

A

PLANNING AND ZONING COMMISSION

AGENDA

DATE MAY 18, 2021

CONTINUATION MEETING

6:30 p.m. BY THE VIRTUAL LINK BELOW

**Please join my meeting from your computer, tablet, or smartphone.**

Join Zoom Meeting

<https://zoom.us/j/92863460780>

Meeting ID: 928 6346 0780

One tap mobile

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Meeting ID: 928 6346 0780

Find your local number: <https://zoom.us/u/acUW2ZpSRW>

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.
5. APPROVAL OF THE AGENDA
6. PUBLIC PARTICIPATION 5 minutes per person.
7. STAFF REPORTS:
8. UNFINISHED BUSINESS
  - 8.1 Signs-discuss final version as of May 4, 2021. The P & Z comments from May are added to the existing document concerning temporary signs and roof mounted signs.
  - 8.2 Use and definitions concerning RV parks, parking.
9. NEW ITEMS
  - 9.1 Article VI S Historic Preservation. Plus, Shirley Powell sharing Historic Preservation and the local Historic Structure registry and the potential for funding preservation projects.
  - 9.2. Review of the survey results on the Exxon Building 315 Central
10. SECTIONS UP NEXT - Article 11 Hazards, Article 16 Common Procedures, Article 15 Nonconformities.
11. ADMINISTRATIVE:
12. ADJOURNMENT

# Article 14: Signs

## Current Regulations



Dolores Land Use Code Update

February 2020 reviewed April 6 2021 , May 4 2021

**Article XIV: Signs**

**A. Signs**

**1. Purpose**

Throughout this section, regulations of size, location, illumination, etc., will encourage the communication of information and orientation for both visitors and citizens, provide for the effective identification of business establishments, minimize distractions to motorists and pedestrians while promoting visual harmony, safety and a respect for the environmental character of the community; and specifically:

- a. To enhance the economy and efforts of the Dolores Business Community by promoting the reasonable, orderly, and effective display of signs and encouraging better communication with the public,
- b. To support existing and future business ventures within the Town of Dolores;
- c. For the protection and encouragement of local tourist-related businesses for the general economic well being of Dolores;
- d. To preserve the value of private property by assuring compatibility of signage with surrounding land uses;
- e. To provide a sign code compatible with the Vision Statement of the Dolores Comprehensive Plan;
- f. To establish procedures and regulations which control the location, size, type, and number of signs permitted; and
- g. To provide an equitable mechanism whereby signs which are illegal or abandoned can be removed.

**2. Applicability**

The following regulations shall govern the placement and construction of all outdoor advertising display within the Town of Dolores.

**3. Exempt Signs**

Exempt signs shall include the following signs:

- a. Temporary (30 days or less) civic, cultural and public service window posters, when posted inside commercial establishments,
- b. Temporary (90 days or less) promotional or special sales signs, when displayed in conjunction with a commercial establishment;
- c. Temporary signs announcing the sale or leasing of a property or building shall be exempt provided they do not, individually or collectively exceed 12 sq. ft. and are promptly removed after closing of sale or leasing of the subject property;
- d. Temporary banners, streamers and window signs associated with, among other things, hunting season, Escalante Days, Color fest, and other similar events can only be displayed during such seasons or preceding such events;
- e. Traffic control signs installed by proper authorities;

**Commented [AS1]:** Commission wants to figure out enforcement practices and make sign regulations part of the business license application permit.

**Commented [AS2]: Vision Statement**  
Following a series of meetings and interviews in 1995, the Greater Dolores Action Plan Committee drafted the following Greater Dolores Area Vision Statement:  
We in the Dolores Community want to sustain our small mountain community atmosphere. We want to enhance and beautify the community with projects and recreational opportunities that harmonize with our small town character, heritage and the natural environment. Because regional growth has set its sights on Dolores, we want to actively plan for it in ways that protect those elements we hold valuable. We should seek complementary development, find appropriate places for different types of development, and manage growth where necessary. We should improve communication, and encourage everyone to be involved, responsible citizens.

**Commented [AS3R2]:**

**Commented [AS4]:** May 4 2021 The Commission discussed regulating temporary signs rather than exempting them. One solution considered is time period of individual temporary signs such as 30 days. The other was determining the set back from the curb for temporary signs. The third solution was the amount of total sign area allowed includes the use of temporary signs.

- f. Customary holiday decorations including New Years Day, Valentines Day, Presidents Day, St Patrick, Easter, First Day of Spring, Mothers Day, Memorial Day, Fathers Day, Fourth of July, Labor Day, Columbus Day, Halloween, Thanksgiving, Veterans Day, Christmas, and Hanukkah;
- g. Public information or seasonal advertising signs on public property;
- h. Non-conforming "historic" signs that have been in place for more than 50 years;
- i. One (1) 40 sq. ft. wall sign and one (1) 40 sq. ft. free-standing sign shall be allowed on property owned or used by a Church or religious organization, in all zone districts.

**4. Prohibited Signs**

Prohibited signs include the following signs:

- a. Signs employing mercury vapor, low pressure and high pressure sodium, and metal halide lighting;
- b. Signs containing statements, words, or pictures of an obscene, indecent or immoral character; and
- c. Signs advertising business, activity, product or service not conducted on the premises upon which sign is located, including billboards, but not including signs directional signs erected in accordance with all the requirements of Article V.G.5.e. Directional Signs.

**Commented [AS5]:** 1.All fixtures shall utilize one of the following bulb types: metal halide, induction lamp, compact fluorescent, incandescent (including tungsten-halogen), LED, solid state lighting, or high-pressure sodium, with a Color Rendering Index (CRI) above 70.  
From Article 12 Current outdoor design stds

**5. Permitted Signs**

**a. Wall Mounted Signs**

Wall-mounted signs and/or signs or lettering painted directly on a building shall be permitted in accordance with the following standards:

- (1) The sign shall be affixed to the facade of the building, and shall project outward from the wall to which it is attached no more than 12 inches; the bottom of the sign shall be at least eight (8) feet above the sidewalk elevation and the top of the sign shall not extend more than twenty-five (25) feet above the sidewalk elevation.
- (2) There shall be no size limit for signs or letters printed directly on, or mounted on, the exterior facade of a building.

