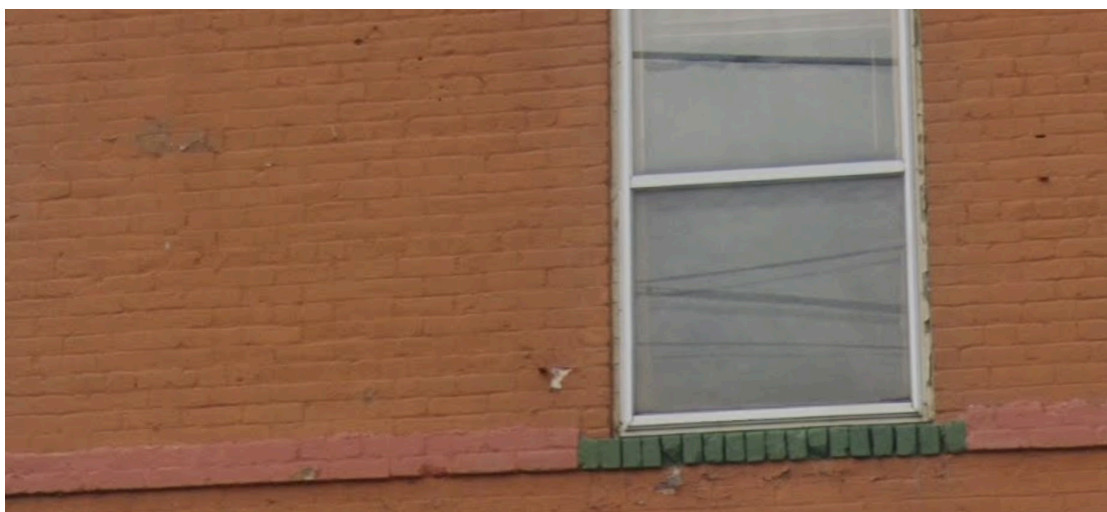


# Restoration

- 1) **Chemical Paint Removal** - Apply DUMOND SMART STRIP paint remover and to entire front face of building and scrape loosened paint.
- 2) **Steam wash** - Gently steam wash brick to melt residual paint from surface and crevices and wash away paint remover. At this point the building facade will mostly consist of a lime coating with small areas of paint and exposed brick
- 3) **Dry ice or vapor blasting** - Vapor blasting will gently remove all coatings still covering brick and restore back to raw brick surface. This achieved by spraying a fine, high pressure blast of water vapor and superfine abrasive. Best final cleaning method for delicate surfaces, such as historic brick buildings, since it reduces surface deformation and ensures a high-quality finish.

Note: Based on how much the brick has deteriorated over the years, it may not be advisable to remove all of the lime wash. Since the lime has formed a chemical bond with the underlying brick surface, the brick is now permanently damaged no matter what method is used to remove the lime. Depending on how the restoration progresses it may be safer to leave some of the lime coating as is, which will effect our options for finish coatings.

- 4) **Brick repair** - Broken bricks and missing mortar will be replaced with matching color sandstone bricks and color/ texture matched mortar. Some brick surfaces may be lightly honed to flatten damage from wether deterioration and lime coat scarring.



**5) Finished Facade** - Unfortunately, there are some unknowns that won't allow us to say exactly what the final coatings and finishes will look like but they will be predictable within a certain degree and would likely result in two options.

Option A - Our goal would be to restore the top half of the buildings brick facade to match the oldest historic photo. Using the methods described above, the optimal result would be fully exposed, cleaned and restored sandstone brick which would be soaked with an invisible water based brick hardener/ breathable sealer. The treatment transforms the structure of the brick into one that has no issue protecting itself from the elements. If the brick can be mostly cleaned, but still has blemishes we'd apply a transparent mineral coat that would give the brick the appearance of a light whitewash. This would still allow most of the natural red brick color to come through but with a white haze to mask blemishes and provide a cleaner look. The bottom half of the building would received two coats of mineral paint as seen in the photo.

While vapor blasting, we plan to only remove the top layer of lime covering the **Ideal Auto Company** sign and leave enough visible to trace touch up with a washed out coat of mineral paint to mimic the original lime coat paint effect.

Option B - If the current lime coat over the upper portion of brick is too difficult to remove and doesn't clean up well, we'd propose applying a non transparent coat of mineral paint over the brick to make the facade look more pristine. The bottom half of the building would be finished as described in option A

It would be helpful if the HPC could approve both options ahead of time so there is no significant work stoppage once the facade cleanup has begun, as we'll need to get permits to close the sidewalk and complete work in a timely manner. The goal will be to achieve what's lined out in option A, but with the understanding that option B may be the best we can do if the restoration process becomes too burdensome to costly to strip away stubborn coatings.

**Simplified explanation** - We propose stripping all the bad finishes from the building and repainting with mineral paint. If we find it suitable to strip finishes and not repaint (which is preferable to us) we'll make a serious effort to go that route.

See attached diagram for both finish proposal options.

**Work performed by** - Myself. I have over 27 years of experience in restoration and renovation of historic buildings in downtown Denver and Breckenridge. Also connected with a large group historic restoration experts with expertise in different fields and resources for identifying proper chemicals and finishes in preservation work.

## Products

### Paint Remover

**Smart Strip Advanced Paint Remover** strips multiple layers of acrylic, latex, oil, and water-based paints, varnishes, and stains from most wood, metal, and masonry surfaces, usually in a single application. This versatile paint remover works effectively indoors and out and is Do it Yourself friendly for projects around the home.

Introduced in 2006, **Smart Strip Advanced** has taken a crucial role in major restoration projects on historic buildings and landmarks, government facilities, and entertainment venues around the world. The Eiffel Tower in Paris, the US Capitol Building in Washington, D.C., and even the famous Hollywood sign in California have all been restored using **Smart Strip Advanced**!

Unlike many other paint removers, the **Smart Strip Advanced** gel formula is completely non-caustic. It does **NOT** contain dangerous or hazardous chemicals like methylene chloride or NMP. This makes it the perfect choice for professional and DIY projects!



## Mineral Paint

Mineral Masonry Paint is a low-maintenance, pure potassium silicate paint that delivers extreme durability, color stability and a beautiful mineral matte flat finish. Mineral Masonry Paint penetrates deep within and onto the masonry surface for permanent adhesion, literally becoming part of it. The mineral microporous surface breathes and lets moisture from the masonry surface freely escape so it will never blister or peel. It never traps moisture in your walls. The high pH (alkaline) surface is naturally mold and mildew resistant, toxin-free, and environmentally friendly. Keim, the inventor of mineral silicate paints more than 140 years ago, first formulated Mineral Masonry Paint in the 1960's. Today it delivers decades of successful track record and you can count on mineral colors that will not fade for decades on end.



Masonry Sealer (The final product used may vary slightly based on reevaluation during the progression of work, but would incorporate the same qualities. Namely, a breathable brick strengthener and sealer with invisible appearance)

**Sealer X-1** is a groundbreaking silicate-based chemical hardener and sealer designed to deeply penetrate and bond with concrete. This unique feature ensures that it becomes an integral part of the concrete's structure, providing long-lasting protection. By enhancing the concrete's strength and density, this sealer effectively shields it from frost, salt, stains, acids, alkalis, moisture, mold, and mildew. Additionally, it combats issues like dusting, efflorescence, spalling, pitting, and crumbling, while also preventing the growth of mold, mildew, and algae.

**Sealer X-1** penetrates the concrete capillaries to a depth of up to 4 inches, neutralizing damaging chemicals and forming a hard, insoluble structure based on calcium silicate and calcium hydroxide. Unlike surface coatings, this sealer is impervious to damage from efflorescence and heavy traffic due to its permanent nature.





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

115 G Street  
Salida, Colorado  
970-389-0150 mobile  
steve@riden1.com

12.10.2020

Historic Preservation Commission

The Toubert Building

448 east 1<sup>st</sup> Street Suite 112

City of Salida Colorado

Re; West 3<sup>rd</sup>

Members of the Commission:

Greetings,

The project proposed at 139 West 3<sup>rd</sup> St. is mainly an adaptive re-use of an existing structure which was at one time an auto dealership.

This project consists of a multi-use space on the main level and small short stay units on the second level.

The intent is to re-use the existing exterior structure with upgrades to the support structure, utilities and mechanical systems. Also, to repaint the Third street elevation and repair the original arched entry. This will be built in brick as close as possible to the original size and texture. This will also be painted. Beyond the arch a new entry is introduced to suggest an access to a shop/showroom that once might have conceivably been there. The existing rear garage door is to be replaced with a recessed overhead door which provides required exits on either side of the recess.

The existing openings are to be repaired and glazed within historic style frames and sashes. As are the rear south east shop access and south elevation openings.

The owners appreciate your consideration in granting an approval to continue.

Best Regards,

Steven James Riden A.I.A. Architect



Kaelen Johnson  
1848 Gaylord Street  
Denver, CO 80206

Re: Major Certificate of Approval – 139 W. Third Street

Dear Kaelen,

At the January 14, 2021 Historic Preservation Commission meeting the Commission reviewed and approved your application for a Major Certificate of Approval to restore the arch on the Third Street façade, replace windows in the existing openings and replace the rear garage door of the existing building at 139 W. Third Street.

The Historic Preservation Commission approved the application based on the submitted material specifications, text and photos and the Commission recommended the following conditions and added three (3) additional conditions:

1. That this approval is to restore the arch on the Third Street façade, replace windows in the existing openings and replace the rear garage door on the west wall of the building. Any other exterior alterations require HPC approval.
2. That the applicant applies for a building permit as required by the Chaffee County Building Department prior to starting construction.
3. Upon completion of the project the applicant contact staff to schedule an inspection of the approved work with staff and a member of the Historic Preservation Commission prior to issuance of certificate of occupancy.
4. The replacement storefront windows need to be raised to the bottom of the stone lintel and a wood kick plate added below the storefront windows.
5. The Arch is rebuilt including the column extensions, the column corbels and built as close as possible to the original arch as shown in the historic photographs.
6. The applicant must submit to staff specifications and photos of the proposed garage doors, on either side of the front entry. The specifications must include lights and materials of the proposed garage doors.

You are advised that unmet code provisions, or code provisions that are not specifically listed as conditions of approval, do not, in any way, create a waiver or other relaxation of the lawful requirements of the City of Salida Municipal Code or state law.

Thanks for working with staff and the Commission. If you have any questions, feel free to contact me.

Sincerely,

  
Kristi Jefferson  
Planner

cc: Steve Riden



# **MAJOR CERTIFICATE OF APPROVAL**

**Historic Preservation Commission for the City of Salida, Colorado**

Permission is hereby granted to Kaelen Johnson, property owner of 139 W. Third Street, Salida, CO 81201 for exterior modifications subject to the following conditions:

- Applicant shall apply for building permits as required by the City of Salida and the Chaffee County Building Department.
- Upon completion of the project the applicant shall contact staff to schedule an inspection of the approved work with a Planning staff and a member of the Historic Preservation Commission.
- The Historic Preservation Commission's review and approval is required for any significant changes or modifications from the approved application.
- All conditions as stated in the attached approval letter dated 1.14.2021.

**This is an extension of the original approval with an expiration date of 4.28.2025.**

This certificate is issued in accordance with the criteria listed in Article 12, Chapter 16 of the Salida Municipal Code and the Downtown Salida Design Guidelines.

This certificate is issued on the express condition that construction shall conform in all respects to the statements certified in the application for such permit, and that all work shall be done in accordance with the ordinances of the City of Salida.

The contractor shall notify the Community Development Department in advance of any change in exterior materials or design and shall not proceed with the work until approved by the City.

*Keith Krebs*

**Chairman, Historic Preservation Commission**

**Date of Approval: 4/28/2025**

**THIS IS NOT A BUILDING PERMIT. IT IS YOUR RESPONSIBILITY TO OBTAIN A BUILDING PERMIT BEFORE PROCEEDING WITH CONSTRUCTION.**

City of Salida  
Community Development Department  
448 E. First Street Suite 112  
Salida, CO 81201  
Phone: 719-530-2628  
Fax: 719-539-5271

S STEVEN JAMES RIDEN N  
**ARCHITECT**  
 115 G STREET SALIDA, CO. 81201  
 steve@ridenl.com  
 970-389-0150

MEMBER OF AMERICAN INSTITUTE OF ARCHITECTS

# 139 WEST THIRD STREET

## CHAFFEE COUNTY

### SALIDA, COLORADO 81201

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LEGAL DESCRIPTION:  
 PARCEL # 380705149003  
 139 WEST THIRD STREET  
 PORTION OF LOTS 23-26 BLOCK 49  
 ORIGINAL TOWN HASKELL'S ADDITION  
 CITY OF SALIDA  
 CHAFFEE COUNTY, COLORADO

OWNER:  
 GENE R. AND TERESITA GONZALES  
 9800 S. RIVER ROAD ALAMOSA, COLORADO 81101-9641

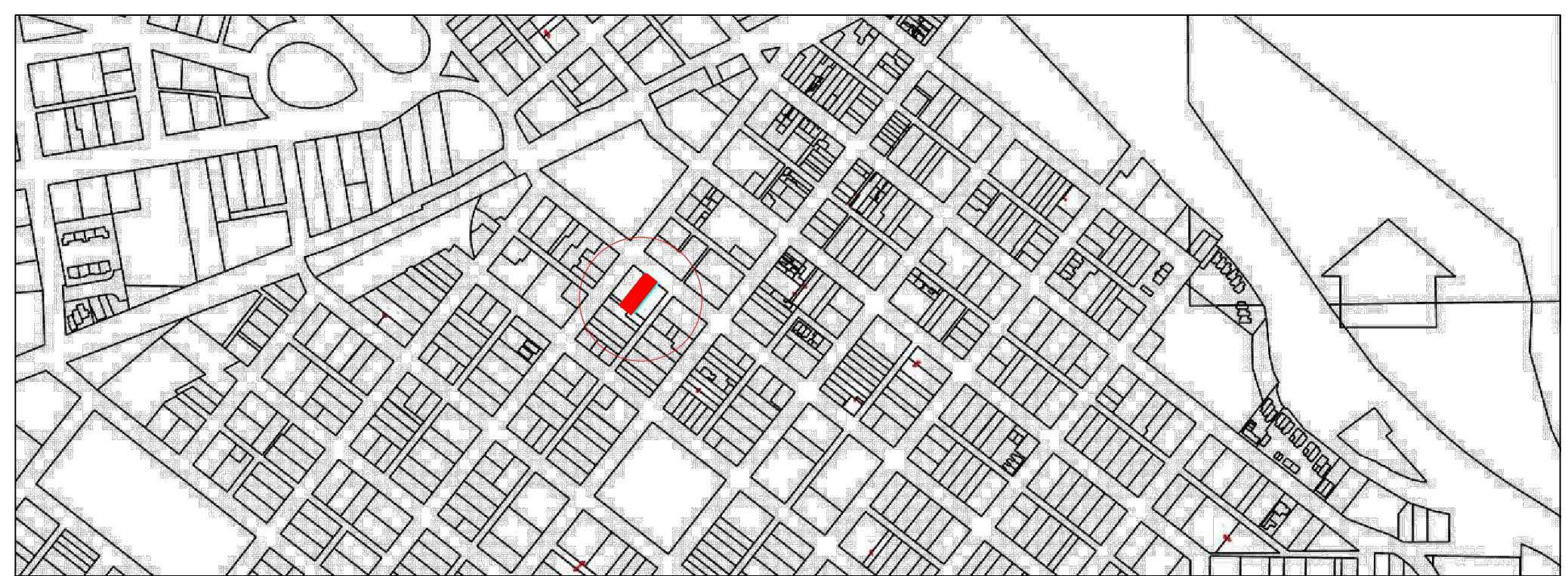
ARCHITECT:  
 STEVEN JAMES RIDEN CO. #202680  
 6849 US HWY 50  
 HOWARD, CO. 81233  
 970-389-0150  
 steve@ridenl.com

BUILDER:  
 KAELEN JOHNSON  
 1848 GAYLORD ST. DENVER, CO. 80206  
 720.988.5429  
 johnsonkaelen@gmail.com

STRUCTURAL ENGINEER:  
 JOHN PARTCH CO. PE #33878  
 SGM, INC.  
 118 WEST 6TH STREET  
 GLENWOOD SPRINGS, CO. 81601  
 970-945-1004

MECHANICAL ENGINEER:

VICINITY MAP



SITE AND BUILDING ANALYSIS

ZONING -	C-2 DOWNTOWN HISTORIC DISTRICT
LOT SIZE -	.14 ACRES = 6,249.1 SQ. FT.
EXISTING MAIN LEVEL -	= 6,173.02 SQ. FT.
EXISTING UPPER LEVEL -	= 1,025.37 SQ. FT.
ADDITION TO UPPER LEVEL -	= 720.67 SQ. FT.
TOTAL UPPER LEVEL -	= 1,746.04 SQ. FT.
TOTAL -	= 7,919.07 SQ. FT.
MINIMUM LOT SIZE	N/A
DENSITY	N/A
MINIMUM FRONTAGE	N/A
MAXIMUM LOT COVERAGE ALLOWED	100%
MINIMUM LANDSCAPE	N/A
MINIMUM SETBACK	N/A
MAXIMUM BUILDING HEIGHT	35 FT.
PARKING:	
EXISTING	
REQUIRED	

BUILDING DESIGN CRITERIA

ADOPTED CODES FOR CONSTRUCTION:  
 2015 INTERNATIONAL BUILDING CODE  
 2015 INTERNATIONAL FIRE CODE  
 2015 INTERNATIONAL PLUMBING CODE  
 2015 INTERNATIONAL MECHANICAL CODE  
 2015 INTERNATIONAL FUEL GAS CODE  
 2009 INTERNATIONAL ENERGY CONSERVATION CODE  
 2015 INTERNATIONAL EXISTING BUILDING CODE  
 2017 NATIONAL ELECTRIC CODE

LOCAL AMENDMENTS TO THE CODE

GROUND SNOW LOAD	40PSF
WIND SPEED:	120 VULT
SEISMIC DESIGN CATEGORY	C
FROST DEPTH	24"
WINTER DESIGN TEMPERATURE	-16 degrees

OCCUPANCY CLASSIFICATION:

ASSEMBLY GROUP A-2  
 MERCANTILE GROUP M  
 RESIDENTIAL (HOTEL) R-1

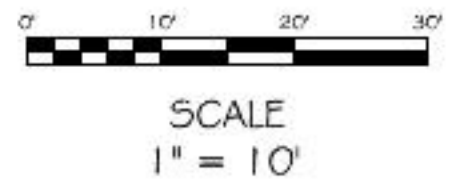
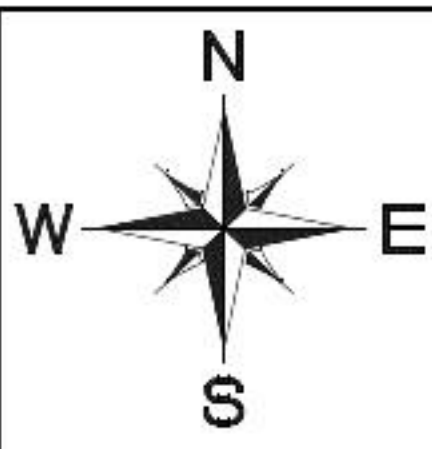
CONSTRUCTION TYPE VA  
 THE EXISTING AND PROPOSED ARE TO BE COVERED BY  
 AN AUTOMATIC FIRE SUPPRESSION SYSTEM PER  
 NFPA 13 AND PER IBC 903.3.1.1  
 AREA LIMITATIONS HAVE NOT BEEN EXCEEDED



139 WEST THIRD STREET CHAFFEE COUNTY SALIDA COLORADO 81201

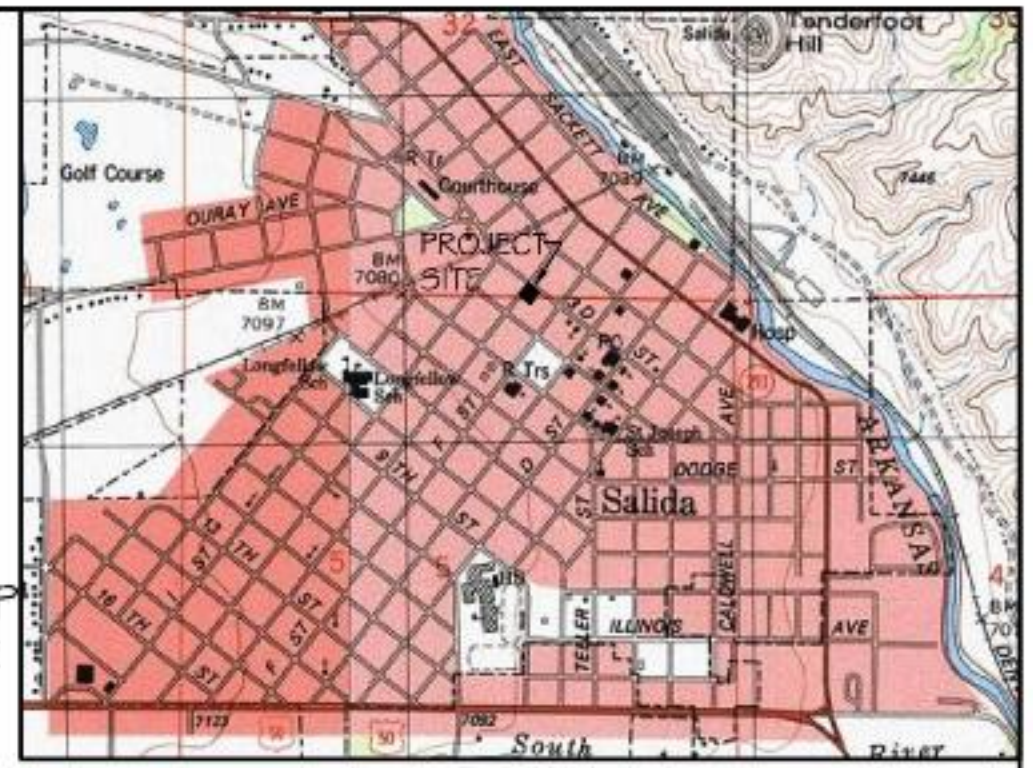






# WONG-BROWN SUBDIVISION EXEMPTION

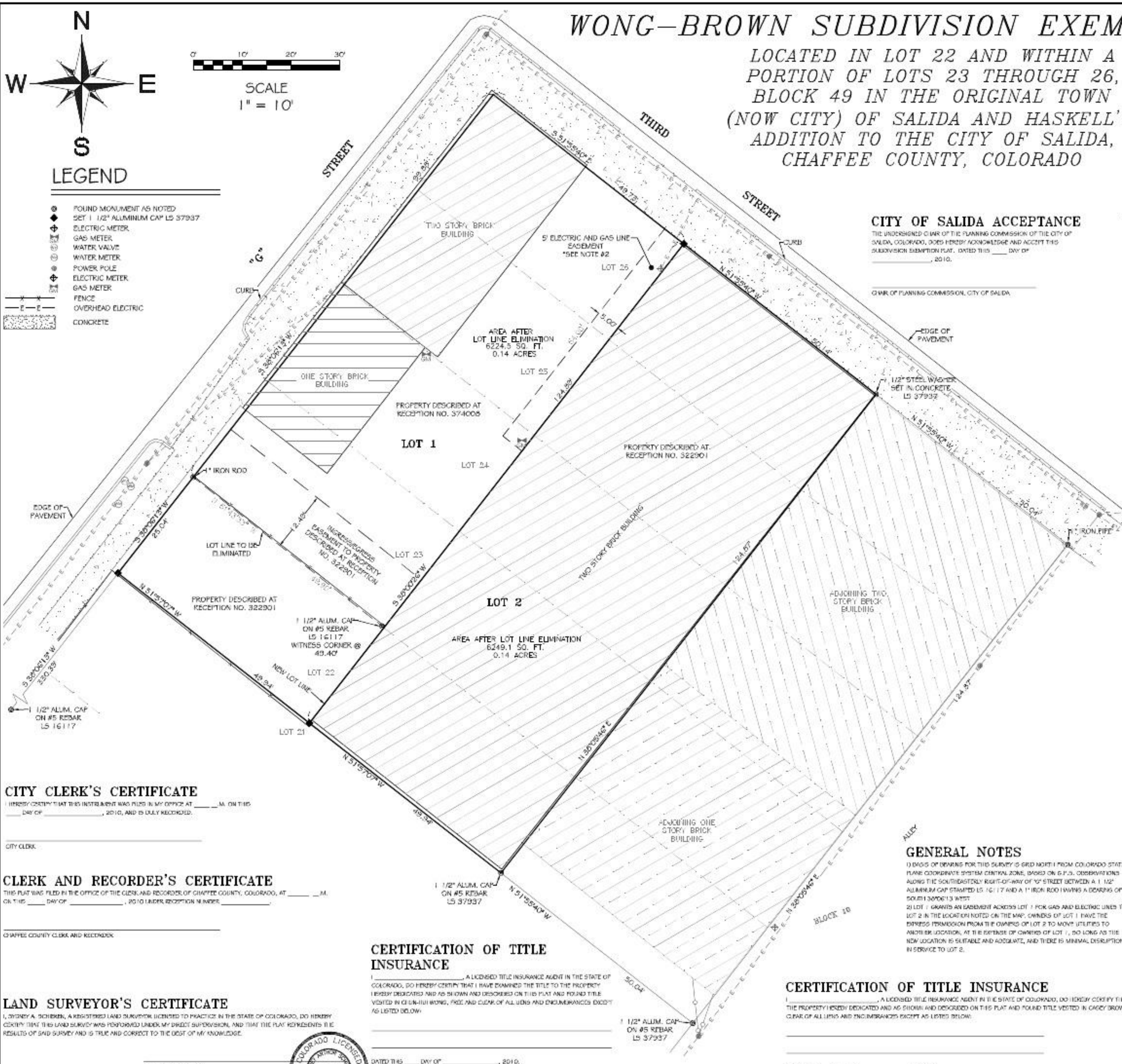
LOCATED IN LOT 22 AND WITHIN A PORTION OF LOTS 23 THROUGH 26, BLOCK 49 IN THE ORIGINAL TOWN (NOW CITY) OF SALIDA AND HASKELL'S ADDITION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO



VICINITY MAP NOT TO SCALE

## LEGEND

- FOUND MONUMENT AS NOTED
- ◆ SET 1 1/2" ALUMINUM CAP LS 37937
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ POWER POLE
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ FENCE
- E—E— OVERHEAD ELECTRIC
- ▨ CONCRETE



### CITY OF SALIDA ACCEPTANCE

THE UNDERSIGNED CLERK OF THE PLANNING COMMISSION OF THE CITY OF SALIDA, COLORADO, DOES HEREBY ACKNOWLEDGE AND ACCEPT THIS SUBDIVISION EXEMPTION PLAT, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

CIVIL ENGINEER OF PLANNING COMMISSION, CITY OF SALIDA

### CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING ALL OF THE OWNER, MORTGAGEE, AND LESSOR HOLDER OF CERTAIN PARCELS OF LAND IN CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

**RECEPTION NO. 32290:**  
 ALL OF LOT 22 AND A PORTION OF LOTS 23, 24, 25 AND 26 IN BLOCK NO. 49, LOCATED WITHIN THE ORIGINAL TOWN (NOW CITY) OF SALIDA, AND WITHIN HASKELL'S ADDITION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY BOUNDARY OF THE ALLEY IN SAID BLOCK WITH THE SOUTHWESTERLY BOUNDARY OF THIRD STREET IN SAID CITY OF SALIDA;  
 THENCE NORTH 152°14' WEST ALONG SAID STREET BOUNDARY 100.40 FEET;  
 THENCE SOUTH 37°39' 31" WEST 100.00 FEET TO THE LOT LINE COMMON TO SAID LOTS NO. 22 AND 23;  
 THENCE NORTH 152°14' WEST ALONG SAID LOT LINE 50.00 FEET TO THE SOUTHEASTERLY BOUNDARY OF 10<sup>TH</sup> STREET IN SAID CITY;  
 THENCE SOUTH 57°40' 00" WEST ALONG SAID 10<sup>TH</sup> STREET BOUNDARY 25.00 FEET TO THE CORNER COMMON TO SAID LOT NO. 22 AND LOT NO. 21 ON THE SOUTHWESTERLY BOUNDARY OF 10<sup>TH</sup> STREET;  
 THENCE SOUTH 52°14' EAST ALONG THE LOT LINE COMMON TO SAID LOTS NO. 21 AND 22 A DISTANCE OF 150.00 FEET TO THE SAID NORTHWESTERLY ALLEY BOUNDARY;  
 THENCE NORTH 152°14' EAST ALONG SAID ALLEY BOUNDARY 125.00 FEET TO THE POINT OF BEGINNING.

DIRECTIONS ARE BASED ON THE BEARING SOUTH 57°40' WEST BETWEEN CONTROL MONUMENTS FOR THE CITY OF SALIDA AT THE INTERSECTION OF THE CENTERLINES OF THIRD STREET AND 1<sup>ST</sup> STREET AND THE CENTERLINES OF SEVENTH STREET AND 1<sup>ST</sup> STREET, BOTH MONUMENTS BEING 5/8" DIAMETER STEEL REINFORCING BARS WITH 1" DIAMETER ALUMINUM CAPS STAMPED 11770.

TOGETHER WITH AN EASEMENT FOR HIGHWAYS AND CROSSING THE FRONT FIFTY (50) FEET OF THE SOUTHWESTERLY HALF OF LOT NO. 23, BLOCK NO. 49 IN THE ORIGINAL TOWN AND HASKELL'S ADDITION TO THE TOWN (NOW CITY) OF SALIDA, CHAFFEE COUNTY, COLORADO, SUBJECT TO PROVISIONS CONTAINED IN DEEDS RECORDED IN BOOK AND AT PAGE 11 IN WHICH SAID EASEMENT SHALL BE SEPT UNDESTRUCTED BY ALL PARTIES, EXCEPT THEREFROM THAT PORTION CONVEYED TO ROBERT L. SPENCER, JR., BY WARRANTY DEED RECORDED FEBRUARY 27, 1995 AT RECEPTION NO. 277599.

**RECEPTION NO. 324006:**  
 FRACTIONAL PARTS OF LOTS NO. 23, 24, 25 AND 26 IN BLOCK NO. 49, LYING IN THE ORIGINAL TOWN (NOW CITY) OF SALIDA, AND PARTLY IN HASKELL'S ADDITION, TO THE TOWN (NOW CITY) OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS, TO WIT:  
 BEGINNING AT THE NORTHERLY CORNER OF SAID BLOCK NO. 49, AT THE INTERSECTION OF 10<sup>TH</sup> AND THIRD STREETS;  
 THENCE SOUTHWESTERLY ALONG THE LINE OF SAID 10<sup>TH</sup> STREET, 100 FEET;  
 THENCE SOUTHEASTERLY PARALLEL WITH SAID THIRD STREET, 50 FEET;  
 THENCE NORTHEASTERLY PARALLEL WITH SAID 10<sup>TH</sup> STREET, 100 FEET TO THIRD STREET;  
 THENCE NORTHWESTERLY ALONG THE LINE OF THIRD STREET, 50 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO A RIGHT-OF-WAY ACROSS THE FRONT 50 FEET OF THE SOUTHWESTERLY 1/2 OF LOT NO. 23, TO BE USED FOR THE PURPOSE OF HIGHWAY AND CROSSING FROM THE GARAGE ON THE ADJOINING PREMISES.

HAVE BY THESE PRESENTS Laid Out and Platted the same into lots, blocks or tracts, as shown on this plat, under the name and style of: **WONG-BROWN SUBDIVISION EXEMPTION**

THE UNDERSIGNED HEREBY DEDICATE TO THE PUBLIC ALL UTILITY EASEMENTS ON THE PROPERTY AS DESCRIBED AND AS SHOWN HEREON. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC THE RIGHT TO INSTALL, MAINTAIN AND OPERATE PIPES, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THEREON, UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

CHEN-HUI WONG, MORTGAGEE/HOLDER, FIRST COUNTRY BANK

CADY BROWN INVESTMENTS, LLC, MORTGAGEE/HOLDER

COUNTY OF CHAFFEE, STATE OF COLORADO

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010, BY CHEN-HUI WONG, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

COUNTY OF CHAFFEE, STATE OF COLORADO

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010, BY CADY BROWN INVESTMENTS, LLC, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010, AND IS FULLY RECORDED.

CITY CLERK

### CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT \_\_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010 UNDER RECEPTION NUMBER \_\_\_\_\_

CHAFFEE COUNTY CLERK AND RECORDER

### CERTIFICATION OF TITLE INSURANCE

I, \_\_\_\_\_, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN CHEN-HUI WONG, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

TITLE AGENT

### CERTIFICATION OF TITLE INSURANCE

I, \_\_\_\_\_, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN CADY BROWN INVESTMENTS, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

TITLE AGENT

### LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHEREN  
COLORADO P.L.S. 37937

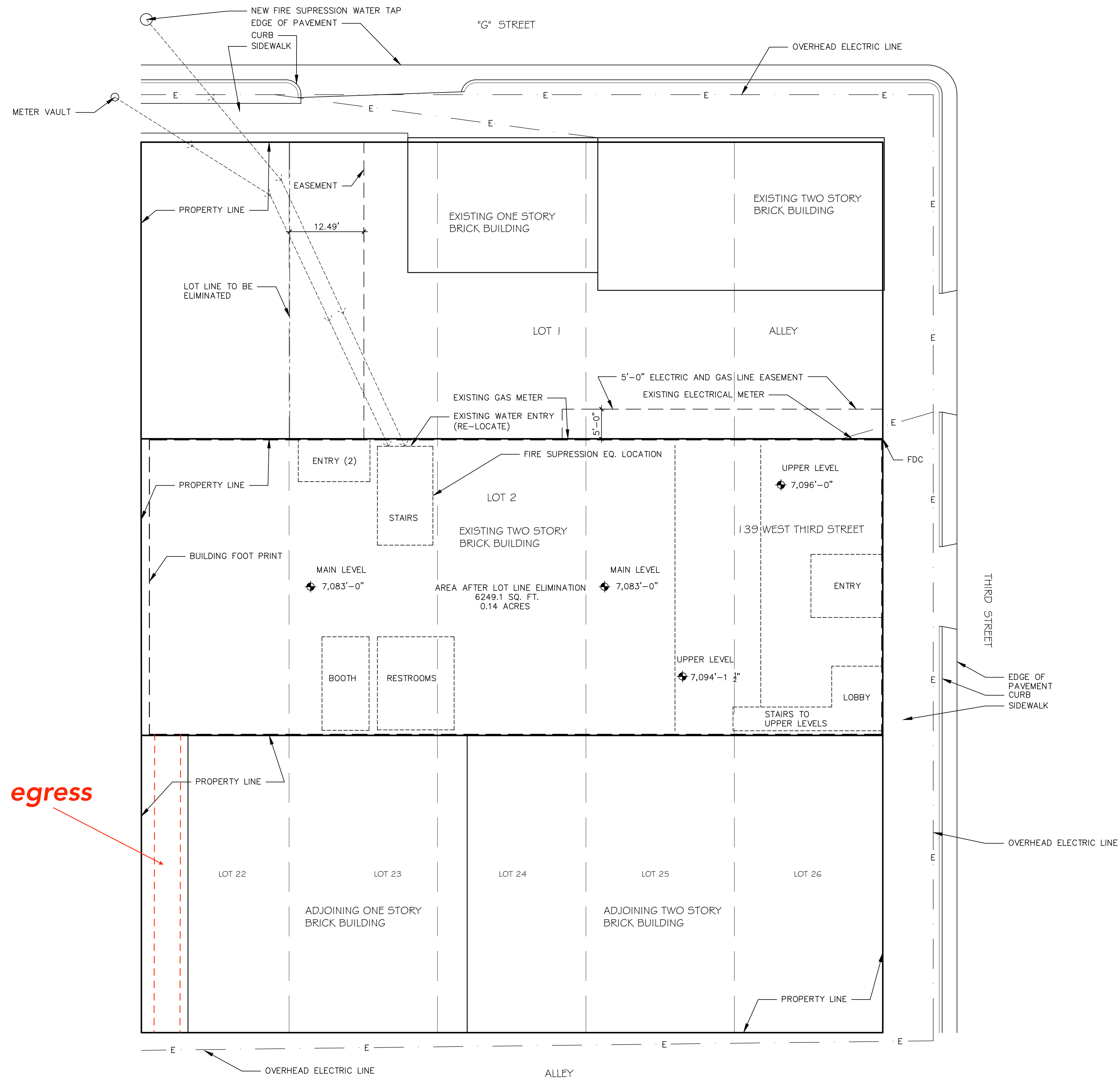


NOTICE: ACCORDING TO COLORADO LAW YOU MUST OBEY ALL LOCAL ORDINANCES WHICH MAY DEVIATE FROM THIS SURVEY. THESE LEGAL ORDINANCES MAY BE OBTAINED FROM THE CITY OF SALIDA, COLORADO. THE CITY OF SALIDA, COLORADO, DOES NOT GUARANTEE THE ACCURACY OF THIS SURVEY. CONSULT YOUR ATTORNEY FOR MORE INFORMATION.