**Commented [AS6]:** 11. Establish simple and attractive sign regulations with restricted size and lighting (no internal lighting) and number of signs per establishment. Wall signs should be architecturally compatible with building designs. Ground monument-style free standing signs are preferred. High, pole mounted signs would detract or be disruptive to canyon views and are more appropriate to metropolitan areas.  
12. Develop attractive entry signage in conformance with the design regulations.  
(Objectives for the goal to present a friendly and inviting small town.)

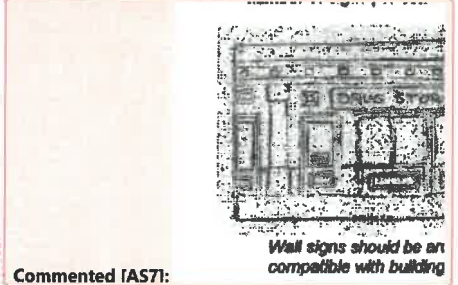
**b. Gas Stations**

Two (2) gas canopy signs identifying the brand of gasoline sold in a gasoline service station, not exceeding 16 square feet, shall be permitted on a gas canopy over gasoline pumps.

**c. Projecting Signs**

Projecting signs, including graphic or icon signs, mounted perpendicular to the building wall, in accordance with the following standards:

- (1) The signboard shall not exceed an area of twenty-four (24) sq. ft.;
- (2) The distance from the ground to the lower edge of the signboard shall be eight (8) ft. or greater;



**Commented [AS7]:**

**Commented [AS8]:** Figure out if marijuana establishment signs are not being given any hardships or perceived unfairness.

- (3) The distance from the building wall to the signboard shall not exceed six (6) inches;
- (4) The width of the signboard shall not exceed four (4) feet; and
- (5) Projecting signs shall be limited to one (1) such sign per business per street frontage.

**d. Free-Standing Signs**

Free-standing signs advertising on-site businesses or land uses may be permitted only in the CH, Commercial Highway District, in accordance with the following standards:

- (1) One (1) free-standing sign is permitted per on-site business per street frontage.
- (2) Each sign shall be limited to a maximum 20 feet in height or height of building, whichever is greater, and shall be a minimum of eight (8) feet above grade when located adjacent to or projecting over a pedestrian way and larger than two (2) square feet in area.
- (3) Each free-standing sign may have two (2) faces and a maximum area of one (1) sq. ft. per linear foot of street frontage, per street, up to 75 sq. ft., provided the two (2) faces are the same size and join back-to-back without any overlap.
- (4) Multiple signs. Whenever more than one (1) sign is placed on a free-standing structure, or on a projecting structure, the combination of signs shall be considered as one (1) sign for the purpose of computing sign area and determining the number of signs on a parcel. Total sign area shall be computed by adding the areas of the individual signs and shall not exceed 75 sq. ft. per parcel.
- (5) Signs advertising a gasoline service station shall not exceed the height of the gas canopy.
- (6) Ground signs (monument-style) may be less than eight (8) ft. in height if adequately protected by plants, landscaping, benches, etc. and the signs do not impair the vision of vehicular or pedestrian traffic.

**e. Directional Signs**

CDOT sign standards for off-highway uses are more restrictive than the town's sign standards. Citizens wishing to install signs for off-highway non-residential uses are advised to contact CDOT directly a CDOT District office in Durango, CO


**f. Roof-Mounted Signs**

Roof mounted signs shall not have their highest point more than 25 ft. above grade and not to exceed 32 sq. ft.

**6. Signs Permitted by Special Exception**

Changes to otherwise required sign standard may be approved by Special Exception pursuant to Article VI.R. and in accordance with the following standards:

**a. Historic Replica Signs**



*Ground monument-style free stand preferred. High, pole mounted sign detract or be disruptive to canyon v more appropriate to metropolitan ar*

**Commented [AS9]:**

**Commented [AS10]:** May 4 2021 Committee to consider removing this from permitted sign regulations altogether. The Commission prefers signs that are not taller than the existing structure. They also prefer some flexibility in design to prevent look alike signs.

Historic replica signs may be permitted in the CB, Commercial Business District where each of the following criteria are met:

- (1) A historic replica sign shall be located on a structure or in a district that has been historically designated pursuant to Article VI.S. of this Code;
- (2) Applications for a historic replica sign and or a reproduction will be supported by documentation evidencing the historic style, format and location of the sign to be replicated;
- (3) A historic replica sign shall replicate the style, format and location of a historic sign, but need not employ the same words, phrases or symbols; and
- (4) The Planning Commission or Town Board must find that the proposed historic replica sign contributes positively to the historic redevelopment of the town.

**b. Reproductions**

Reproductions are encourage and may be permitted in the CH, Commercial Highway District as well as the CB-1, Commercial Business District and CB-2, Commercial Business District.

**7. Illumination**

Illumination of all signs shall be in accordance with the standards in this section.

- a. The light from any illuminated sign shall be so shaded, shielded or directed that the light intensity or brightness will not be objectionable to people in surrounding areas.
- b. Neither the direct nor the reflected light from primary light sources shall create a traffic hazard to passing motorists.
- c. No sign shall have blinking, flashing or fluttering lights or other illuminating devices that have a changing light intensity, brightness or color. Beacon lights are not permitted.
- d. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
- e. Internally illuminated signs over 40 sq. ft. are required to have a dark background and light lettering.

**Commented [AS11]:** Specifically address the little flashing lights that businesses can put in the window.

**8. Sign Area Measurement**

**a. Area to be Measured**

The area of a sign shall be measured excluding the outside dimension of the frame, structure or bracing of the sign. Where a sign has two (2) or more display faces, the area of one (1) face shall be used in determining the area of the sign.

**b. Computations**

The area of a signs with or without backing shall be computed by enclosing, with the smallest single continuous perimeter, all backing, background, materials, letters, numbers or emblems, which are part of the overall display.

**9. Permits**

It shall be unlawful to erect, construct, or reconstruct any sign without first obtaining a sign permit pursuant to Article VI.U. of this Code.

#### **10. Illegal and Unused Signs**

##### **a. General**

In order to achieve the general purpose and objectives of the Ordinance as specified in Section I, it is necessary to provide for the removal of signs which are illegal, non-conforming and abandoned (non-used). Each such classification of signing involves a varying level of impact upon the general purpose and objectives of this Ordinance. The following subsections identifying circumstances under which such classifications occur and the method of correction and or disposition required.