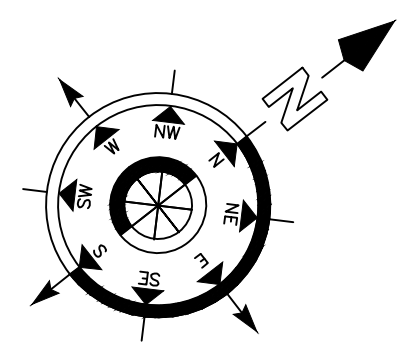
REVISED:	
JOB # 1017	
DATE APRIL 9, 2010	
SHEET 1 OF 1	

**WONG-BROWN SUBDIVISION EXEMPTION**  
 LOCATED IN LOT 22 AND WITHIN A PORTION OF LOTS 23 THROUGH 26, BLOCK 49 IN THE ORIGINAL TOWN (NOW CITY) OF SALIDA AND HASKELL'S ADDITION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO

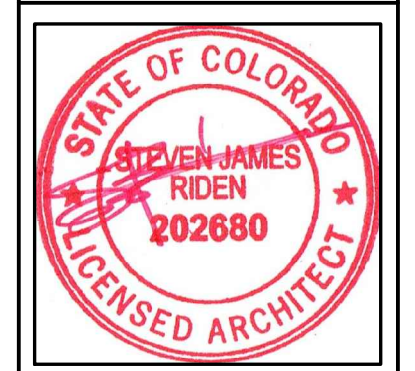
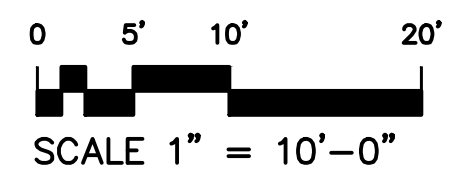
**LANDMARK SURVEYING & MAPPING**  
 P.O. BOX 668 SALIDA, CO 81201  
 719.539.4021 FAX 719.539.4031



egress



SITE DEVELOPMENT PLAN  
1" = 10'-0"



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

139 WEST THIRD STREET  
CHAFFEE COUNTY  
SALIDA, COLORADO 81201

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

JOB NUMBER	20-1
DRAWN BY	TH
DATE	SEPT. 17, 2020
TITLE	
REVISION DATE	INITIAL

SD001



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

139 WEST THIRD STREET  
CHAFFEE COUNTY  
SALIDA, COLORADO 81201

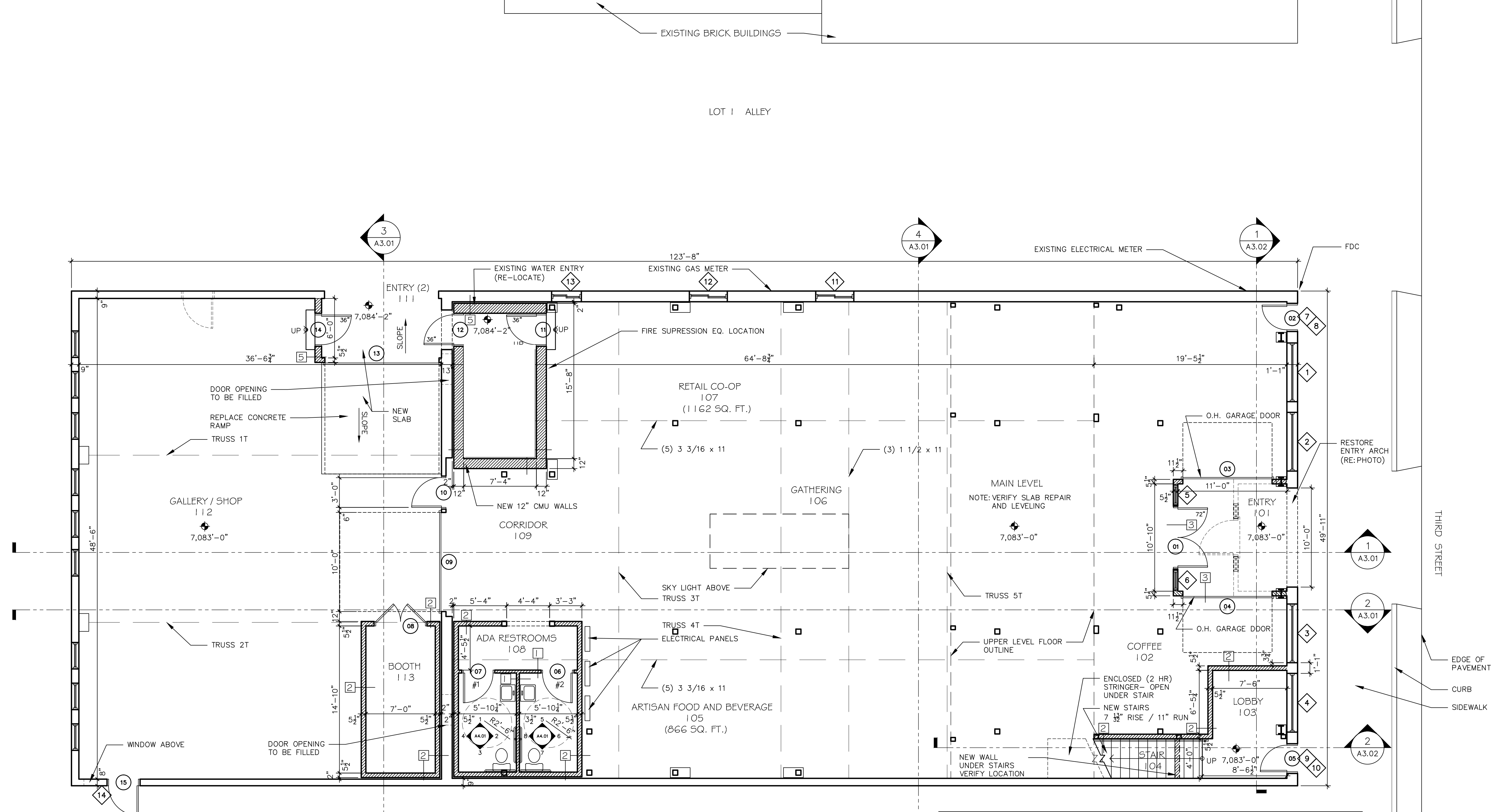
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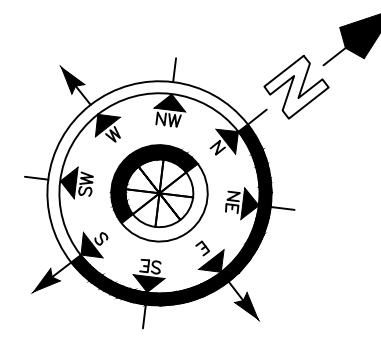
FORM NUMBER: 20-1  
DRAWN BY: TH  
DATE: SEPT. 17, 2020  
REVISION DATE: INITIAL

A1.01



**WALL TYPE LEGEND**

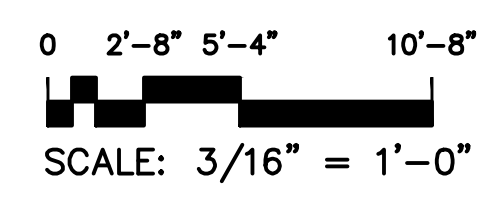
- 1 - 2x4 INTERIOR WALL RE: 1/DT1
- 2 - 2x6 2 HR. AREA SEPARATION WALL RE: 2/DT1
- 3 - 2x6 EXTERIOR WALL W/ STUCCO SIDING RE: 3/DT1
- 4 - 2x6 INTERIOR SHOWER WALL RE: 4/DT1
- 5 - 8" CMU INTERIOR WALL RE: 5/DT1



**MAIN LEVEL FLOOR PLAN**  
3/16" = 1'-0"

--- = WALLS TO BE REMOVED  
--- = NEW WALLS  
□ = COLUMNS

NOTE: FIRE SUPPRESSION THROUGHOUT



**MAIN LEVEL SPACE INVENTORY**

Name	Number	AREA	QTY	Description
ENTRY	101	119.17 SF	1	
COFFEE	102	213.24 SF	1	
LOBBY	103	85.54 SF	1	
STAIR	104	57.14 SF	1	
ARTISAN FOOD AND BEVERAGE	105	866.64 SF	1	
GATHERING	106	807.80 SF	1	
RETAIL CO-OP	107	1161.93 SF	1	
ADA RESTROOMS	108	177.00 SF	1	
CORRIDOR	109	303.24 SF	1	
STAIR (2)	110	122.67 SF	1	
ENTRY (2)	111	18.04 SF	1	
GALLERY/SHOP	112	1562.28 SF	1	
BOOTH	113	103.83 SF	1	
			13	

**MAIN LEVEL DOOR SCHEDULE**

MARK	SIZE		Style	Type	Frame Material	FIRE RATING LABEL	NOTES
	WD	HGT					
1	6'-0"	8'-0"	Hinged - Double - Full Lite	SOLID CORE	---	1 HOUR	---
2	2'-6"	6'-8"	Hinged - Single - Panel	SOLID CORE	---	1 HOUR	---
3	9'-0"	8'-0"	Overhead - Sectional	---	---	1 HOUR	---
4	9'-0"	8'-0"	Overhead - Sectional	---	---	1 HOUR	---
5	2'-8"	6'-8"	Hinged - Single - Panel	SOLID CORE	---	1 HOUR	---
6	3'-0"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	---
7	3'-0"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	---
8	5'-0"	7'-0"	Hinged - Double	SOLID CORE	STEEL	1 HOUR	---
9	10'-0"	10'-0"	Overhead - Sectional	---	---	1 HOUR	---
10	3'-0"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	W/closer
11	3'-0"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	W/closer
12	3'-0"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	W/closer
13	11'-6"	11'-0"	Overhead - Sectional	---	---	1 HOUR	---
14	3'-0"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	W/closer
15	3'-0"	6'-8"	Hinged - Single - Panel	SOLID CORE	---	1 HOUR	---

**MAIN LEVEL WINDOW SCHEDULE**

MARK	SIZE		Style	Sill Height	NOTES
	WIDTH	HEIGHT			
1	5'-11"	8'-11"	Picture	1'-4"	verify
2	5'-11"	8'-11"	Picture	1'-4"	verify
3	5'-11"	8'-11"	Picture	1'-4"	verify
4	5'-11"	8'-11"	Picture	1'-4"	verify
5	2'-0"	8'-2"	Picture	0"	verify
6	2'-0"	8'-2"	Picture	0"	verify
7	2'-10"	1'-4"	Picture	7'-0"	verify
8	2'-10"	3'-0"	Picture	8'-4"	verify
9	3'-0"	1'-4"	Picture	7'-0"	verify
10	3'-0"	3'-0"	Picture	8'-4"	verify
11	3'-10"	3'-10"	Glider	6'-1 1/2"	verify
12	3'-10"	3'-10"	Glider	6'-1 1/2"	verify
13	3'-0"	3'-10"	Glider	6'-1 1/2"	verify
14	5'-6"	6'-0"	Picture	7'-0"	verify



STEVEN JAMES RIDEN  
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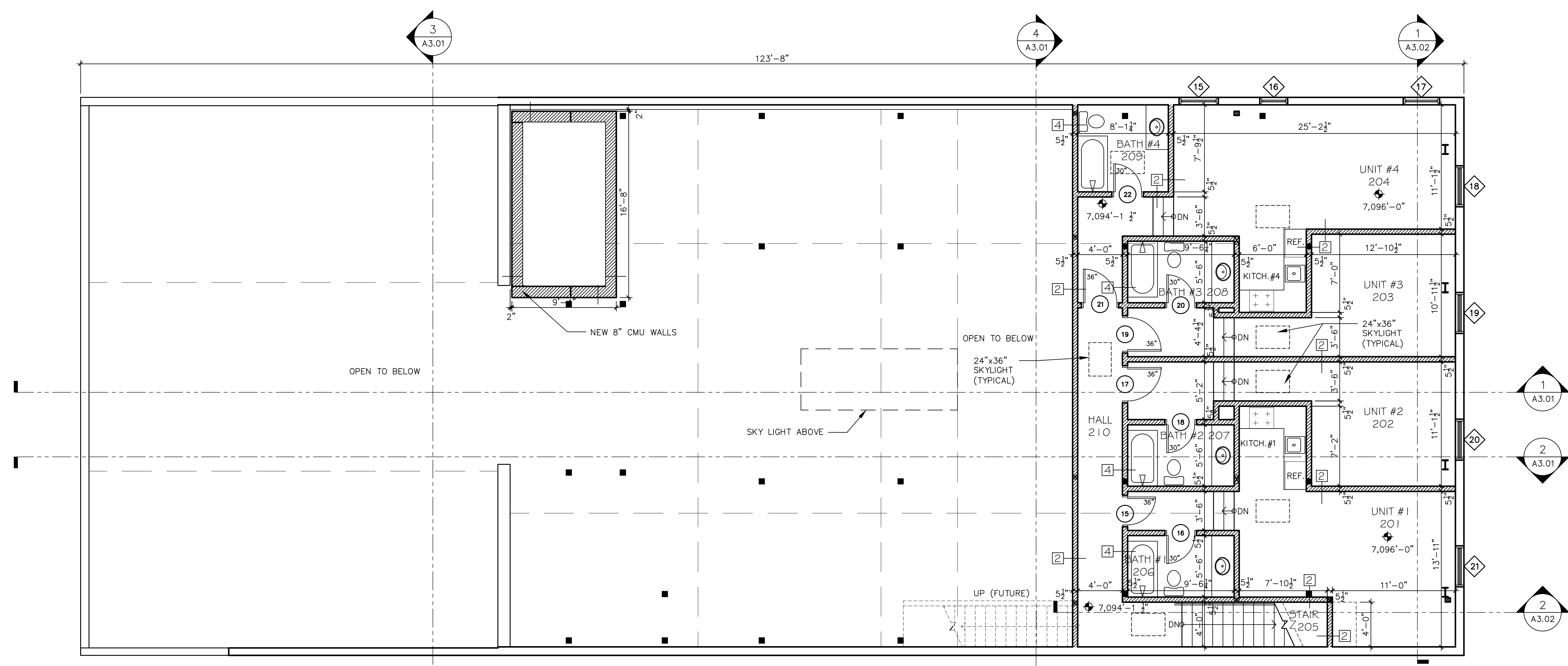
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JOB NUMBER: 20-1  
DRAWN BY: TH  
DATE: SEPT. 17, 2020  
SCALE:

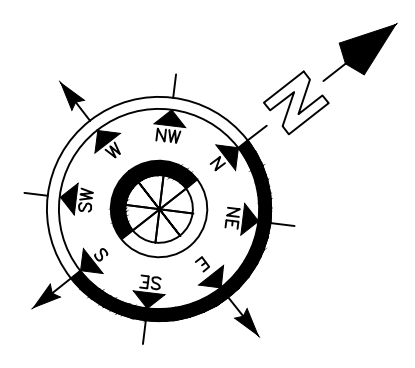
REVISION DATE: INITIAL

A1.02

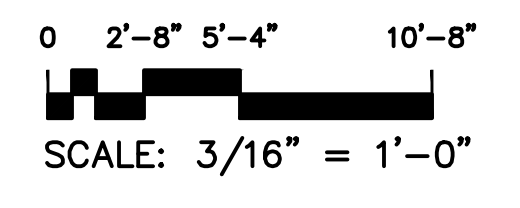


**WALL TYPE LEGEND**

- 1 — 2x4 INTERIOR WALL  
RE: 1/DT1
- 2 — 2x6 2 HR. AREA SEPARATION WALL  
RE: 2/DT1
- 3 — 2x6 EXTERIOR WALL W/ STUCCO SIDING  
RE: 3/DT1
- 4 — 2x6 INTERIOR SHOWER WALL  
RE: 4/DT1
- 5 — 8" CMU INTERIOR WALL  
RE: 5/DT1



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



▨ = NEW WALLS  
■ = COLUMNS  
■ = COLUMNS ABOVE  
NOTE: FIRE SUPPRESSION THROUGHOUT

**UPPER LEVEL SPACE INVENTORY**

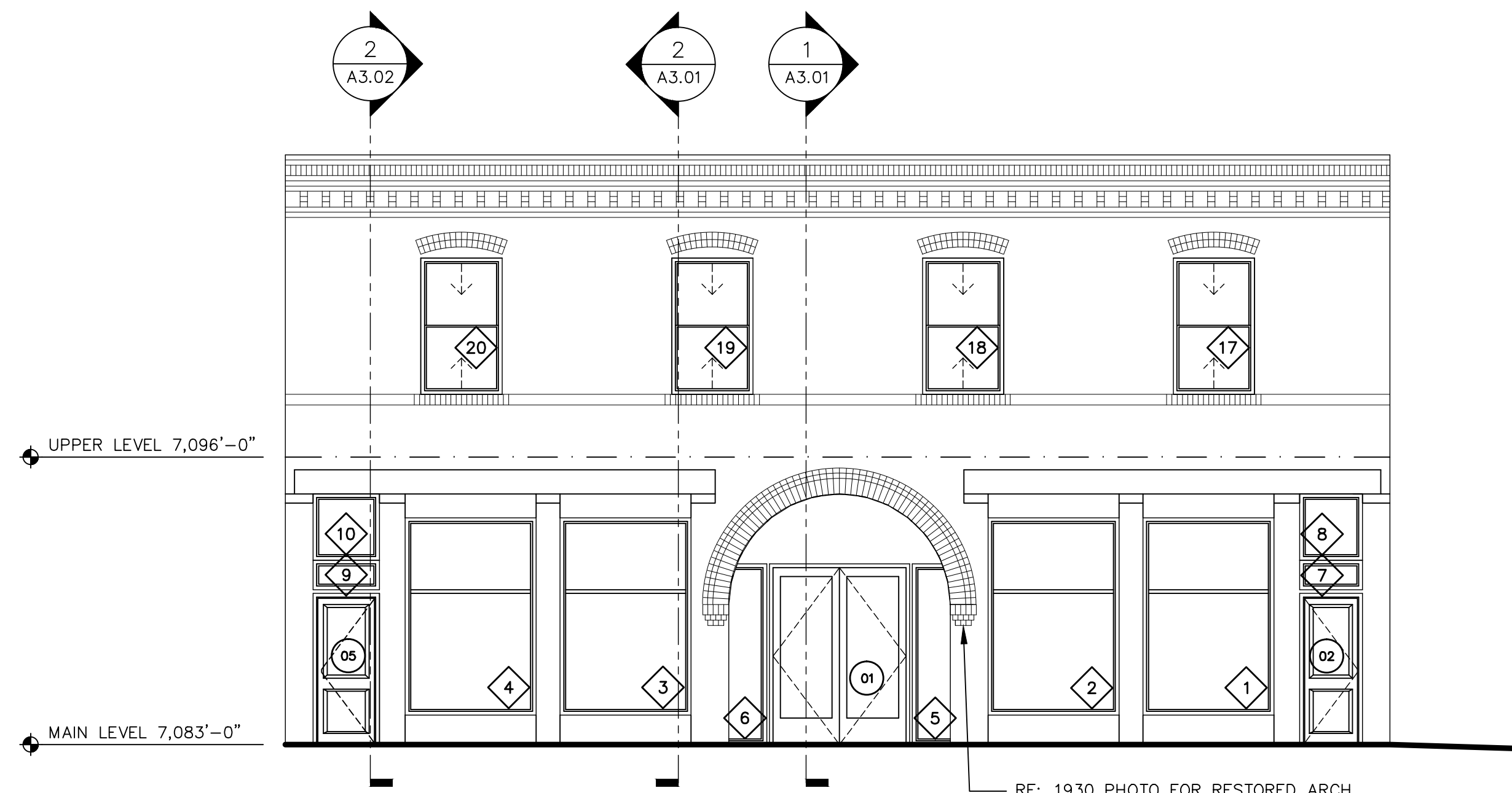
Name	Number	AREA	QTY	Description
BEDROOM	201	326.24 SF	1	
BEDROOM (2)	202	200.40 SF	1	
BEDROOM (3)	203	200.40 SF	1	
BEDROOM (4)	204	366.05 SF	1	
STAIR	205	47.67 SF	1	
BATHROOM	206	57.13 SF	1	
BATHROOM (2)	207	57.13 SF	1	
BATHROOM (3)	208	57.13 SF	1	
BATHROOM (4)	209	58.08 SF	1	
HALLWAY	210	165.15 SF	1	
STAIR (2)	211	122.67 SF	1	
			11	

**UPPER LEVEL DOOR SCHEDULE**

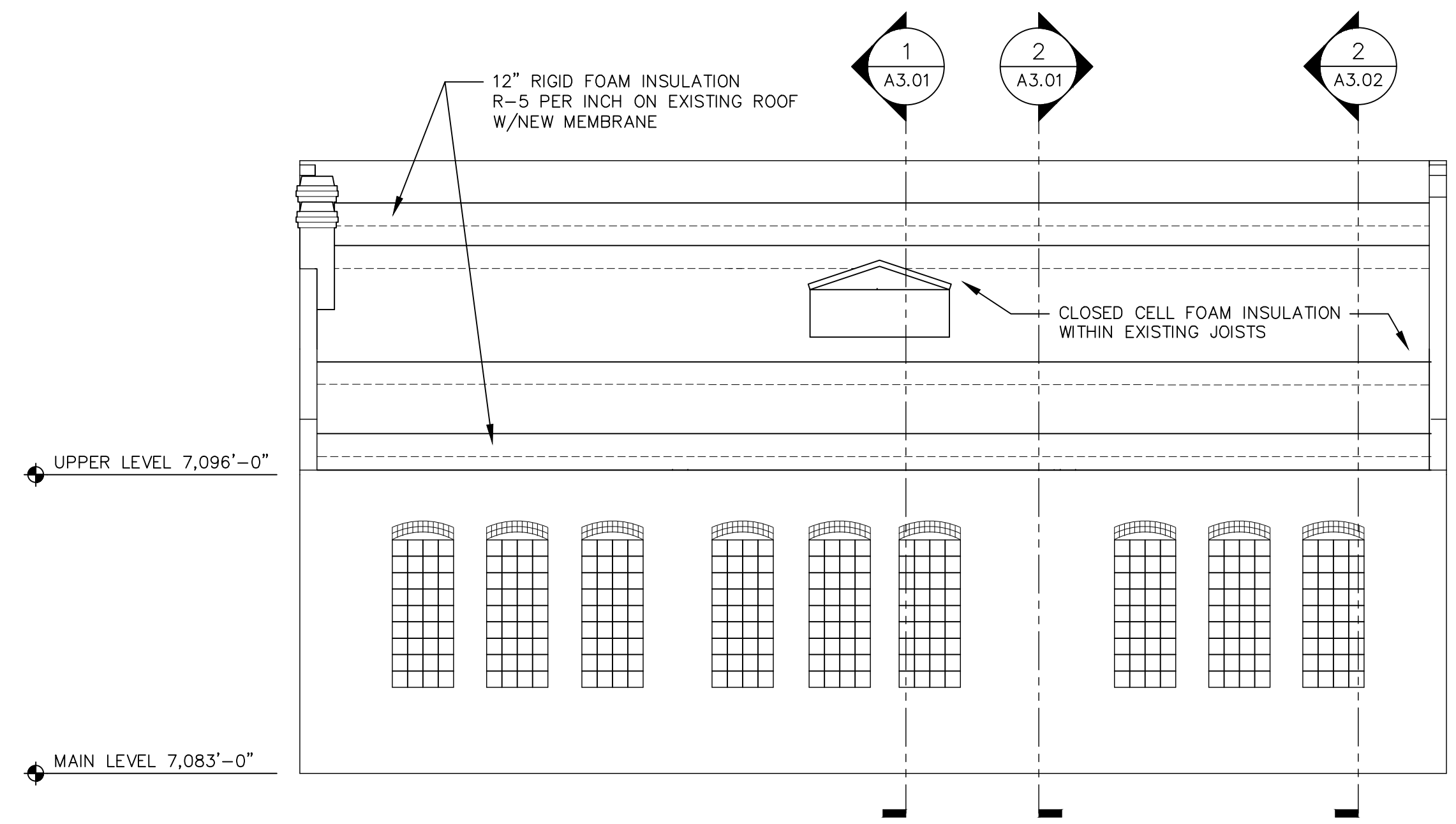
MARK	DOOR SIZE		Style	Type	Frame Material	FIRE RATING LABEL	NOTES
	WD	HGT					
15	2'-6"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	
16	2'-6"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	
17	3'-0"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	
18	2'-6"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	
19	3'-0"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	
20	2'-6"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	
21	3'-0"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	
22	2'-6"	7'-0"	Hinged - Single	SOLID CORE	STEEL	1 HOUR	

**UPPER LEVEL WINDOW SCHEDULE**

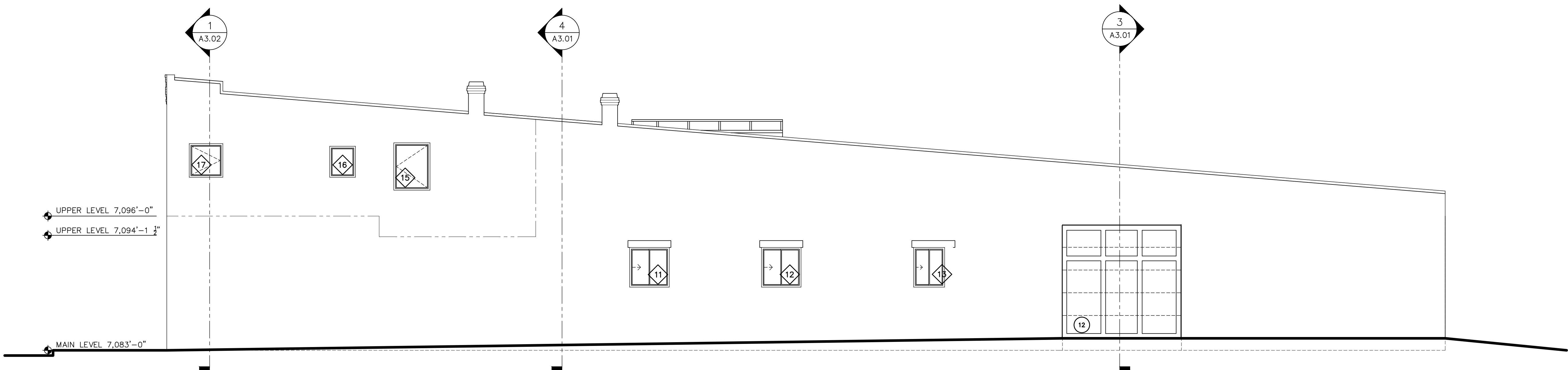
MARK	SIZE		Style	Sill Height	NOTES
	WIDTH	HEIGHT			
15	3'-8"	4'-7"	Casement	2'-6"	
16	2'-6"	3'-0"	Picture	3'-9"	
17	3'-3"	3'-3"	Casement	3'-9"	
18	3'-8"	6'-2"	Double Hung	2'-10"	
19	3'-8"	6'-2"	Double Hung	2'-10"	
20	3'-8"	6'-2"	Double Hung	2'-10"	
21	3'-8"	6'-2"	Double Hung	2'-10"	



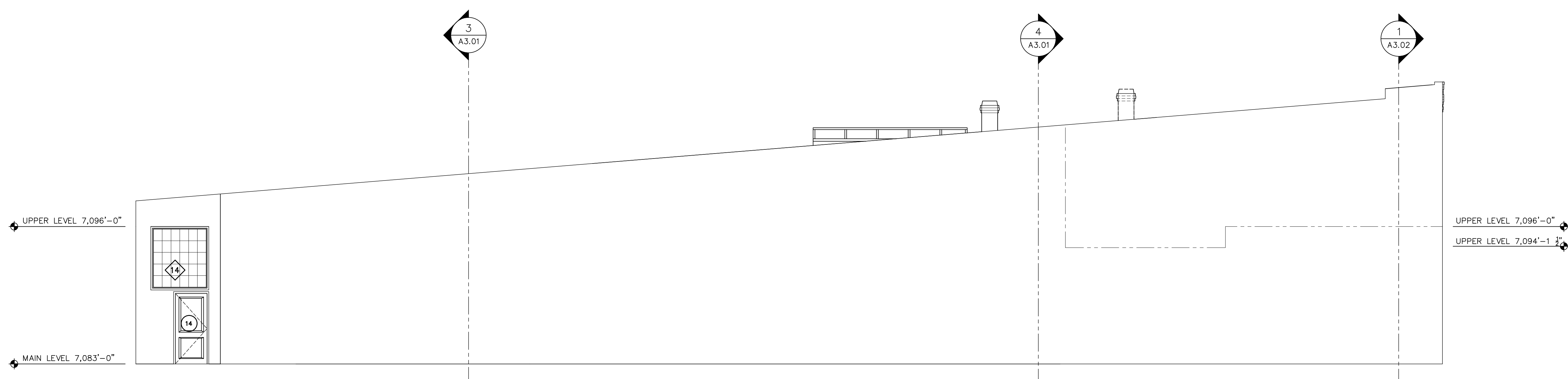
1 NORTHEAST ELEVATION  
3/16" = 1'-0"



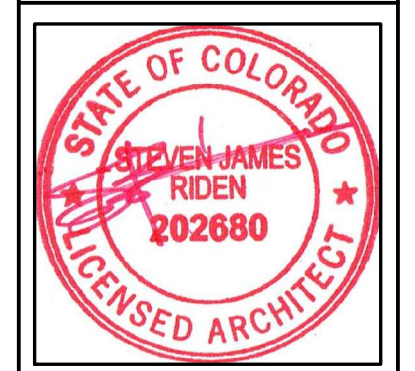
2 SOUTHWEST ELEVATION  
3/16" = 1'-0"



3 NORTHWEST ELEVATION  
3/16" = 1'-0"



4 SOUTHEAST ELEVATION  
3/16" = 1'-0"



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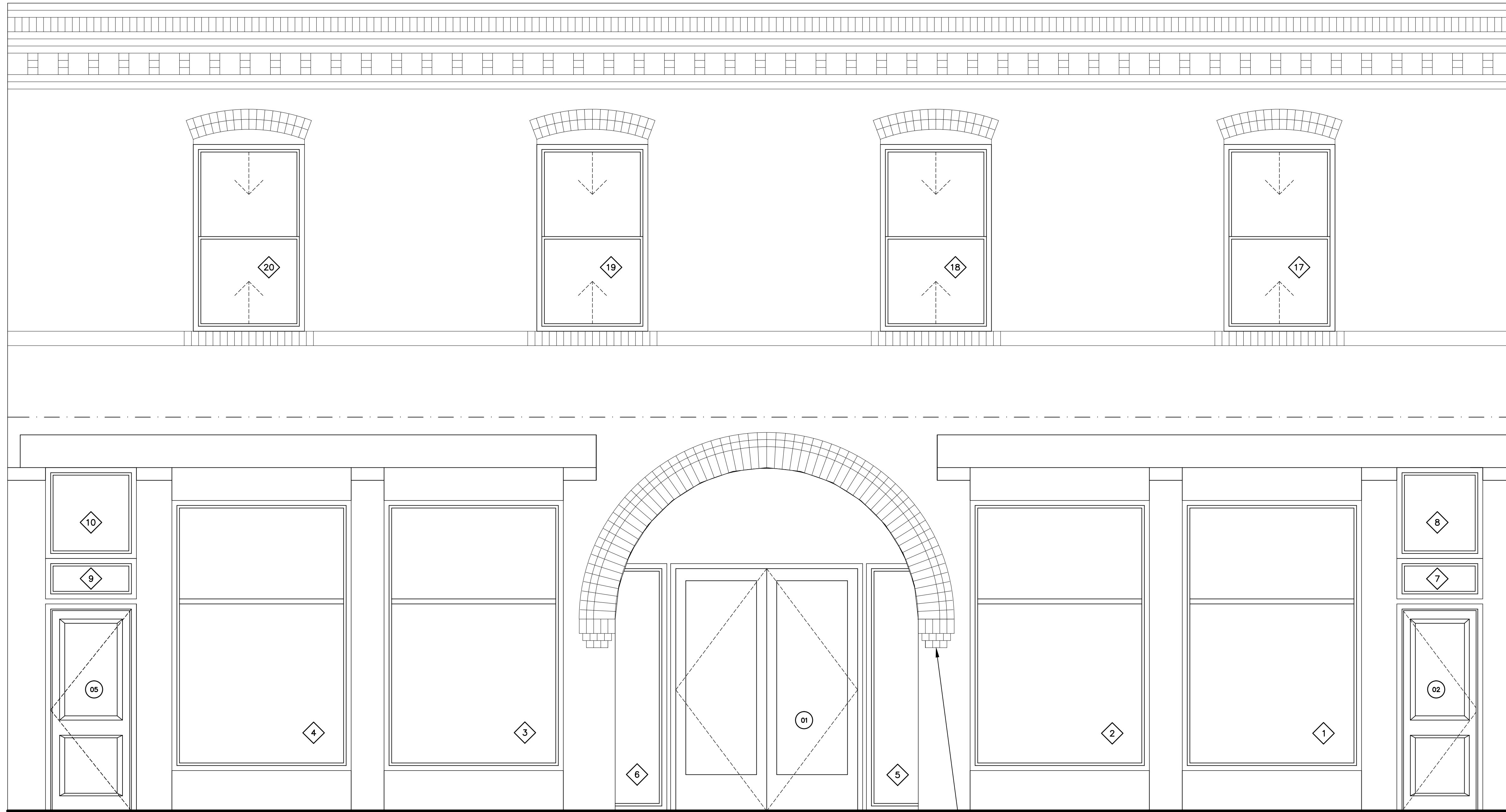
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JOB NUMBER	20-1
DRAWN BY	TH
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TITLE	
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A2.01

UPPER LEVEL 7,096'-0"

MAIN LEVEL 7,083'-0"



1 NORTHEAST ELEVATION  
1/2" = 1'-0"



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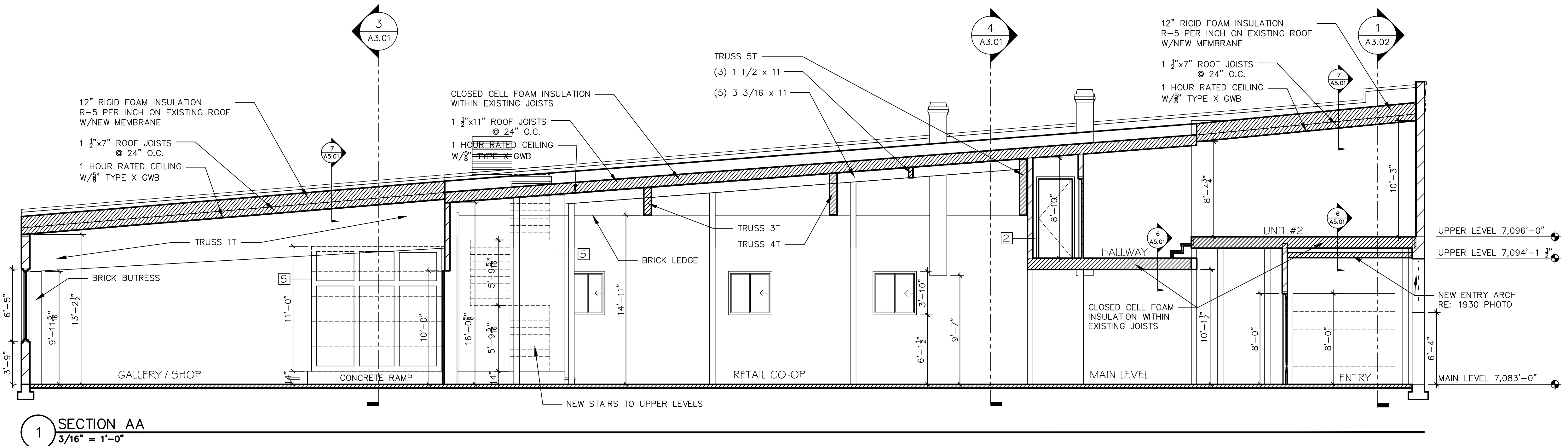
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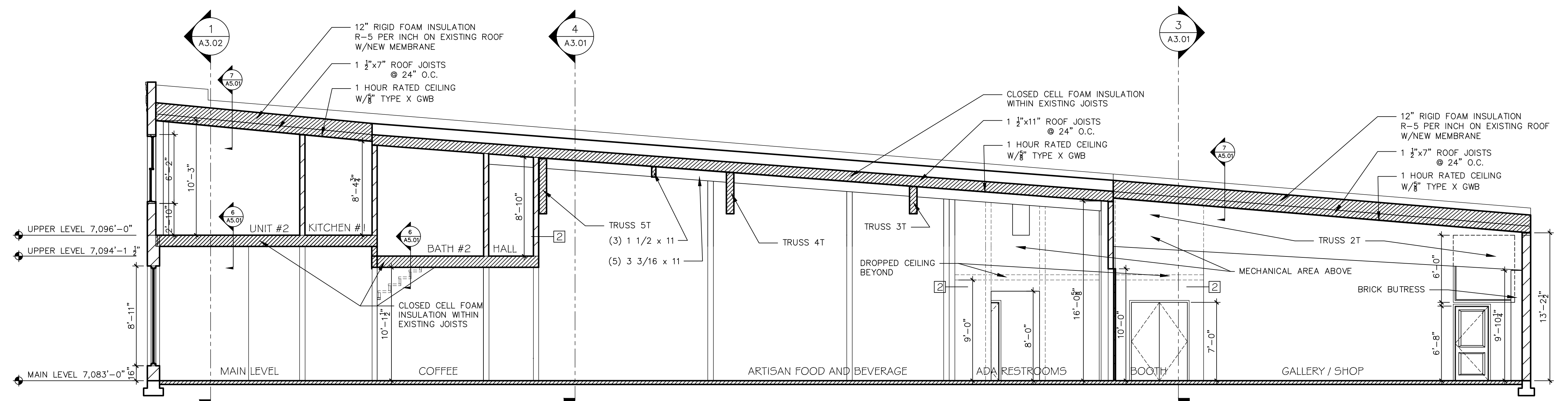
A2.02