- (1) Abandonment. Abandonment of a sign shall immediately terminate the permit for such a sign. Abandonment of a sign shall be evidenced by:
  - (a) The expiration of a Town of Dolores Business License for a business advertised on a sign by more than 30 days, or
  - (b) The cessation of business, other than the customary cessation for a seasonal business, for more than 30 days other than sale or transfer of ownership.
  - (c) When a sign has been abandoned as defined above, the Town shall send a letter requesting removal of the abandoned sign. If said sign is not removed within (60) sixty days, the town may remove the sign at the property owner's expense.
- (2) Illegal Signs. An illegal sign is any sign erected or altered after the effective date of this Ordinance and not complying with the provisions thereof.

#### **11. Existing Signs and Billboards (heading added)**

All existing wall mounted, signs directly painted on the façade, directional, projecting, free standing, or roof mounted signs shall be legal and accepted from adoption of Ordinance #436 amending sign ordinance with the exception of billboards which will be eliminated two (2) years form effective date of Ordinance #436 or on expiration of current variance whichever is first. Billboards are defined as all off premise signs.

**RV Parks REVIEWED MAY 4 2021**

Discussion: Permitting current RV parks to make them conforming and allowing an RV park as part of a manufactured/mobile home park.

Use table (draft LUC): primary use in HMU (CH), LI (IND), P1, and P2 (P)

**Table 4.1: Permitted Primary Uses**

	LLR <sup>a</sup>	new <sup>a</sup>	R1 <sup>a</sup>	new <sup>a</sup>	MRF <sup>a</sup>	new <sup>a</sup>	MHP <sup>a</sup>	CB1-2 <sup>a</sup>	CH <sup>a</sup>	LI <sup>a</sup>	new <sup>a</sup>	P1 <sup>a</sup>	R10 <sup>a</sup>	R35 <sup>a</sup>	Additional Use Limitations <sup>a</sup>
	LLR 1 <sup>a</sup>	LLR 2 <sup>a</sup>	NR1 <sup>a</sup>	NR2 <sup>a</sup>	NR3 <sup>a</sup>	NMU <sup>a</sup>	MHP <sup>a</sup>	DMU <sup>a</sup>	HMU <sup>a</sup>	IND <sup>a</sup>	P1 <sup>a</sup>	P2 <sup>a</sup>	R10 <sup>a</sup>	R35 <sup>a</sup>	
	Key: P/Permitted Use / PL/Permitted with Use Limitations / C/Conditional Use / -/Not Permitted														
with drive-thru <sup>a</sup>	-	-	-	-	-	-	-	-	P	-	-	-	-	-	
Alternative Financial Services <sup>a</sup>	-	-	-	-	-	-	-	-	P	P	-	-	-	-	
<b>Lodging<sup>a</sup></b>															
Bed and Breakfast Inn <sup>a</sup>	P	P	P	P	P	-	-	C	-	-	-	-	-	-	Sec. 4.5.B <sup>a</sup>
Boarding or Rooming House <sup>a</sup>	C	C	C	C	C	-	-	-	-	-	-	-	-	-	Sec. 4.5.B <sup>a</sup>
Hotel/Motel <sup>a</sup>	-	-	-	-	-	-	-	P	C	-	-	-	-	-	
RV Parks <sup>a</sup>	-	-	-	-	-	-	-	-	C	C	C	C	-	-	Sec. 4.5.B <sup>a</sup>
Short-Term Rental <sup>a</sup>															Sec. 4.5.B <sup>a</sup>

Options to permit current RV parks: (1) Rezone current RV parks into a conforming district, or (2) change the proposed use table to allow RV parks as a permitted or conditional use in the districts where the current parks are located.

Options to allow RV park as part of manufactured/mobile home park: allow RV parks or individual RV stalls as an accessory use in MHP districts.

**Commented [AS8]:** Commission was receptive to adding a conditional use permit for the existing RV parks and discussed the possibility of a park owned RVs in an RV park and E Garvin was going to get comparisons from other communities if available. Also, the Commission wants to look at standards specific to RV lodging for health and safety.

Are new RV Park use standards needed?

**a. Recreational Vehicle/Travel Trailer Park (current use standard)**

Recreational vehicle/travel trailer park and incidental facilities shall comply with the standards in this section.

- Such areas may be occupied only by persons using travel trailers, truck campers and tents for overnight and short duration camping (4-month maximum);
- Each space shall be at least 1500 sq. ft. in area;
- Each space shall be at least 22 ft. in width;
- Each park shall be served by central town water and sewer facilities;
- No dependent recreational vehicle, travel trailer, truck camper or tent shall be located more than 200 ft. from a water and sewage service building;<sup>1</sup> and
- Provisions shall be made for adequate all-weather walkways to each space.

<sup>1</sup> Staff and consultant are unsure what this requirement means, does anybody remember why it is in here?



### Mancos RV Park standards

(d) Recreational vehicle (RV) park.

(1) Intent. The recreational vehicle park standards are intended to:

- a. Provide adequate sites for temporary parking of recreational vehicles.
- b. Minimize the adverse impacts between and RV park and the surrounding land uses.
- c. Provide health and safety standards to protect both the users of the park and the community.

(2) Uses permitted.

a. Primary.

1. Recreational vehicles subject to the following standards:
  - i. May be occupied only for overnight and short-duration camping.
  - ii. An RV is only allowed for human habitation if located in an RV park.
  - iii. Each recreational vehicle shall display a current license plate.

2. Stand-alone tents are prohibited.

b. Accessory.

1. Caretaker's quarters, in a permanent structure only.
2. Laundry, restrooms, offices and service buildings may be provided on site, so long as the only purpose of any such use is service to residents and guests of the recreational vehicle park.
3. No temporary or accessory structures are permitted on or adjacent to individual RV spaces.

(3) Dimensional standards.