**WALL TYPE LEGEND**

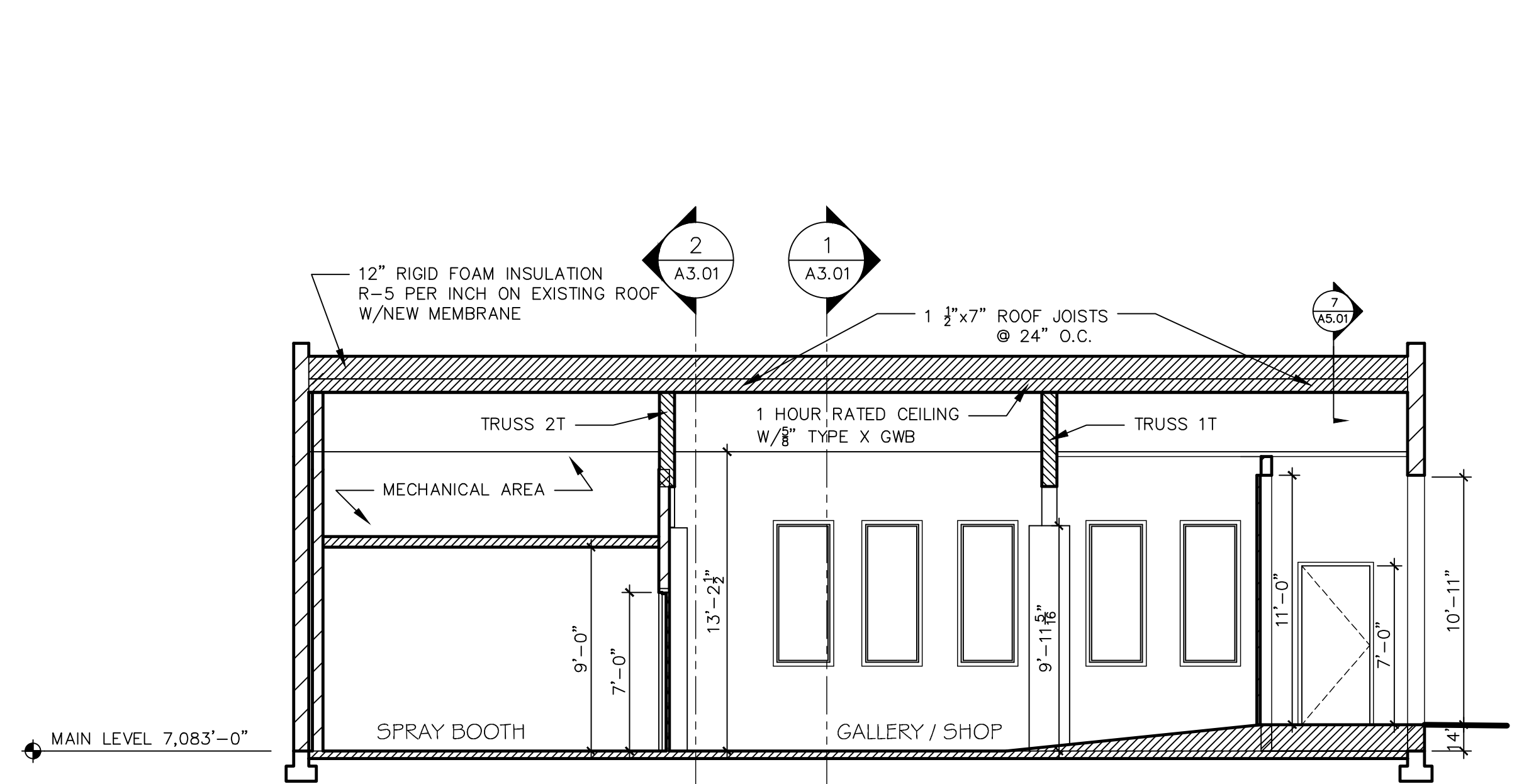
1	2x4 INTERIOR WALL RE: 1/DT1
2	2x6 2 HR. AREA SEPARATION WALL RE: 2/DT1
3	2x6 EXTERIOR WALL W/ STUCCO SIDING RE: 3/DT1
4	2x6 INTERIOR SHOWER WALL RE: 4/DT1
5	8" CMU INTERIOR WALL RE: 5/DT1



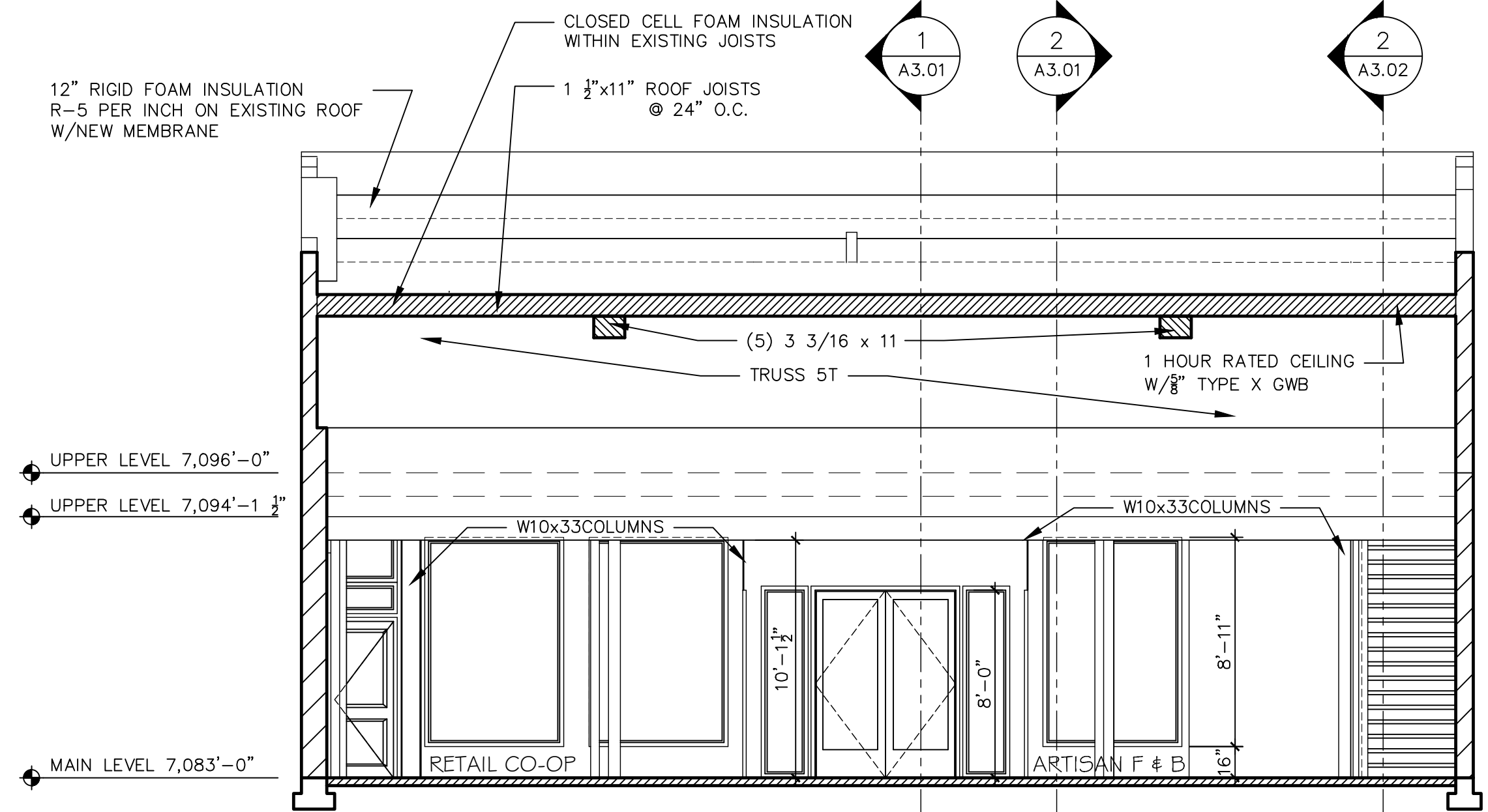
**1 SECTION AA**  
3/16" = 1'-0"



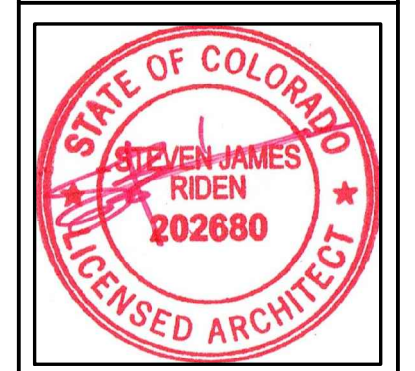
**2 SECTION BB**  
3/16" = 1'-0"



**3 SECTION CC**  
3/16" = 1'-0"



**4 SECTION DD**  
3/16" = 1'-0"



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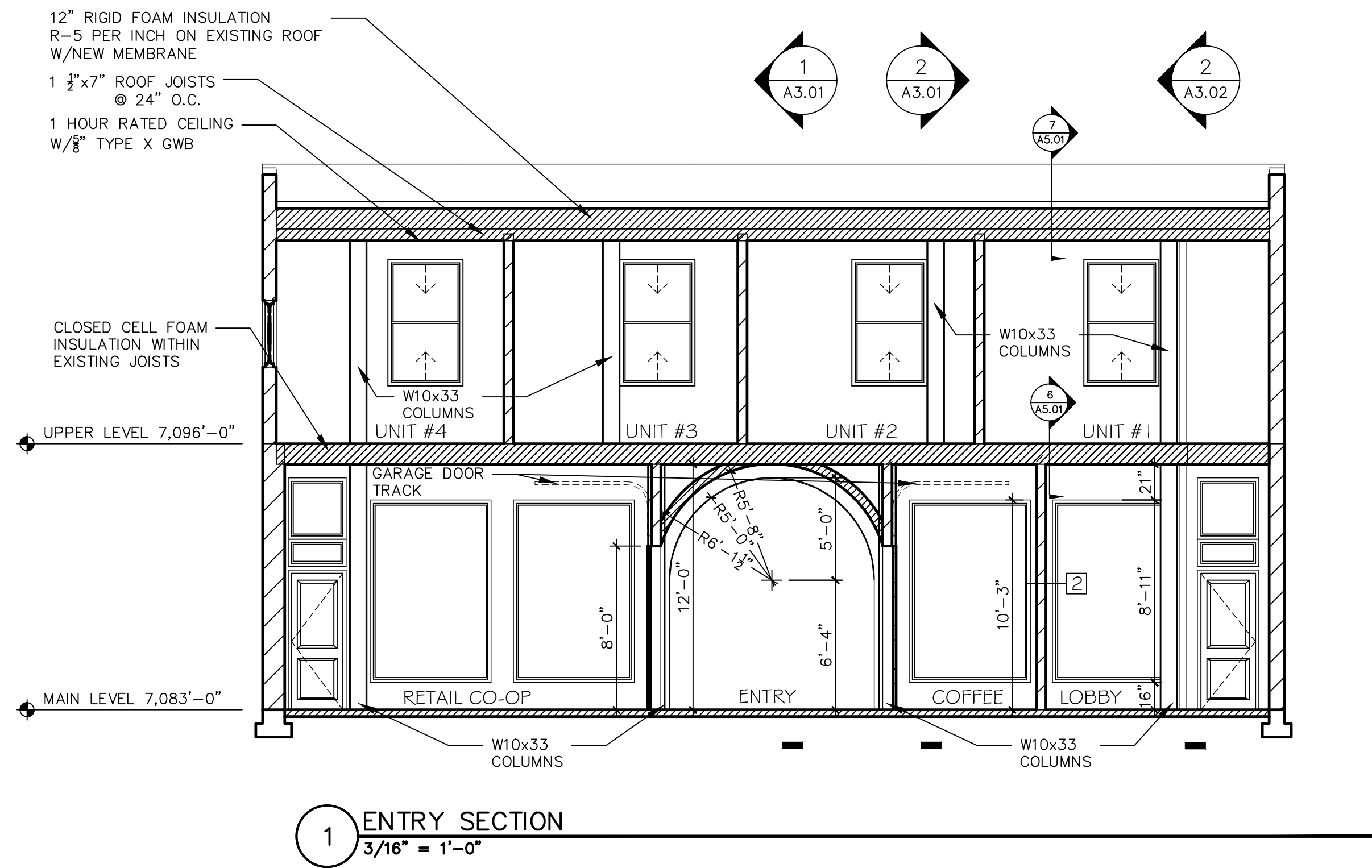
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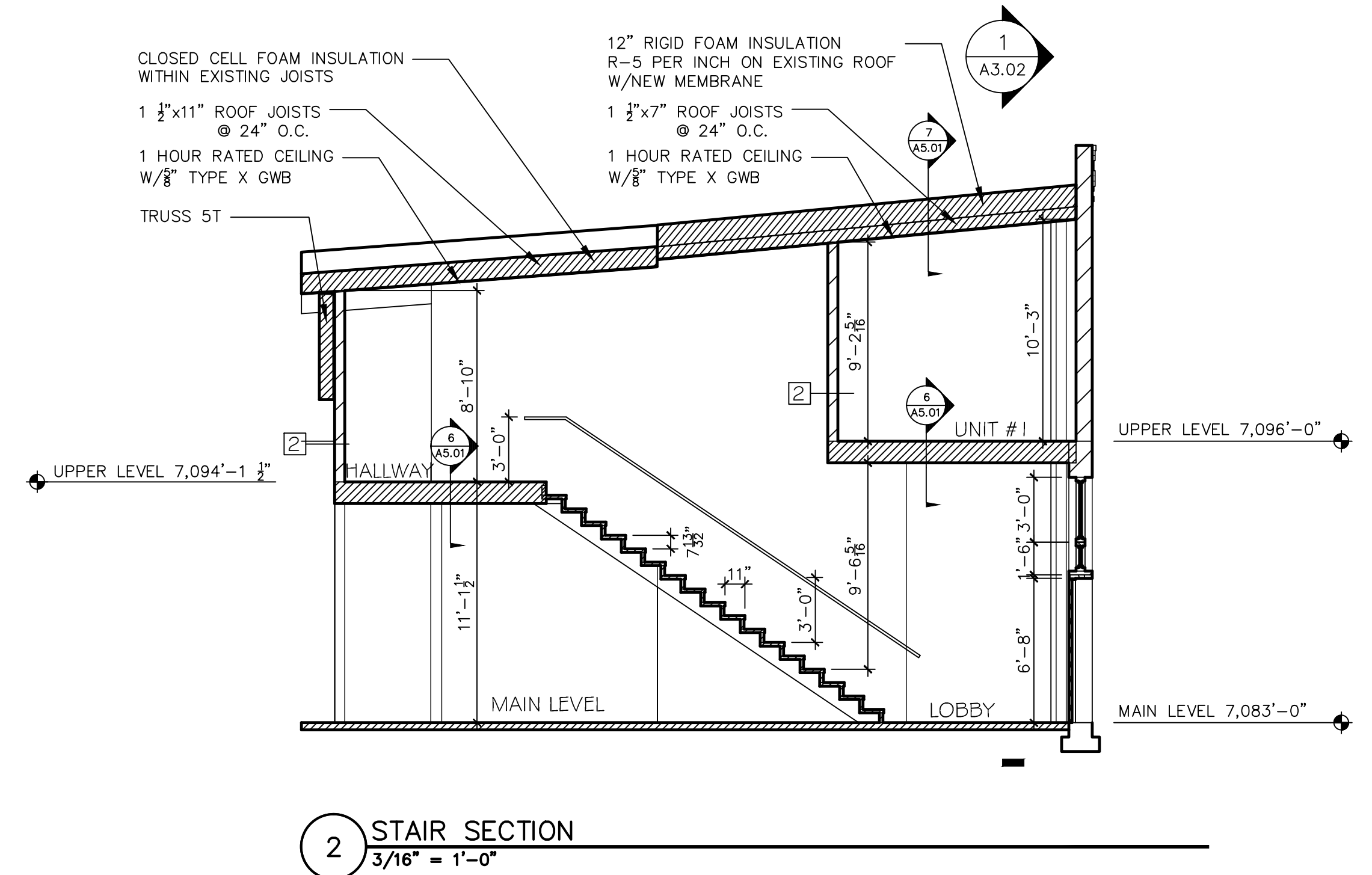
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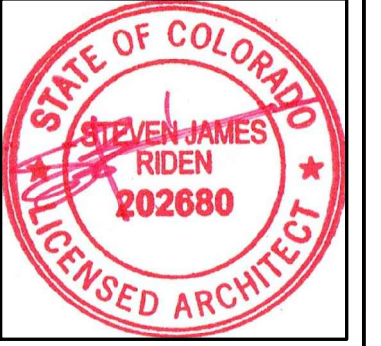
**A3.01**



1 ENTRY SECTION  
3/16" = 1'-0"



2 STAIR SECTION  
3/16" = 1'-0"



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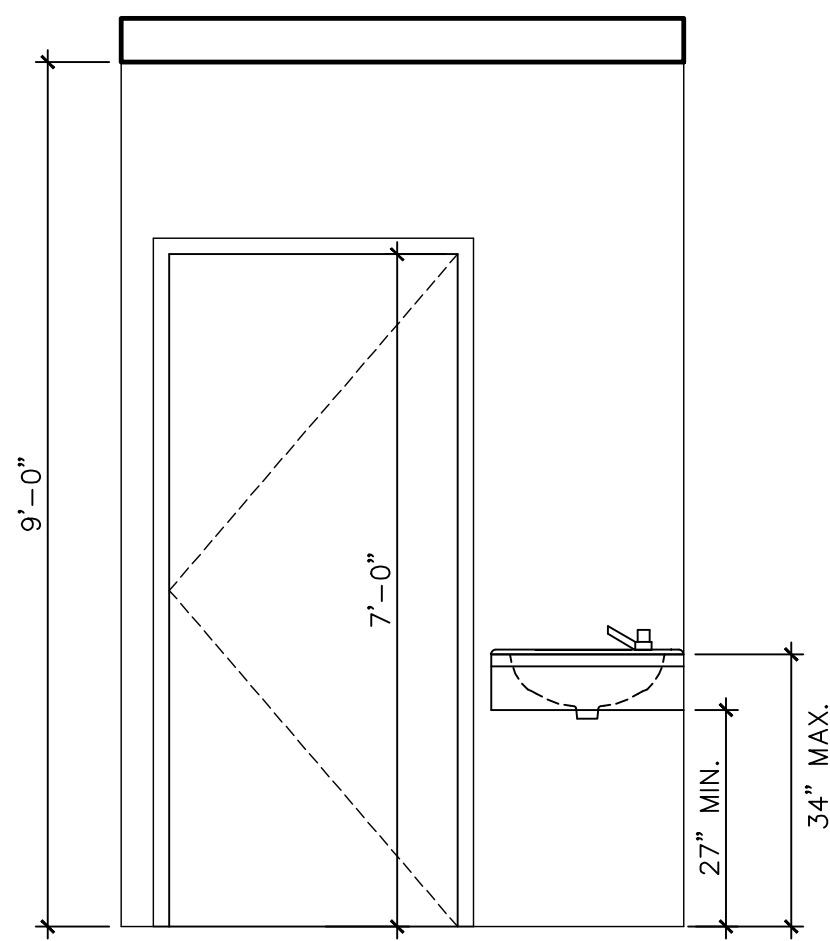
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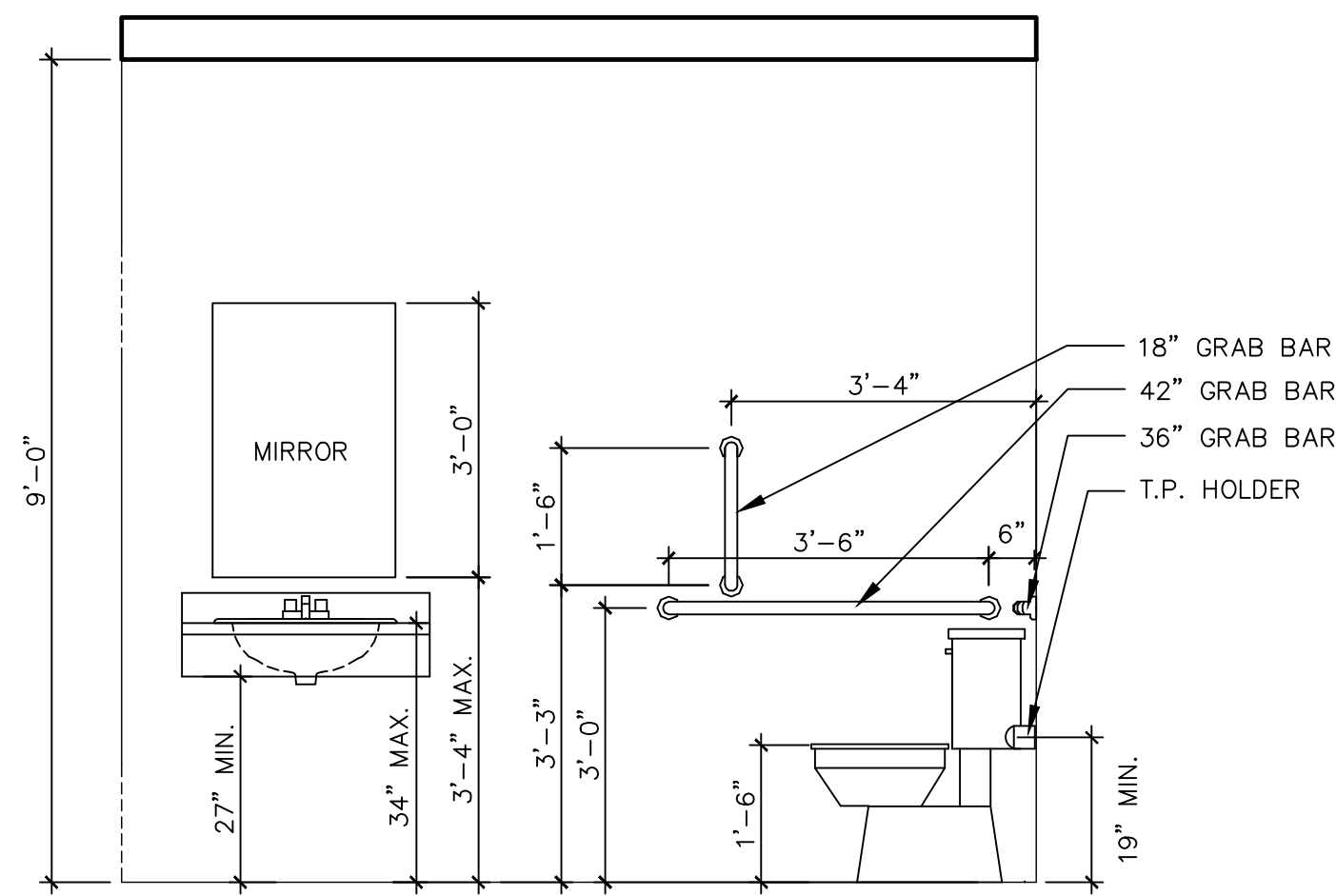
JOB NUMBER	20-1	
DRAWN BY	TH	
DATE	SEPT. 17, 2020	
SCALE		
#	REVISION DATE	INITIAL