- a. RV park standards. The following dimensional standards shall be applicable to RV parks:

Parcel Size for RV Park, min.	3 acres
Separation, min.	
RV space to RV space or other non-accessory structure	10 feet
RV space to property line adjoining public street	20 feet
RV space to non-public street property line	15 feet
RV space to any stream or waterbody	50 feet
RV space to any internal road or sidewalk	5 feet
RV space to any residential zone district or use	100 feet
RV Space Size, min.	
Area	1,500 square feet
Width	22 feet
Distance from RV space to water and sewage service building, max.	200 feet

8c2

- b. Accessory structure standards. Permitted RV park accessory structures (such as caretaker's unit, laundry, service buildings) shall meet the following standards:

Minimum setback from RV spaces or property lines:	
Front	15 feet
Side	10 feet
Rear	10 feet
Height, max.	30 feet

- (4) Site development standards. A recreational vehicle park shall not be constructed, altered, or enlarged without an approved site plan as described in Section 16-19-7, Site Plan Review, that indicates how the park meets the standards of this Section and all applicable requirements of this LUC, including but not limited to:
  - a. Each site shall:
    - 1. Be designed for one (1) recreational vehicle and one (1) personal vehicle,
    - 2. Have direct access from the internal street system, and
    - 3. Have paved, ADA-compliant walkways to it.
  - b. Exterior boundaries of recreational vehicle/travel trailer parks shall be screened as follows:
    - 1. Park boundaries that abut a public street shall be designed with a ten-foot wide perimeter landscaping strip that runs parallel to the street for the entire length of the public street along the park property boundary. The perimeter landscape strip shall be planted with one (1) street tree every thirty (30) feet and other landscaping materials sufficient to reasonably screen the recreational vehicle/travel trailer park from view off-site and shall be maintained by the owner or operator of the recreational vehicle/travel trailer park.
    - 2. Interior park boundaries shall be provided with an opaque screening fence or wall that is six (6) feet in height.
  - c. Visitor parking shall be provided at a ratio of one (1) visitor space per fifteen (15) RV spaces (or fraction thereof).
  - d. Signage shall meet the requirements of Article 13, Signs.
  - e. Uses within the park shall comply with all Town ordinances, including the noise ordinance.
  - f. Lighting shall meet the requirements of Article 12, Outdoor Lighting and use dark sky full-cutoff fixture lighting that is dimmed during evening hours. Where possible, lighting shall be at ground level (such as solar-powered lights to line walkways) rather than overhead lighting.
- (5) Park infrastructure and service design standards. The following minimum infrastructure and service design standards apply to RV parks. A certificate of occupancy shall not be issued until all infrastructure and service requirements have been met:
  - a. Each park shall be served by central Town water and sewer facilities that conform to all applicable Town requirements.

8.2

- b. All utility lines, including electrical utility lines, shall be installed underground by the owner or operator of the recreational vehicle park.
  - c. All streets within the recreational vehicle park shall be private. Installation, operation, repair, and maintenance will be the responsibility of the recreational vehicle park owner or operator and shall be designed and maintained to meet minimum safety standards for use by emergency vehicles.
  - d. Where applicable, connection to existing sidewalks shall be made through sidewalks and/or trails to connect customers to Town facilities and businesses in a safe and aesthetic manner.
  - e. Twenty percent (20%) of the site shall be dedicated to open space. This shall not include roads, parking, or space around and between RV spaces. The open space area may be active or passive and shall be fully usable by park guests, meaning that it shall be:
    1. Entirely accessible by foot without significant changes in grade or terrain;
    2. Located adjacent to the main park operations. If water access is available, the open space shall be provided in a manner that buffers the waterbody;
    3. Divided into no more than two (2) separate parcels, the smaller of which contains no less than five percent (5%) of the required open space; and
    4. Not be included in any other required features of the park, such as perimeter landscaping, setback, or stormwater management.
- (6) Park operation.
- a. RV parks may operate from April 1 to November 30 each year. No RVs are allowed on site prior to 8:00 a.m. on April 1 of each year. All RVs shall be removed from the park by 11:59 p.m. on November 30 of each year.
  - b. Hours of operation shall be limited to no earlier than 8:00 a.m. and no later than dusk for recreation areas, facilities, laundry, offices, or service buildings on the lot.
  - c. The RV park owner or manager shall keep a current record of the names and addresses of the owners and/or occupants of each RV space, along with the make, model, year, and license number of each RV and motor vehicle and the arrival and departure date of each occupant. This record shall be available for inspection by the Town Administrator, or designee, upon request.
  - d. Refuse shall be stored in fly-tight, water-tight, rodent-proof, bear-resistant, and dog-proof containers. Containers shall be provided by the owner/operator in sufficient number and capacity to properly store all refuse generated.
  - e. All recreational vehicle park spaces shall be clearly numbered for proper identification.
  - f. No generators shall be operated within the park.
  - g. Park operators shall utilize dust control methods to keep dust down on gravel pads or streets within the recreational vehicle/travel trailer park.
  - h. Open fires are prohibited.

**Historic Preservation** [This section was partially funded by the State Historical Fund grant award from the Colorado Historical Society]

1. **Purpose.** The purpose of this section is to enhance our community's local resources and to promote the public interest in historic preservation through:
  - a. The protection and preservation of the Town's architectural, historic and cultural heritage, as embodied in designated historic structures, sites and districts, by appropriate regulations and incentives;
  - b. The establishment of a Town Register listing designated structures, sites and districts; and
  - c. The provision of educational opportunities to increase public appreciation of Dolores' unique heritage.
  
2. **Town Register Established.** The Town Board hereby establishes the Town Register of historic sites, structures or districts may be listed on said register only if said site, structure or district has been designated by the Town Board following recommendation by the Historic Preservation Board. All properties listed on the National or State Register are eligible for the Town Register but are not designated until approval, pursuant to this section, is obtained. Unless another Board is otherwise appointed by the Town Board of Trustees, Planning and Zoning will act as Historic Preservation Board.
  
3. **Designation of Historic Structures, Sites and Districts.** Pursuant of the procedures set forth in this section, the Town Board may, by resolution:
  - a. Designate as historic an individual structure, site or other feature or an integrated group of structures and features on a single lot or site having a special historical or architectural value; or
  - b. Designate as an historic district an area containing a number of structures or sites having a special historical or architectural value.
  - c. Each such designation shall include a description of the characteristics of the structure, site or historic district which justify its designation and a description of the particular features that should be preserved, and shall include a legal description of the location and boundaries of the historic structure, site or district.
  - d. No individual structure or site will be designated without the consent of all owners of record and the provisions of this section.
  - e. The purpose and effect of designation is:
    - (1) To assist local groups interested in preservation of physical structures, sites or districts, and to recognize locally significant structures, sites or districts;
    - (2) To provide a mechanism to educate the public on local history, development of the community, architectural styles, and housing and business development;
    - (3) To enable the owners of the property in the Town to take advantage of historic preservation programs and opportunities; and
    - (4) To make all properties listed on the Town Register eligible for such incentive programs as may be developed.

4. **Procedures for Designating Historic Structures, Sites and Districts for**

**Preservation.** A nomination for designation listing in the Town Register may be made by the Board or by any citizen by filing an application with the Zoning Administrator. The application shall be submitted at least 15 days prior to any desired agenda date. The applicant shall pay all public notice expenses, recording fees and any other fees established by resolution of the Town Board. The initial application fee is hereby established at \$75.00 dollars.

a. **Historic Preservation Board Review**

- (1) The Board shall review the designation application in a public meeting no more than 30 days after the filing of the application, or as soon thereafter as practicable.
- (2) The Board shall review the application for conformance with the established criteria for designation and with the purposes of this section.
- (3) Within 10 days after the conclusion of the public meeting, but in no event more than 30 days after the meeting, unless mutually agreed by the Board, the applicant and the owner or owners other than the applicant, the Board shall recommend either approval, modification and approval or disapproval of the application. The Board may recommend approval conditional upon the execution of certain easements, covenants, or licenses.
- (4) The Board shall forward to the Town Board in writing any recommendations as to easements, covenants, or licenses that must be met by the property owner to receive and/or maintain the designation.

b. **Town Board Review.**

- (1) The Town Board shall hold a public hearing on the designation application no more than thirty (30) days after receipt of the Board's recommendation, or as soon thereafter as practicable.
- (2) The Town Board shall review the application for conformance with the established criteria for designation and with the purpose of this section.

c. **Owner Notification.** When a structure, site or historic district has been designated as provided herein, the Zoning Administrator shall promptly notify the record owners of the property, according to the County Assessor's records or other available information, and record the designation with the County Clerk and Recorder.

d. **Limitation on Resubmission and Reconsideration of Proposed Designation.**

Whenever the Town Board disapproves a proposed designation, no person shall submit an application that is the same or substantially the same for at least one (1) year from the effective date of the final action on the denied application.

5. **Criteria for Designation.** The Historic Preservation Board and Town Board will consider the following criteria in reviewing nominations of properties for designation:

a. **Structures.** Structures must be at least fifty (50) years old and meet one (1) or more of the following criteria for architectural, cultural or geographic/environmental significance. A structure can be exempted from the age

standard if the Town Board finds it to be exceptionally important in other criteria. Information contained in the "Historic Building/structure Survey, Town of Dolores, Colorado", November 1997, provides one (1) source of information to be considered in the evaluation of eligibility for historic designation.

b. **Architectural, Cultural or Geographic/environmental Criteria.** Historic structures or sites shall meet one (1) or more of the following criteria in order to be considered for designation.

(1) **Architectural**

- (a) Exemplifies specific elements of an architectural style or period;
- (b) Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally;
- (c) Demonstrates superior craftsmanship or high artistic value;
- (d) Represents an innovation in construction, materials or design;
- (e) Represents a built environment of a group of people in an era of history;
- (f) Exhibits a pattern or grouping of elements representing at least one (1) of the above criteria; or
- (g) Is a significant historic remodel?

(2) **Cultural:**

- (a) Is a site of an historic event that had an effect upon society;
- (b) Exemplifies cultural, political, economic or ethnic heritage of the Town; or
- (c) Is associated with a notable person or the work of a notable person?

(3) **Geographic/Environmental:**

- (a) Enhances the sense of identity of the Town; or
- (b) Is an established and familiar natural setting or visual feature of the Town?

(4) **Prehistoric and historic archaeological structures or sites.** Prehistoric and historic archaeological structures or sites shall meet one (1) or more of the following:

- (a) Exhibits distinctive characteristics of a type, period or manner of construction; or
- (b) Is a unique example of structure;
- (c) Has the potential to make an important contribution to the knowledge of the area's history or prehistory;
- (d) Is associated with an important event in the area's development;
- (e) Is associated with a notable person(s) or the work of a notable person(s);
- (f) Is a typical example or is associated with a particular ethnic or other community group;
- (g) Is a unique example of an event in local history; or
- (h) Is geographically or regionally important.

c. **General Criteria.** Each property will also be evaluated based on physical integrity using the following criteria (a property need not meet all the following criteria):

- (1) Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation;

- (2) Retains original design features, materials and/or character;
- (3) Is in the original location or same historic context, if it has been moved;
- (4) Has been accurately reconstructed or restored.

**6. Historic Districts**

- a. For the purposes of this section, a district is a geographically definable area including a concentration, linkage or continuity of sites, buildings, structures and/or objects. A district is related by a pattern of either physical elements or social activities.
- b. Significance is determined by applying criteria to the pattern(s) and unifying element(s).
- c. Nominations will not be approved unless the application contains written approval from owners of at least 70 percent of the properties within the district boundaries.
- d. Properties that do not contribute to the significance of the historic district may be included within the boundaries as long as the noncontributing elements do not noticeably detract from the district's sense of time, place and historical development. Noncontributing elements will be evaluated for their magnitude of impact by considering their size, scale, design, location, and/or information potential.
- e. District boundaries will be defined by visual changes, historical documentation of different associations or patterns of development, or evidence of changes in site type or site density as established through testing or survey.
- f. When districts are designated, applicable design guidelines and other appropriate restrictions may be included as part of the designation.
- g. In addition to meeting at least one (1) of the criteria outlined in Article VI.S.6.h., below, the designated contributing sites and structures within the district must be at least fifty (50) years old. The district could be exempt from the age standard if the resources are found to be exceptionally important in other significant criteria. Each historic district shall meet one (1) or more of the following criteria:

(1) **Architectural:**

- (a) Exemplifies specific elements of an architectural style or period;
- (b) Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally;
- (c) Demonstrates superior craftsmanship or high artistic value;
- (d) Represents an innovation in construction, materials or design;
- (e) Represents a built environment of a group of people in an era of history;
- (f) Exhibits a pattern or grouping of elements representing at least one of the above criteria; or
- (g) Is a significant historic remodel.

(2) **Cultural:**

- (a) Is the site of an historic event that had an effect on society;
- (b) Exemplifies cultural, political, economic or social heritage of the community; or
- (c) Is associated with a notable person(s) or the work of a notable person(s).

- (3) **Geographic/environmental**
  - (a) Enhances the sense of identity of the community; or
  - (b) Is an established and familiar natural setting or visual feature of the community
  
- (4) **Archaeology/subsurface**
  - (a) Has the potential to make an important contribution to the area's history or prehistory;
  - (b) Is associated with an important event in the area's development;
  - (c) Is associated with a notable person(s) or the work of a notable person(s);
  - (d) Has distinctive characteristics of a type, period or manner of construction; and
  - (e) Is of geographical importance.