A3.02



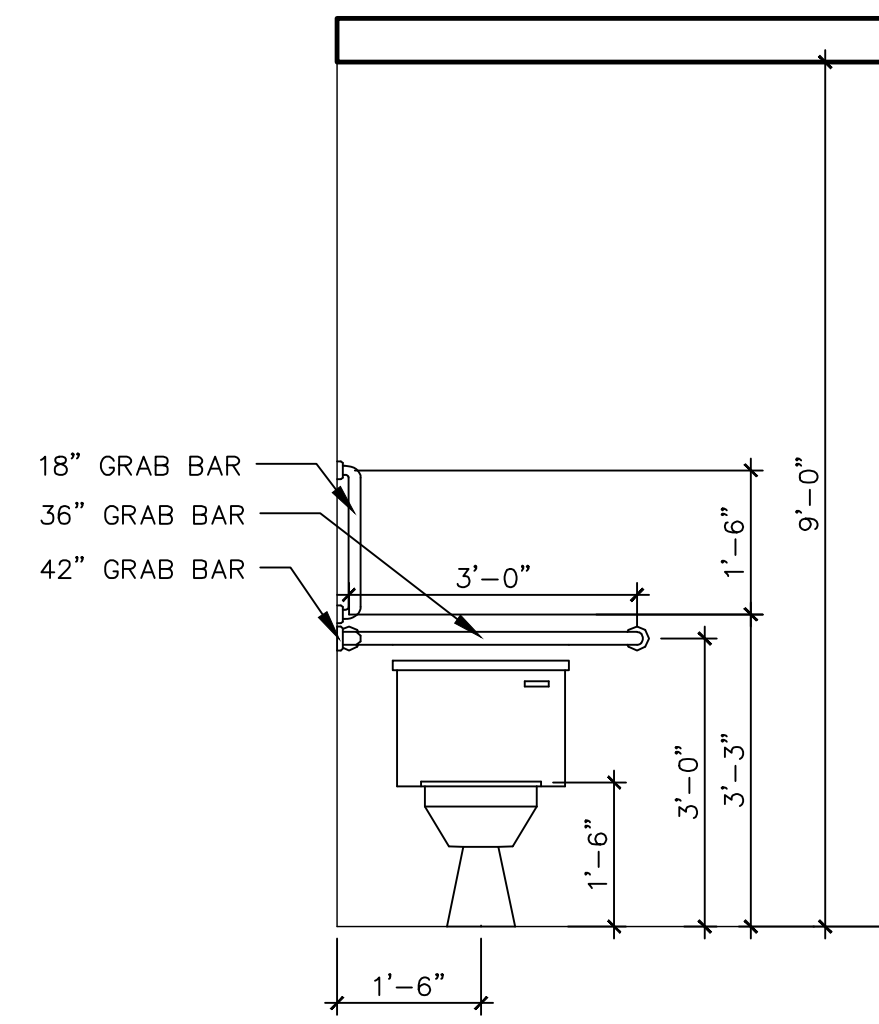
**1 ADA RESTROOM #1**  
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR



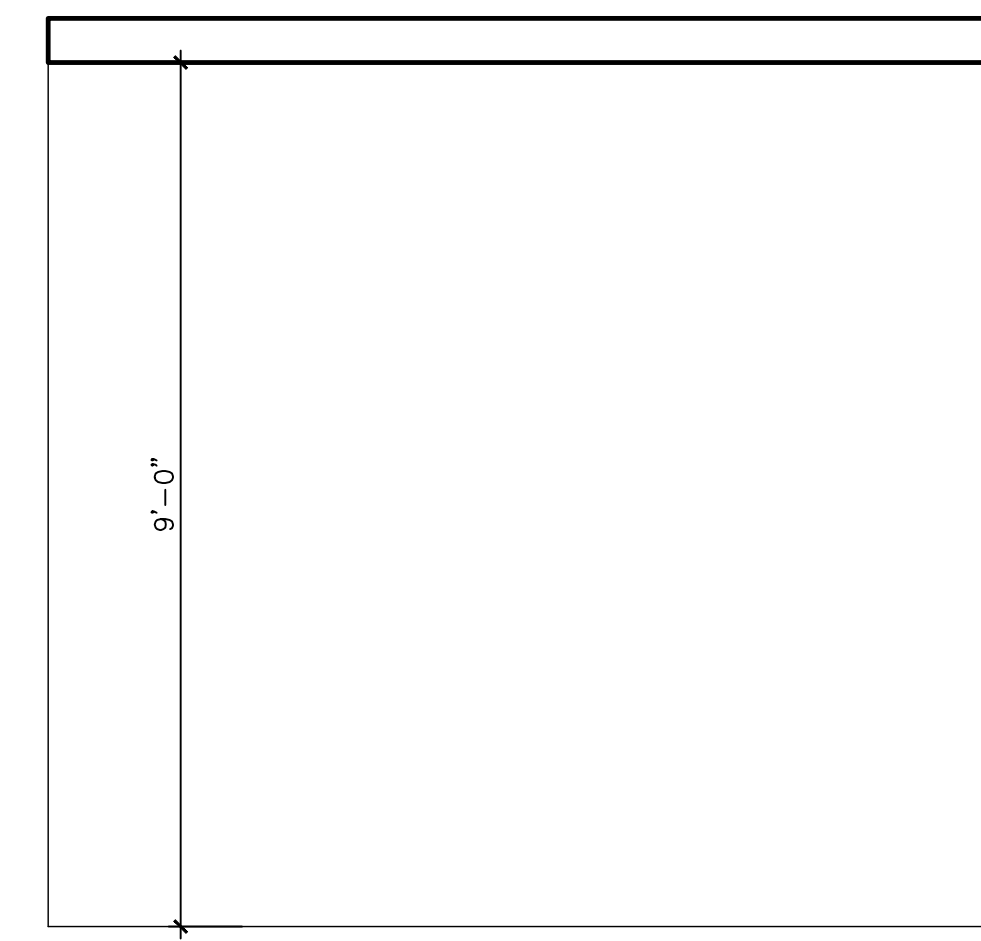
**2 ADA RESTROOM #1 (2)**  
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR.



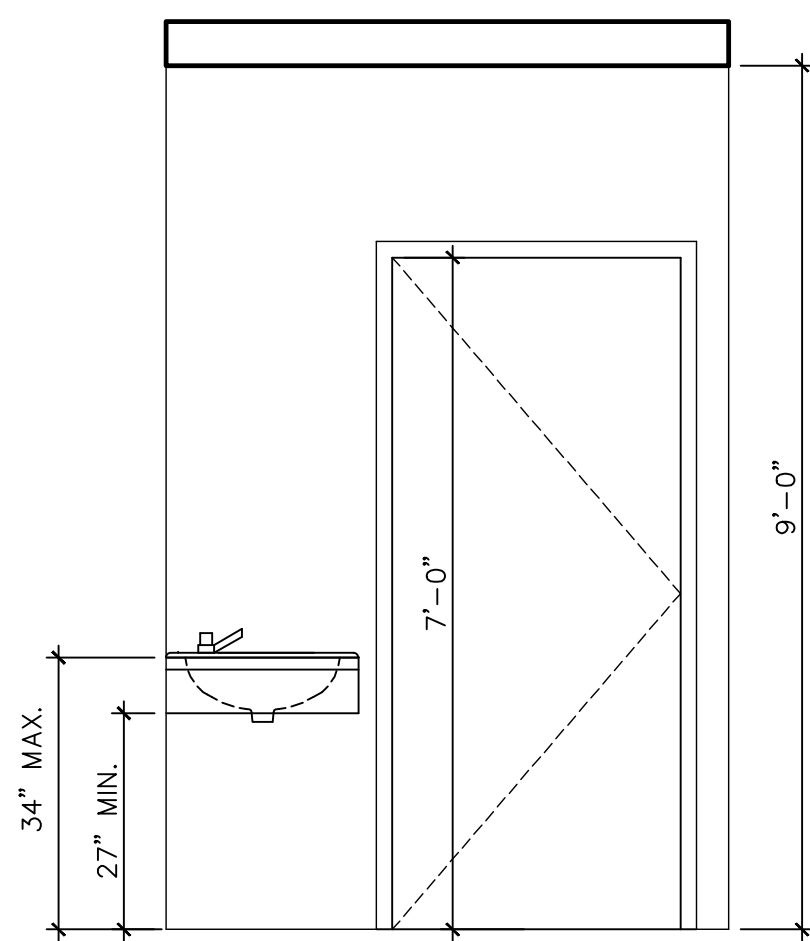
**3 ADA RESTROOM #1 (3)**  
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR



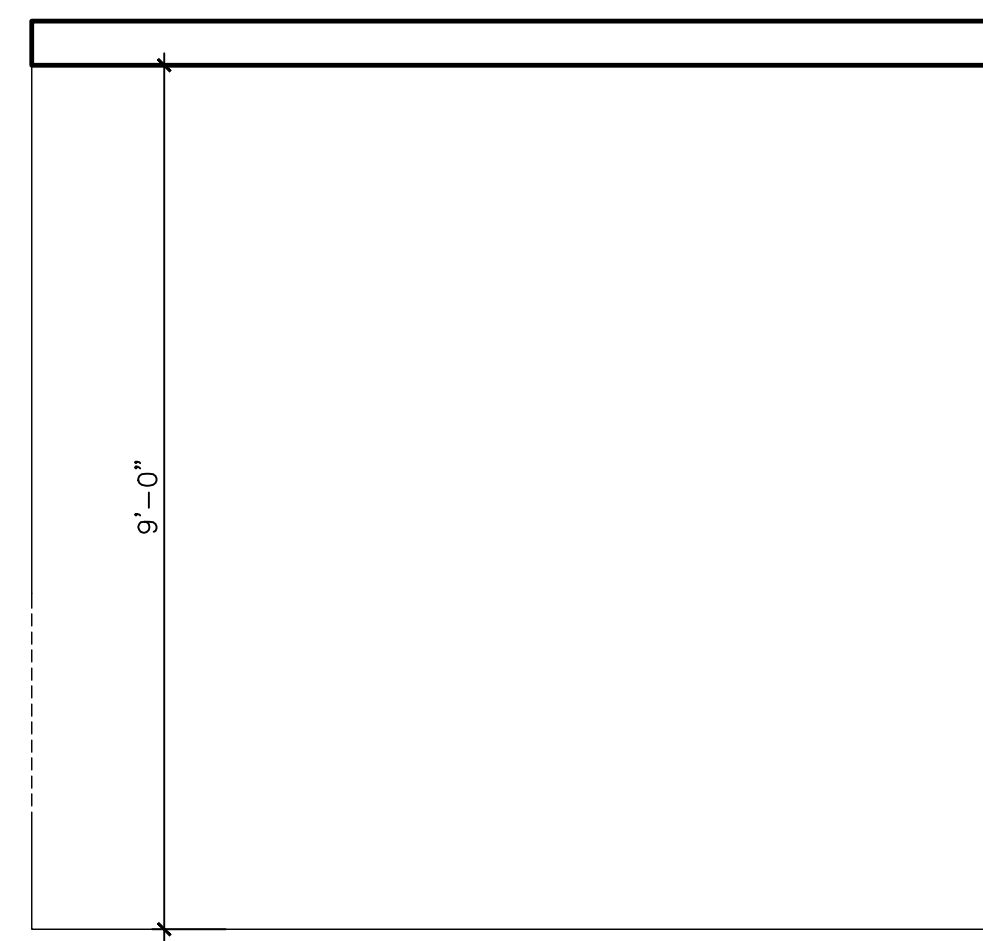
**4 ADA RESTROOM #1 (4)**  
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR.



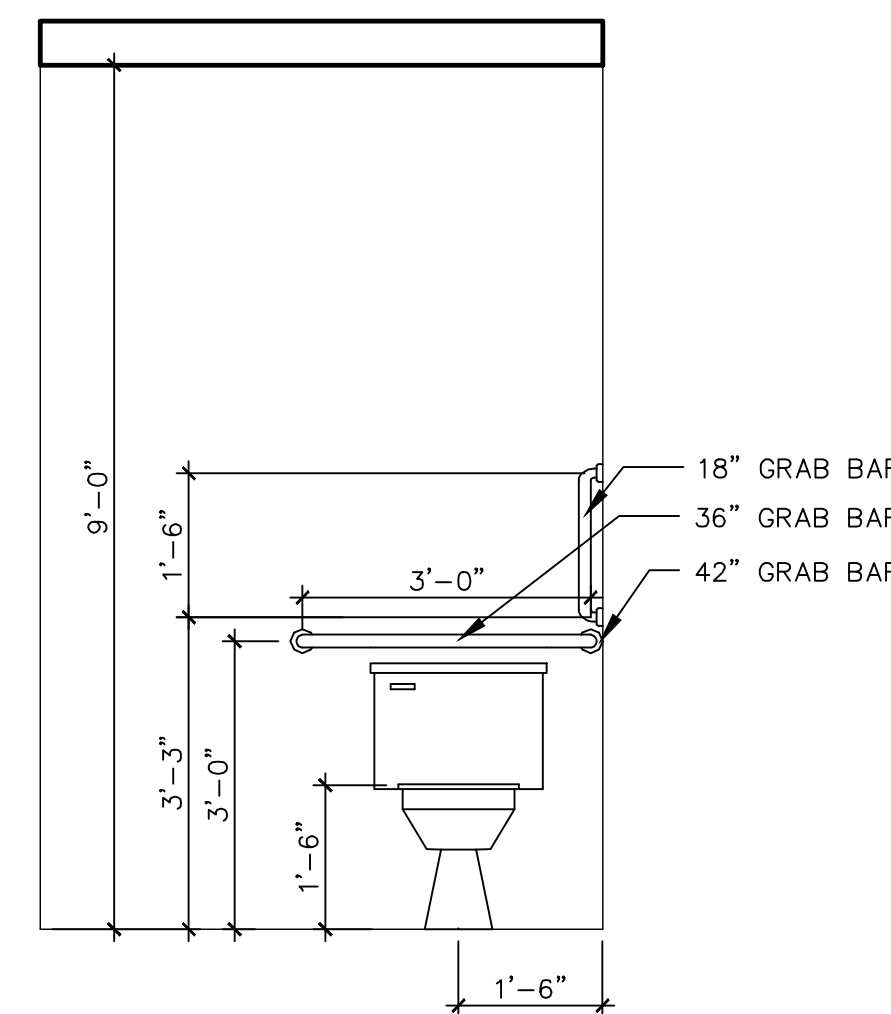
**5 ADA RESTROOM #2**  
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR



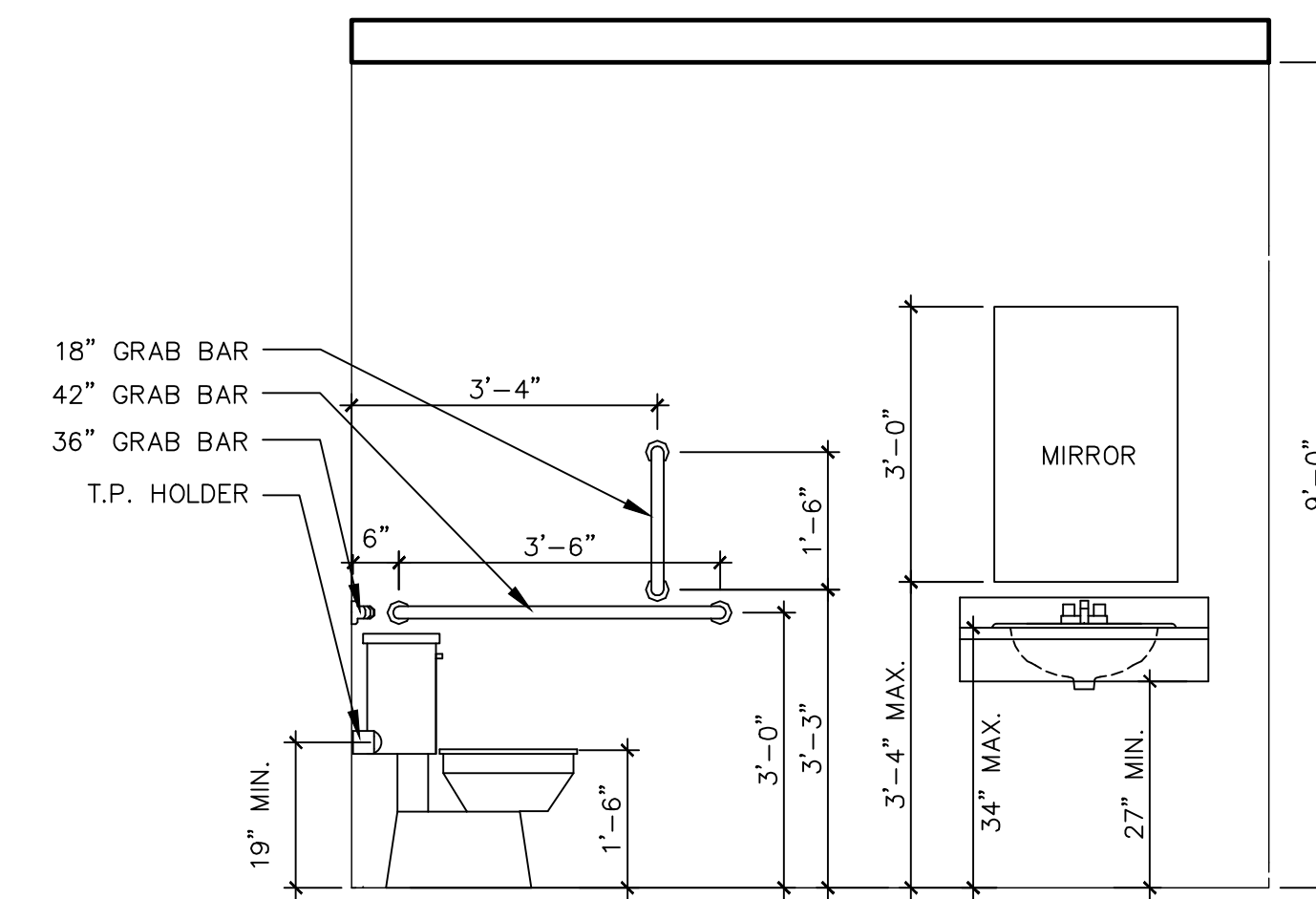
**6 ADA RESTROOM #2 (2)**  
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR.