7. **Review of Alterations.** The owner is requested to consult with the Historic Preservation Board before making any alteration. The Board shall determine if the alteration is compatible with the designation. Property owners making alterations or constructing new buildings adjacent to registered building, landmarks, or districts are requested to consult with the Historic Preservation Board prior to beginning construction. For the purposes of this section, the term "alteration" shall mean any proposed modification to a designated historic site, structure or district that could have an affect on the character of the historic resources relative to the criteria by which it was designated. Examples of alterations for structures may include additions, any exterior modifications, including signage to be affixed to the facade, and any interior modifications that may affect the characteristics for which the structure was designated. The Historic Preservation Board shall make its review in a timely manner.

a. **Criteria to Review Alterations.** In reviewing a proposed alteration, the Historic Preservation Board shall consider the project in terms such as design, finish, material, scale, mass and height. When the subject site is in an historic district, the Historic Preservation Board must also find that the proposed development is visually compatible with the development on adjacent properties, as well as any guidelines adopted as part of the given Historic District designation. For the purposes of this section, the term "compatible" shall mean consistent with, harmonious with, and/or enhances the mixture of complementary architectural styles, either of the architecture of an individual structure(s) or the character, of the surrounding structures. The Historic Preservation Board will use the following criteria to determine compatibility of a proposed alteration:

- (1) The effect upon the general historical and architectural character of the structure and property;
- (2) The architectural style, arrangement, texture and material used on the existing and proposed structures and their relation and compatibility with other structures;
- (3) The size of the structure, its setbacks, its site, location and the appropriateness thereof, when compared to existing structure and the site;



- (4) The compatibility of accessory structures and fences with the main structure on the site, and with other structures;
- (5) The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done;
- (6) The condition of existing improvements and whether they are a hazard to public health and safety; and
- (7) The effects of the proposed work upon the protection enhancement, perpetuation and use of the property.

8. **Revocation of Designation.** If a building or special feature on a designated site has been altered in such a way so as to negate the features necessary to retain designation, the owner may apply to the Historic Preservation Board for a revocation of the designation or the Historic Preservation Board shall recommend revocation of the designation to the Town Board in the absence of the owner's application to do so.

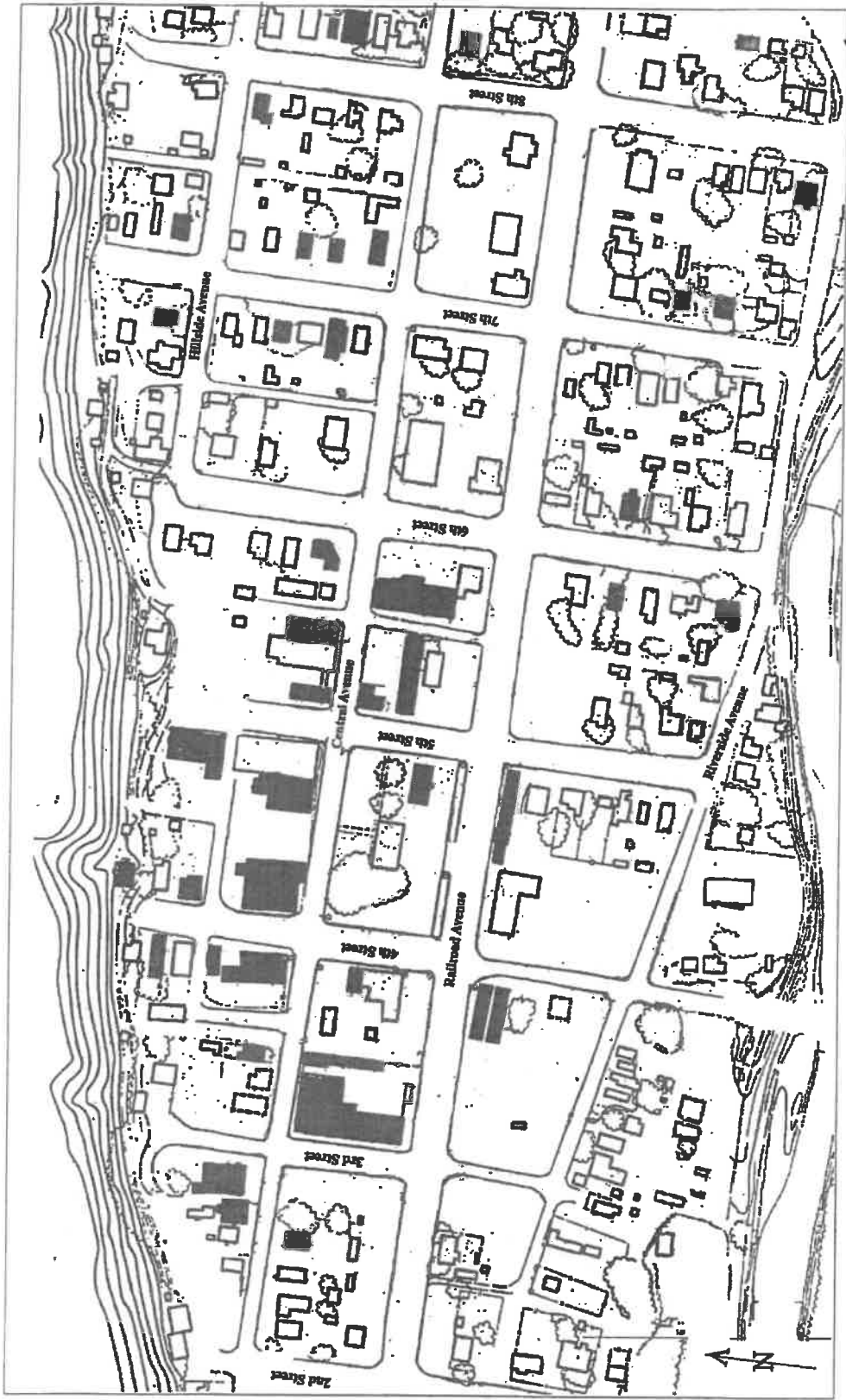


Figure 8: Map of Dolores Town Center. Historic buildings shaded

Dating

The commercial buildings in Dolores fall into two separate dating ranges. The first series of buildings are wood frame and masonry structures built between 1891-1920. These buildings are generally related to the Railroad Era in Dolores and the towns early history. Buildings that fall in this dating range include Exon Mercantile, Bopp Building, part of Rumors Building, The Hollywood Bar, The Rio Grande and Southern Hotel (discussed under previously recorded sites), the West Fork Gallery, Arnold and Son, Superior Interiors, The Flower Pot, and The Ginger Jar. These buildings functioned originally as restaurants, saddle shops, general stores, offices, hotels, and railroad warehouses (Figures 4-5, 9-11).