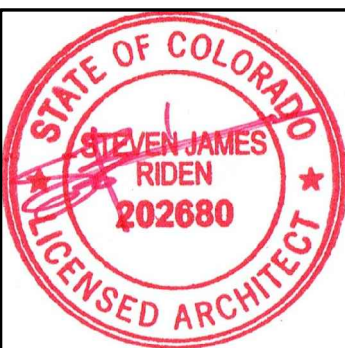
**7 ADA RESTROOM #2 (3)**  
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR



**8 ADA RESTROOM #2 (4)**  
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR.



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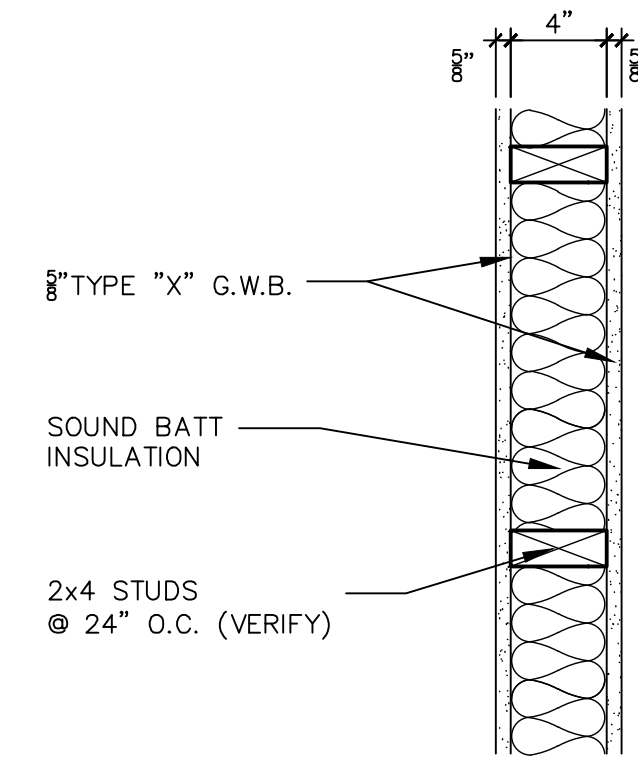
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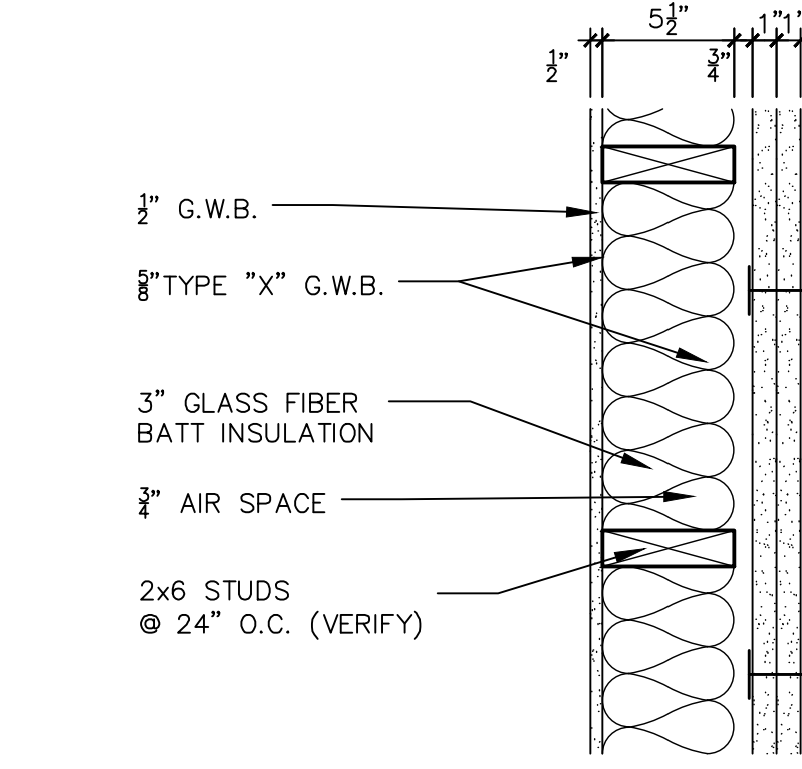
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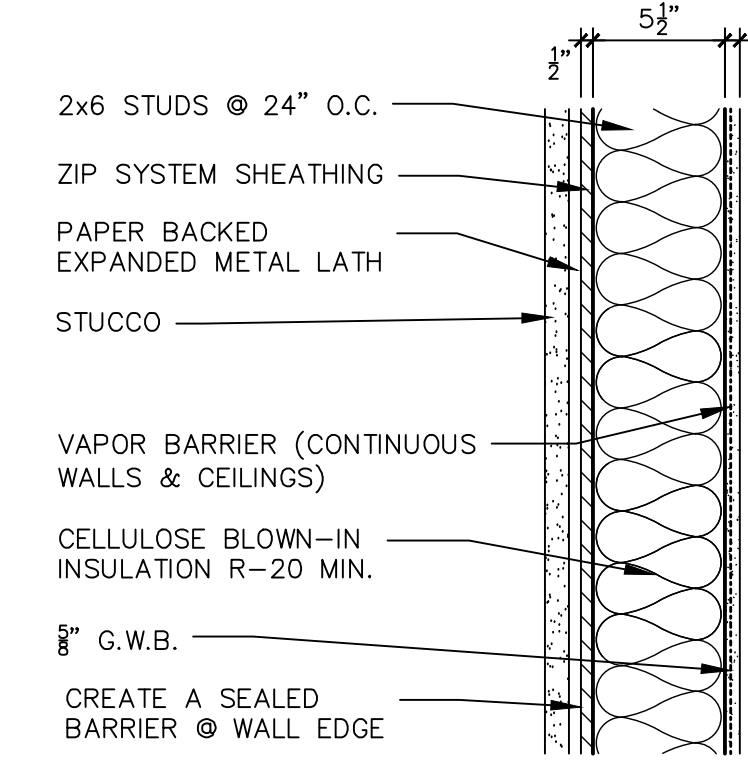
JOB NUMBER	20-1
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DATE	SEPT. 17, 2020
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REVISION DATE	INITIAL



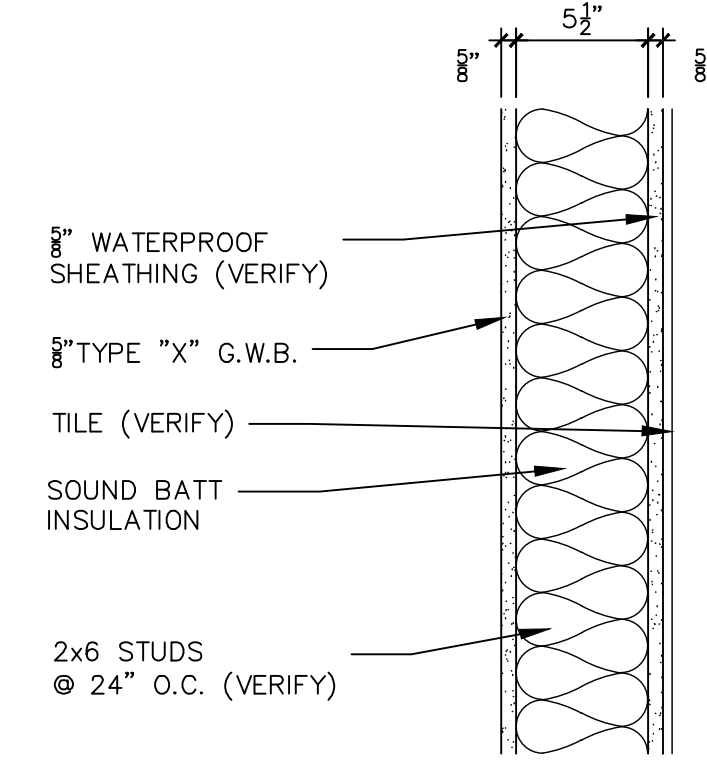
**1** 2x4 INTERIOR WALL  
 1 1/2" = 1'-0" NOTE: PLAN VIEW  
 GA FILE# WP 3510



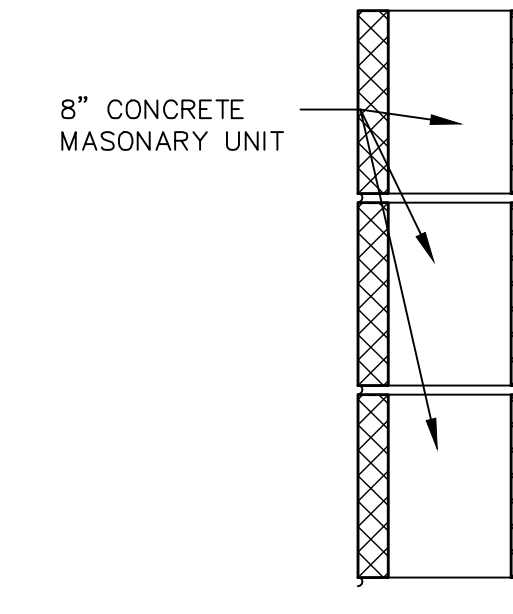
**2** 2HR. AREA SEPARATION WALL  
 1 1/2" = 1'-0" NOTE: PLAN VIEW  
 UL U336



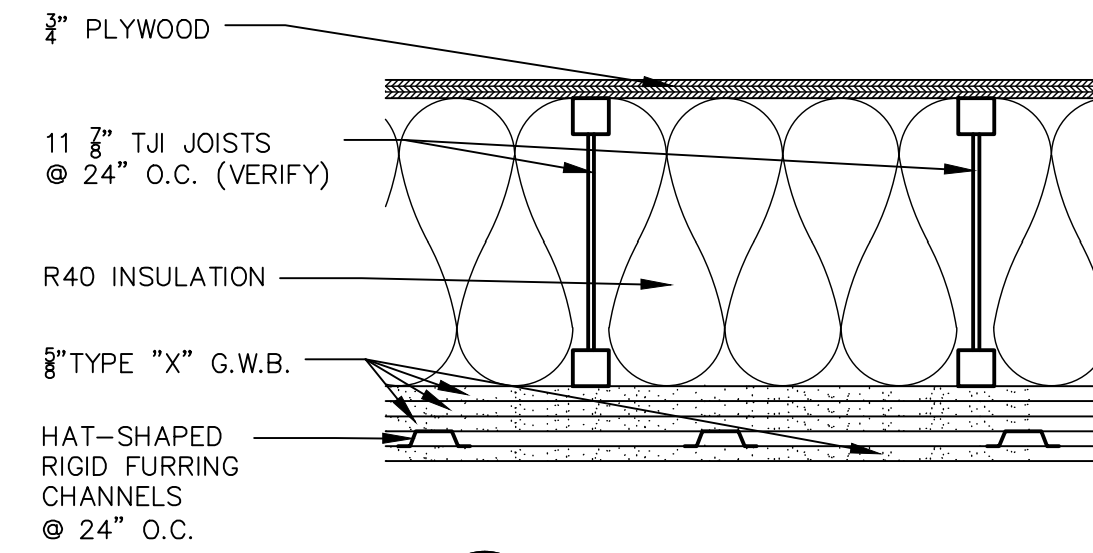
**3** 2x6 STUCCO SIDING  
 1 1/2" = 1'-0"



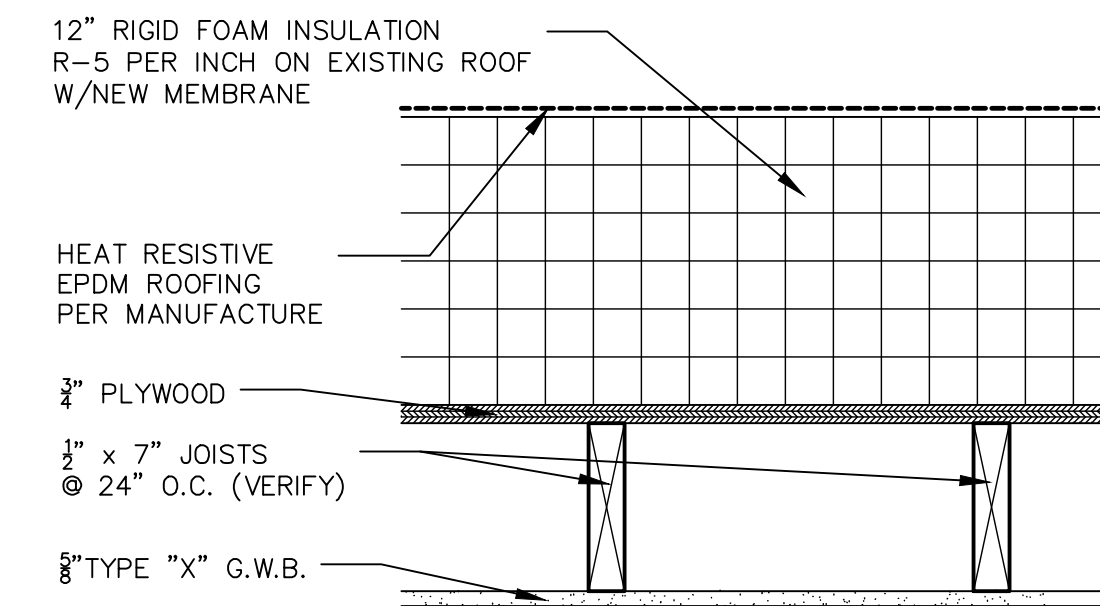
**4** 2x6 INTERIOR SHOWER WALL  
 1 1/2" = 1'-0"



**5** 8x8x16 CMU WALL  
 1 1/2" = 1'-0"



**6** 2 HOUR FLOOR/CEILING  
 1 1/2" = 1'-0"  
 GA FILE NO. FC 5750



**7** 2x12 ROOF FURRING  
 1 1/2" = 1'-0"



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#	REVISION DATE	INITIAL

**A5.01**

UPPER LEVEL 7,096'-0"

MAIN LEVEL 7,083'-0"



1 NORTHEAST ELEVATION  
1/2" = 1'-0"

RE: 1930 PHOTO FOR RESTORED ARCH



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ARCHITECTURE.COM

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JOB NUMBER:	20-1
DRAWN BY:	TH
DATE:	JUNE 18, 2020
SCALE:	
REVISION DATE:	INITIAL

**Unit Features**

Ultimate Commercial Door: UCD

Ultimate Commercial Door 2 1/4": UCD2.25

**Frame:**

- Frame thickness: 1 1/16" (27).
- Frame width: 4 9/16" (116).
- Sill Options:
  - Standard factory installed thermal barrier saddle low profile 0.500" (13) by 7.125" (181) sill. Optional; thermal barrier saddle low profile 0.250" (6) by 7.125" (181) sill. Offset saddle low profile 0.500" (13) by 7.00" (178) sill with 0.250" (6) offset.
  - Optional factory installed thermal barrier saddle low profile 0.500" (13) by 8.125" (210) sill. Optional; thermal barrier saddle low profile 0.250" (6) by 8.125" (210) sill.
  - Optional factory installed thermal barrier saddle low profile 0.500" (13) by 9.125" (235) sill. Optional; thermal barrier saddle low profile 0.250" (6) by 9.125" (235) sill.
  - Optional: No sill.
  - Finishes: Standard: Mill Finish Aluminum, Optional: Dark Bronze Anodized Aluminum, Gold Anodized Aluminum.

**Panel:**

- Panel thickness: UCD: 1 3/4" (44) and UCD2.25: 2 1/4" (57).
- Top rail height:
  - UCD panel: 6" (152).
  - UCD2.25 panel: 8 1/8" (206).
    - Panel core material is solid Pine or follows the species of the door.
- Stile width, locking and hinge stiles are 6" (153) wide with LVL core.
- Bottom rail height: 11 3/8" (289) is solid pine or follows the species of the door.
- Optional 6" (152) intermediate rail is solid pine or follows the species of the door, is centered 26" (660) or 40 5/16" (1024) from bottom of door sill.

**Glass and Glazing:**

- Select quality complying with ASM C 1036. Comply with 16 CFR 1201 Safety Standard for Architectural Glazing Materials. Tempered insulating glass IGMA.IGCC certified to performance level CBA when tested in accordance with ASTM E 774.
- Glazing Seal: Tempered insulating glass hermetically sealed placed into an exterior bed of silicone.
- UCD has 3/4" IG with removable interior vinyl glazing stops with clear wood covers, no visible fasteners.
- UCD2.25 has 1" IG with nailed on glazing stops.
- Glazing Method: Tempered Insulating Glass (Altitude Adjusted)
- Glass Type: Clear; Bronze; Gray; Reflective Bronze; Low E2 Argon or without Argon; Low E3 Argon or without Argon; Low E2/ERS Argon or air; Low E3/ERS Argon or air; Obscure; Laminated; Decorative glass options.

**CE Optional Glazing:**

- Glazing Seal: Silicone beading exterior
- Standard Glazing: Low E2 Argon or air
- Optional Glazing: Clear insulating glass, Low E3 Argon or air, Low E1 Argon or Air, Low E2/ERS Argon or air, Low E3/ERS Argon or air, Laminated, Laminated Bronze tint, Laminated Gray tint, Laminated Green tint, Laminated White tint, Sandblaster
- Glass panes available in 3,4, and 6mm thicknesses
- Insulating glass will be altitude adjusted with capillary tubes for higher elevations, Argon gas not included

**Unit Features**

**Hardware:**

- Hinges: 4 1/2" (114) x 4 1/2" (114) square corner ball bearing hinges. Standard finish color and substrate: Satin Chrome (US26D) over brass substrate.
  - Optional: Bronze finish over Brass substrate (US10A), Solid Brass (US3), Stainless Steel (US32D).
- UCD panel: Three hinges per panel for units less than 85 9/16" (2173) high rough opening, four hinges per panel on doors with 85 9/16" or larger (2173) rough opening.
- UCD2.25 panel: Three hinges per panel up to 85 9/16" (2173) high. Four hinges per panel over 85 9/16" (2173), 5 hinges per panel on units over 95" (2413) high. If panel width is greater than 35 13/16" (910), door has 4 hinges.
- No lock no bore is standard.
  - Optional Commercial Hardware Package:
    - Closer, rim device, mortise lock, removable mullion and kick plate.
  - Optional hardware Routs and Preps.
    - Von Duprin Push pad Rim Devices and Trim Sets.
    - Von Duprin Cross Bar Device and Trim Sets.
    - Von Duprin 5547 Concealed Vertical Rod Exit Device. (2 1/4" Door only)
    - Sargent 8200 Mortise Lock Prep.
    - Schlage L Mortise Lock and Trim Sets.
    - Schlage ND Cylindrical locks.
    - Alarm Lock.