The second set of dated sites include commercial buildings built between 1920-1948. These buildings are primarily concrete or wood frame with stucco on the exterior and represent the evolution of Dolores from a Railroad Boom Town to a more modern automobile based town (Figure 7, 12-14). These buildings include the Del Rio Hotel, The Hensen Building, The Lilly Building, Gaines lumber Office, the Dolores Food Market, Kinkade Chevrolet, Dolores Dodge Garage, and Webb Ford. The buildings represent modern supermarkets, clothing stores, hotels, lumber yards, post offices, and automobile dealerships

Architectural Styles

Th architectural styles of the commercial buildings in Dolores are related to the date ranges noted above, but there is also some overlap in dating of certain styles. Most of the early buildings in Dolores (1891-1920) are representative of the 19th Century Commercial Style. a Guide to Colorado Architecture (Pearce 1982:71) defines this style as follows:

"19th Century Commercial Structure are usually considered "Italiante" in style. However, the variety of detailing not associated with Italiante makes it difficult to name a correct style. These commercial buildings have been divided into four categories: the single store front, generally 25 ft wide with one entrance; the double storefront with a width of 50 ft or more and with two or three entrances; the corner building which may have entrances on two sides and detailing on two facades; and the commercial block which generally covers a large area with multiple entrances.

Most 19th century Commercial buildings are two or three stories, with a flat roof and a variety of ornamental detailing. The "textbook" storefront has a recessed central entrance flanked by large display windows with kickplates, clerestories, and transoms....."

The commercial buildings from Dolores early history follow this 19th Century Style or the Vernacular Wood Frame False Front Commercial style which is also a common local style of construction in Colorado. False front commercial buildings in Dolores include the West Fork Gallery, Arnold and Son, Gaines Lumber Office, Superior Interiors, Flower Pot, and Ginger Jar. These styles were used commonly on the railroad and feed warehouses in Dolores. Elements of the earlier 19th Century Commercial style are found on some buildings, but this style is defined fairly strictly in a Guide to Colorado Architecture (Pearce 1982:20 as follows:

Elements of the earlier 19th Century style are present in the brick and stone storefronts of the Exon, Bopp, Hollywood Bar, and C.W. Lilly buildings. These have recessed entry ways, and transomed store fronts. The Hollywood Bar even has a late-19th Century style pressed tin entablature (or cornice) above it's entryway. By the turn-of-the-century there was a transition of architectural styles and it appears that rural interpretations of commercial architectural styles were being made in Dolores from pattern books, catalogs, and other picture sources. This may explain the mix of elements found in many of the early commercial buildings found in the towns business district.

Later commercial architecture in Dolores beginning in the 1920s is primarily representative of the 20th Century Commercial Style in stucco or brick (C.W. Lilly, J.J. Harris Bank). This is defined by Pearce (1982) as:

"20th Century commercial structures are generally one to five stories, with flat or slightly pitched roofs. Often constructed of blond or light colored brick, these buildings have very little ornamentation other than some decorative brickwork along the cornice or a parapet. In some smaller towns, 20th century commercial buildings retain some elements of 19th century commercial structure, particularly recessed entrances, clerestories, and transom windows."

Other examples of more modern commercial architectural styles are found in Dolores rendered in concrete block and poured concrete. These buildings have Art Deco elements and other details from Art Moderne architecture. The three automobile dealership buildings in Dolores and the food market all show influences from these later modern styles (Figures 13 & 14). An unusual architectural style from this era is the Colorado Alpine Vernacular form of the Del Rio Hotel which shows an influence from eastern European architectural style (Figure 12).

Other architectural styles represented in the towns early commercial buildings include Vernacular Wood Frame. This style is reflected in the Rio Grande and Southern Hotel (originally identified as Queen Anne Style), and in the Old Germany Restaurant which is a turn-of-the-century home recently converted into a business.

District Potential

In the center of Dolores there is an area that can be defined as a business district based on the dominance of commercial buildings between 3rd Street and Sixth Street and Central Avenue to Railroad Avenue. This represent a conscious effort to lay out a business district by the Town founders in 1891. The business district has lost some of it's historic properties over the years, but there has been a minimum of in-fill with modern buildings. There are 19 buildings that fall within the business district that are 50 years or older (or partially that old). These buildings represent the Railroad Era and the Early Auto Era, and form a cohesive district that is recommended as eligible for inclusion in the National Register of Historic Places as a Historic District.

9.2

## **SMT5713-Traditional Charm Antiques/Exon Building, 315 Central Avenue**

### Architectural Description

The Exon Building is an example of the early 19th Century Commercial Architectural Style with simple ornamentation found commonly in Colorado. This building has a brick facade and ashlar stone masonry walls. The one story building contains elements of the 19th Century Commercial Style in it's facade that has a recessed entrance with dual entry doors and transomed glass storefront. This example of the "American Commercial Style" first developed in Chicago in the 1870s-1880s, has vernacular or simple proportions suggesting it may have been 'reinterpreted' by a local builder from a photo or "plan book". The building has a slightly pitched flat roof with a parapet that steps down to the north. This roof is covered with rolled composite roofing, and a protective coating. A simple corbeled cornice is present on the brick facade.

The building has a rectangular ashlar stone masonry addition added to the northwest corner. The building retains it's original meat locker in the northeast corner of the building. This facility has an oak front which was visible from inside the store. On the east side of the building, a conveyor set-up and large door are present which functioned to transport the livestock carcasses into the facility. Other original store fixtures remain in the building such as display cases, and shelving. A corrugated tin ceiling is present inside.

The building has it's original glass front double entry doors. Original double hung sash divided light windows remain on the east side and back portions of the building. Distinct arched brick lintels are present over the windows. Sandstone thresholds were used for the windows. Theses thresholds were also used in the front facade, which also used sandstone for a footing for the brick facade. A recent shed roof porch has been added to the back.

A corrugated tin sided barn is present on the northeast corner of the lot that is directly behind the building. This barn was apparently related to the meat market and mercantile and may have functioned for storage, or to house livestock. This barn is pictured on the 1910, 1919, and 1939 Sanborn maps, and is probably the barn described as being constructed in a 1906 newspaper article (see below).