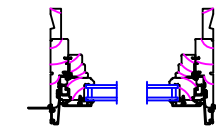
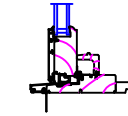
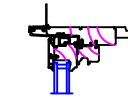
**Raised/Flat Panel Option:**

- 6" (152) Intermediate rail is constructed of finger-joint, edge-glued pine, or laminated veneer lumber (LVL) core.
  - Raised or Flat Extira® panel constructed of medium density fiberboard (MDF) core with wood laminate veneer to interior.
  - Exterior Standard Stamped Raised Panel uses .080" (2) aluminum with foam backing.
- Two placement options are available:
  - Low Placement, 26" (660) on center (OC) of 6" (152) intermediate rail from bottom of door sill for a 10 13/16" (275) visible panel height.
  - High Placement, 40 5/16" (1024) OC of 6" (152) intermediate rail from bottom of door sill for a 25 1/8" (638) visible panel height.

**Weather Strip:**

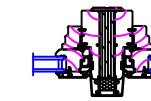
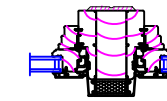
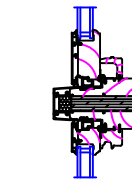
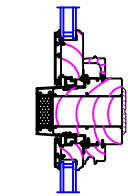
- Beige bulb type weather strip at top rails and hinge stiles.
  - Optional: Black.
- Black pile type weather strip at locking stiles.
- Panel drips and screws will be color matched to the panel clad color, for Custom Color clad the panel drips will be painted to match the panels but the screws will remain stainless steel.
- Sweep across panel bottom.
  - Optional: Bronze or Beige.


6 9/16"  
1" IG



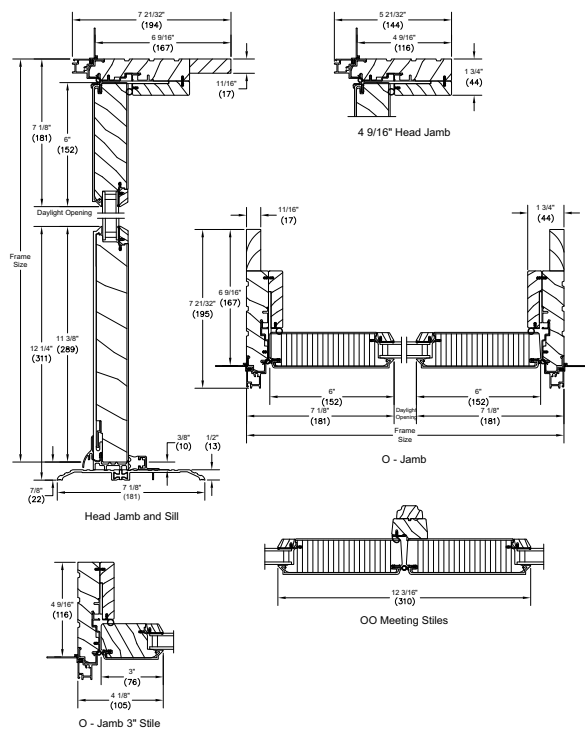
SOLID SPACE  
(3/8, 1, 2, 3, 4 & 6")

STRUCTURAL(1 & 2")



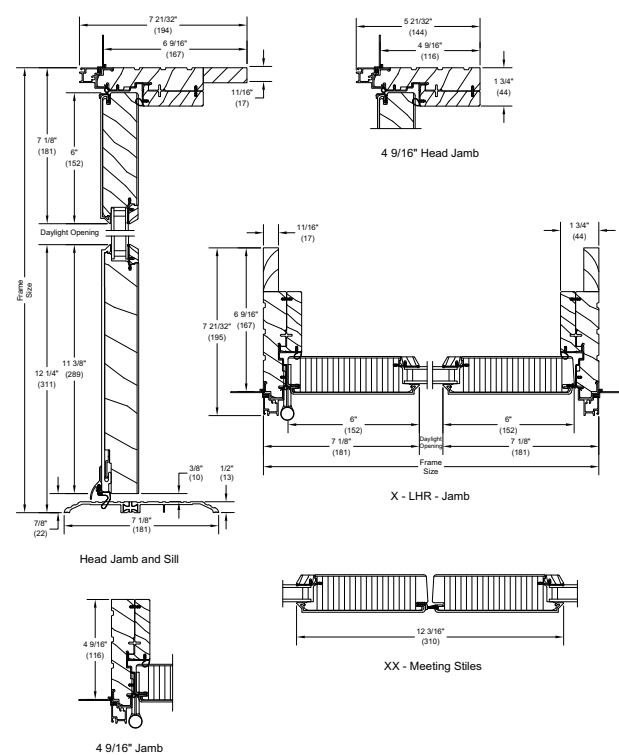
**MARVIN**  Ultimate Commercial Door  
1 3/4" Commercial Section Details: Stationary and Sidelite


Scale: 3" = 1' 0"



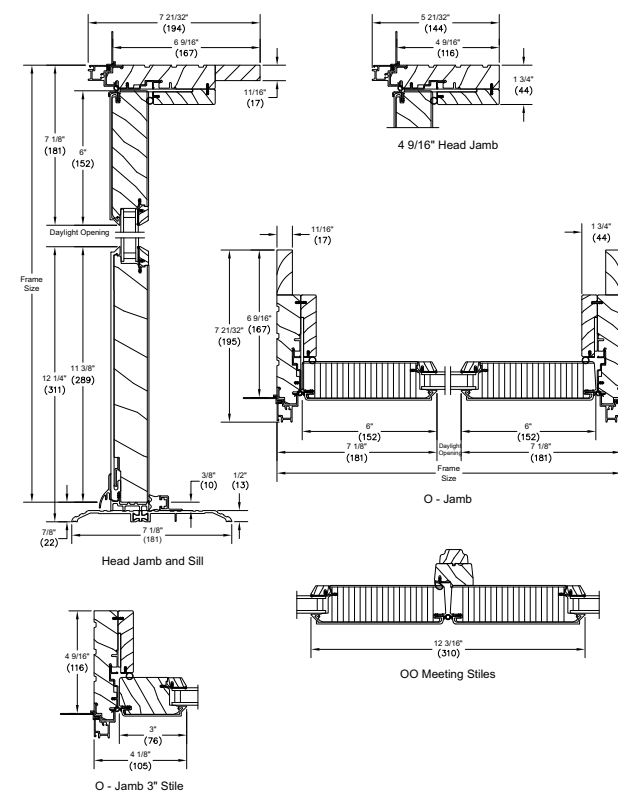
**MARVIN**  Ultimate Commercial Door  
1 3/4" Commercial Section Details: Operating


Scale: 3" = 1' 0"



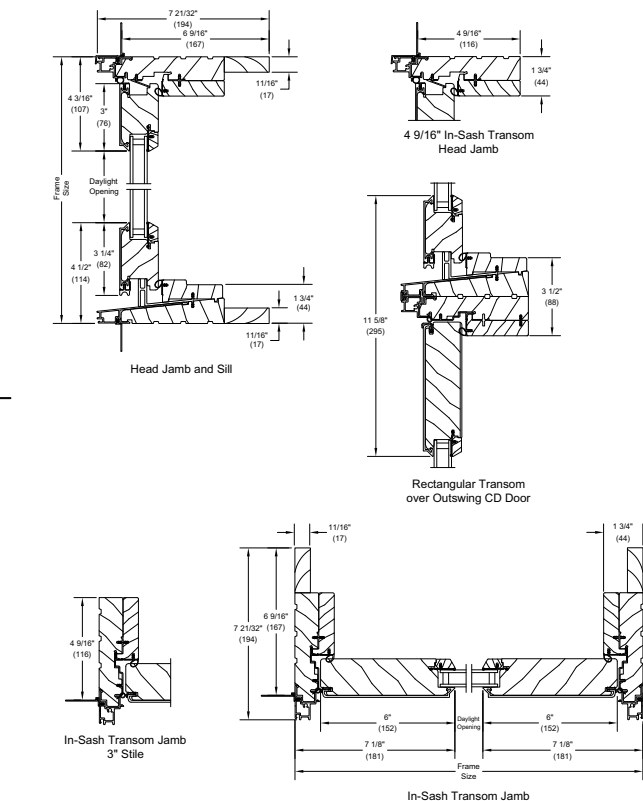
**MARVIN**  Ultimate Commercial Door  
1 3/4" Commercial Section Details: Stationary and Sidelite


Scale: 3" = 1' 0"



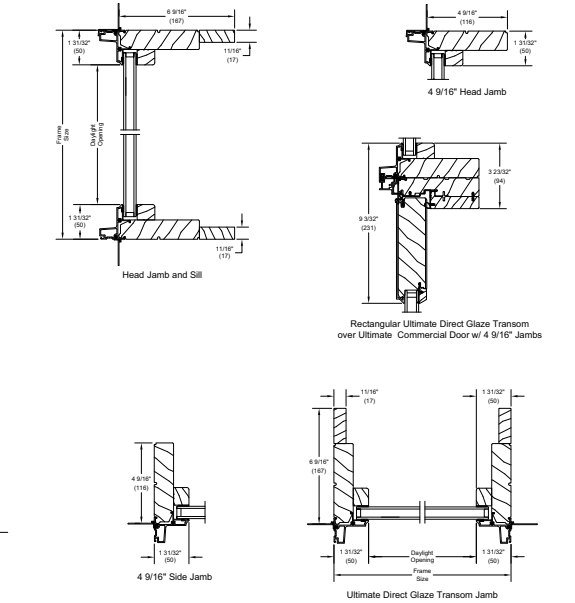
**MARVIN**  Ultimate Commercial Door  
1 3/4" and 2 1/4" Commercial Section Details: In-Sash Transom

Scale: 3" = 1' 0"



**MARVIN**  Ultimate Commercial Door  
1 3/4" and 2 1/4" Commercial Section Details: Direct Glaze Transom

Scale: 3" = 1' 0"



NOTE: Sidelite Transom not available with CE mark.

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

Page 1 of 4

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

## I. IDENTIFICATION

1. **Resource Number:** 5CF406.28
2. **Temporary Resource Number:** 124
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Salida Auto Co./Ideal Auto Co.
6. **Current Building Name:**
7. **Building Address:** 139 W. 3rd St.
8. **Owner Name and Address:** Hardwick, Kenneth E. & Smith, Diana S., 914 D. St., Salida, CO 81201

**Parcel Number:** 380705149545  
**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** 413375 **Northing** 4265420

### 11. USGS Quad Name:

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

### 12. Lot (s):

23-26 (Part)  
**Addition:** Haskell's Addition

### Block(s):

49  
**Year of Addition:** 1881

### 13. Boundary Description and Justification:

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

## III. ARCHITECTURAL DESCRIPTION

### 14. Building Plan (footprint, shape):

Rectangular  
**Dimensions in Feet: Length** 124 **X Width** 49

### 16. Stories:

2  
**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  
 Decorative Cornice, Segmental Arch Windows, Chimney

### 21. General Architectural Description:

Two-story painted brick building with flat roof with decorative cornice with molded brick, dentils, and square panels. Short brick chimney. Second story of façade has four evenly spaced 1/1-light double-hung sash windows with segmental arch lintels. Brick sill course. The storefront has a rock-faced cornice supported by brick columns with stone capitals and bases. There is a center entrance with double paneled wood doors with ornamental glass. The area surrounding the doors is filled with beadboard and there is a rectangular light at the top. At each end of the façade there are entrances with paneled and glazed doors (the one to the east has a transom and clerestory window

and the one to the west has a wood door with louvered vent above). Between the center doors and the doors at the ends of the walls are two sets of large plate glass display windows with covered clerestory windows and brick below the windows. The west wall of the building is painted at the north end, while the remainder of the building displays red brick. The wall is two stories at the front and one story at the rear, with the roof sloping downward. There are three double-hung sash windows toward the north end of the wall on the upper story, three covered up windows near the center of the wall and a garage door-sized opening at the south end of the wall.

**22. Architectural Style/Building Type:** Late 19th and Early 20th Century American Movements/Commercial Style

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

Two small trees and replica lampposts in front of building.

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

None

#### IV. ARCHITECTURAL HISTORY

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

**Source of Information:** Sanborn ins. maps, 1909 & 1914

**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 is not present on the 1909 Sanborn map, but does appear on the 1914 Sanborn map. The footprint of the building did not change on Sanborn maps from 1914 through 1945. The building is shown with a two-story office area at the front and a one-story garage and auto sales area at the rear, followed by a one-story machine shop. The building appears much as it did in 1981.

**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/Specialty Store

**33. Current Use(s):** Unknown Use

**34. Site Type(s):** Automobile Sales and Service Building

**35. Historical Background:**

Based on an examination of Sanborn fire insurance maps, this building was built between 1909 and 1914. It is probable that the building to the east was constructed first, since it appears in 1911-12 city directory addressed as 125-27 W. 3rd Street. This building was addressed as 129-31 on all Sanborn maps.

After this building was erected it was probably used by the Salida Auto Company which was listed in the 1911-12 city directory in the building to the east (125-27 W. 3rd Street). A.B. Goddard and E.P. Wilber were the proprietors. The automobile business listed on this block used this building and the one to the east in their operation. In 1914, this building is identified as a garage, with an office area adjacent to the street and a machine shop in the rear.

The 1922-23 city directory lists the Ideal Auto Company as operating in this building and the one to the east. Jason McGowan and William Harrow were the proprietors. The firm was a dealer for Chevrolets and Studebakers and also performed repairing, battery work, and sold accessories. The Ideal Auto Repair Shop appears at this location in the 1927-28 city directory. Charles M. Proctor and Walter Snell were the proprietors. In 1922-23 Proctor had been a machinist for the D&RGW Railroad.

The 1929 and 1945 Sanborn maps show this building as an auto sales and service facility, with an office area adjacent to the street. The 1930-31 city directory lists the Ideal Auto Company at this address with Tom Irwin as the proprietor. The firm was a dealer for Willy-Knight and Overland cars.

The 1951 and 1961 city directories show the Smith Motor Company in this location. Charles F. Smith was the owner of the business which sold Studebakers. Stallsworth Motors and Economy Datsun operated out of this building and the one to the east from about 1964 to 1985.

**36. Sources of Information:**

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Salida Walking Tours.

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

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

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

Does not meet any of the above National Register criteria.

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

This building is associated with the development of automobile-related facilities in downtown Salida during the early twentieth century, having been erected to house a car sales and service business. The building reflects popular features of commercial buildings during the early twentieth century through its brick composition, flat roof, decorative cornice, segmental arched double-hung sash windows, stone shopfront cornice, brick columns, and large display windows

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

The building has been moderately altered with painting of the façade brick and stone, alteration of the central entrance, and covering of the clerestory areas.

**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 in 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):** 16: 33A, 35A; 17: 3.**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.

Resource Number: 5CF406.28

Architectural Inventory Form

Temporary Resource Number: 124

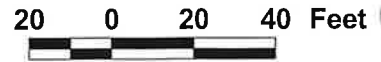
Page 4 of 4

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

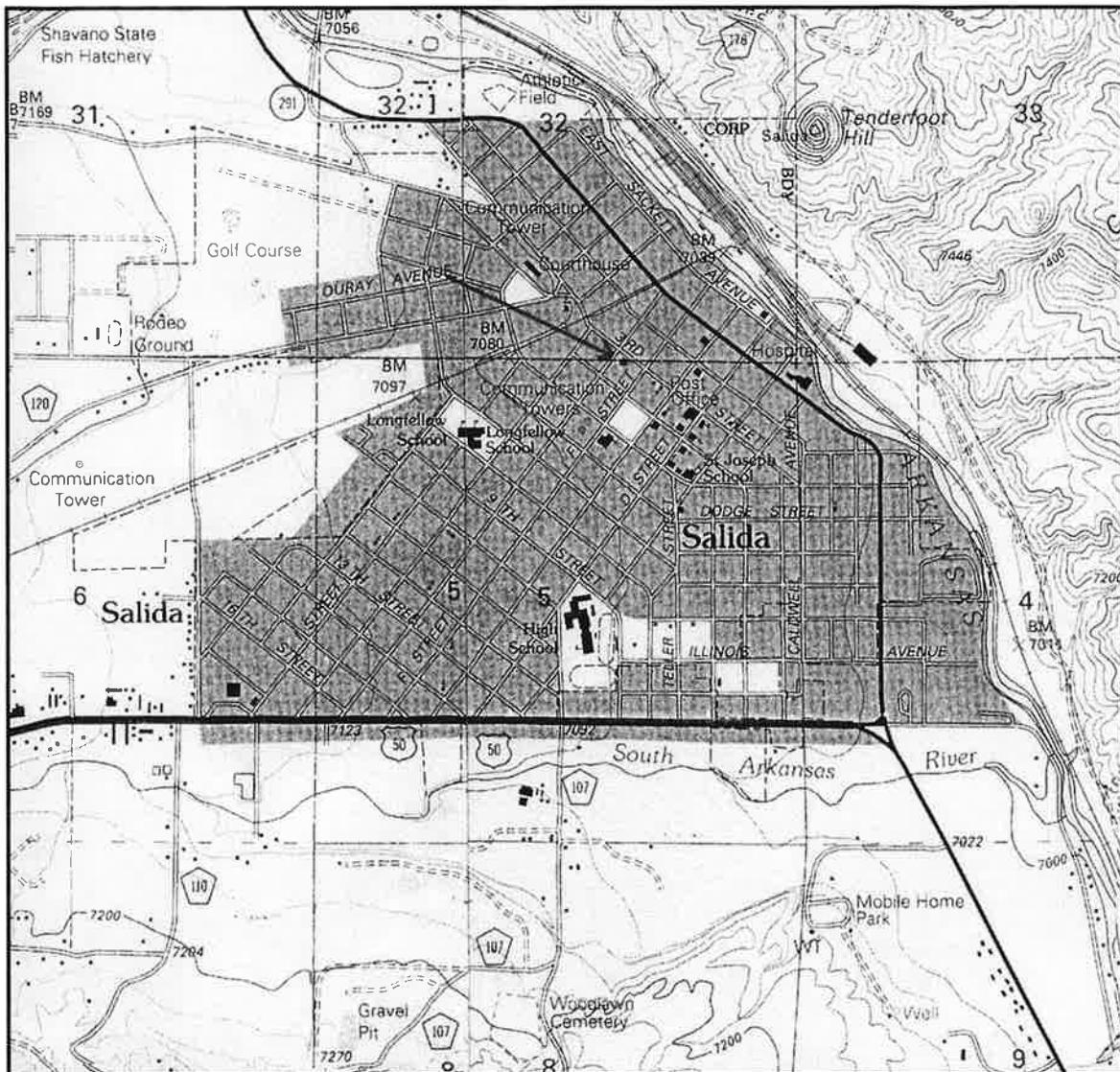


139 W. 3rd Street, 5CF406.28



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

139 W 3rd St, 5CF406.28



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