The Exon Building is very original and in good condition. The facade needs to be painted, as does the trim around the doors and windows on the sides and back. Some repointing of the brick and stone is also required.

### History

This building was built in 1906-1907 for the Exon and Rush Meat Market and Mercantile. This business was one of the earliest businesses in Dolores, and was located in a different building beginning in the mid-1890s. Prior to moving to the present building Exon and Rush had an established meat market located on Central Avenue between 4th and 5th Streets. An 1897 Silver Star Newspaper advertisement indicates they dealt in wholesale and retail sales of fresh meat, butter, and eggs. They also carried a fine line of honey. After moving to it's present

location the Exon and Rush Mercantile continued to offer high quality meat in addition to groceries and dry goods. The partnership between Exon and Rush dissolved in the 1910s. Many details about the construction and early history of the building are found in reports in the Dolores Star Newspaper (see below ).

The Exon Mercantile served the people of Dolores for many years with it's fine meat market, and line of groceries and dry goods. In 1967 Larry Pleasant purchased the building and ran the Dolores Star Newspaper from this location for many years. He also had an antique store in the building. In 1995 the building was sold to Craig and Terry Ambrosiani who continue to operate an antique store from the location.

W.J. Exon is listed as the Town Treasurer in the 1910 Colorado Business Directory. According to the 1938 Who's Who in Colorado, William J Exon was born in Wabunsee County, Kansas, May 17, 1873. Sometime after this his family moved to southwest Colorado and he was educated in the Mancos public schools. In August of 1898 he married Ida Lanth in Cortez. They had two daughters Betha May, and Alice L. Hyde. In 1893 Mr. Exon was a photographer in Durango. He started the Exon and Rush Meat Market in Dolores. He served on the Dolores town board for 20 years; was director of the Summit Reservoir & Irrigation Company; and served on the school board. He Was involved with the Chamber of Commerce; and AF and AM 32; 1st Master of Lodge No. 1. His hobbies included fishing and hunting.

Newspaper Accounts

July 29, 1897, Dolores Star

Exon & Rush are erecting a new barn just back of the meat market on Main Street.

October 21, 1897, Dolores Star

Exon & Rush have almost completed enclosing their lot back of the meat market with a high board fence.

December 9, 1897, Dolores Star

Exon & Rush are erecting an addition to their meat market building, which they will use for an ice house.

December 16, 1897, Dolores Star

Exon & Rush are building a new 14 x 4 slaughter house and pens to correspond on the opposite side of the river from town.

June 2, 1898, Dolores Star

Exon & Rush have lately made some great improvements in their meat market. They

have put in a large sausage machine and a new set of scales. Their ice chest is now one of the finest in this part of the state and they keep their meats cool and clean with but little work. It will pay you to call and visit their market.

October 13, 1899, Dolores Star

Henry Abeln and H.H. Jones are at work remodeling the front of Exon & Rush's meat market. The stairway will be taken out and put up on the east side of the building, another window put in the upstairs front and the lower windows enlarged. It will make a very neat front and add much to the appearance of the building.

May 3, 1901, Dolores Star

Exon & Rush are building a smoke house back of their meat market. It will be of stone and fire proof.

May 31, 1901, Dolores Star

Exon & Rush have their stone smoke house completed and were smoking a lot of pork yesterday. It is an up-to-date affair and ought to do good work. Henry Lupke is the artist who did the mason work on it.

October 11, 1901, Dolores Star

Exon & Rush are erecting a granary and wagon shed at their slaughter house, and making some other improvements.

November 21, 1902, Dolores Star:

Two neat rooms have been put in over the Dolores Meat Market and will be occupied as an office by Dr. C.A. Newland. H. Abeln did the carpenter works and E.L. Wilber the papering.

April 24, 1903, Dolores Star

The west window in Exon & Rush's meat market is being fixed up in neat style and that part of the market will be occupied by S.M. Caldwell for a jeweler's shop.

August 12, 1904, Dolores Star

Exon & Rush are making arrangements to have an office built in the front of their meat market.

September 15, 1905, Dolores Star

Exon & rush are excavating for the basement of the new meat market.

September 22, 1905, Dolores Star

Exon & Rush are pushing the excavating for their new meat market. The contract for the stone work has been let to Ike Stevens, who will begin work next week.

December 1, 1905, Dolores Star

Exon & Rush unloaded a car of lumber for their new building Wednesday.

February 2, 1906, Dolores Star

Exon & Rush are building a red barn on the back of their Fourth Street property. Henry Ablin is the head carpenter.

July 6, 1906, Dolores Star

Exon & Rush have decided to finish their building with stone. The contract has been let to Ike w. Stevens and work will begin at once. This firm is also taking out stone for an engine and boiler room and sausage house.

July 13, 1906, Dolores Star

The masons are getting out stone for Exon & Rush's new meat market.

July 27, 1906, Dolores Star

Ike Stevens and Chris Wilkerson are laying stone on the Exon & Rush building.

August 24, 1906, Dolores Star

The workmen on the Exon & rush building have installed a car and track for the purpose of conveying stone to the masons. Great improvement over the old wheelbarrow method.

August 31, 1906, Dolores Star

Exon & Rush put the roof on their new sausage house Wednesday.



September 28, 1906, Dolores Star

The west wall of the main structure of the Exon & Rush Meat Market is completed to the ceiling joist.

November 9, 1906, Dolores Star

The stone work of Exon & Rush's building is nearing completion, and the carpenters are busy on the woodwork. This will be a thoroughly modern meat market when completed.

December 14, 1906, Dolores Star

Ike Stevens and Crist Wilkerson finished the stone and brick work on the Exon & Rush building Monday and on Wednesday left for Lone Dome to finish plastering Mr. Bradfield's new house. After finishing this job Mr. Stevens will go on to Camp Snyder to look after his mining property and Mr. Wilkerson will return and plaster the Exon & Rush building.

February 8, 1907, Dolores Star

The painter, carpenters, and gasoline light man are all busy in Exon & Rush's new meat market. This building will soon be ready to move into and is one of the most substantial buildings in Colorado. The main building is 50 x 75 feet with a basement the same size, the sausage house is joined to the main building on the back. The walls are stone and the floors of the basement and sausage house are concrete. The building will be lighted with eight 50-0-candle-power gasoline lights. The ice box is located in the back part of the main building and a track will be run from the box to the street upon which the meat which is hauled in from the slaughter house will be carried from the wagon to the box through the side doors. No expense is being spared, and everything needful for convenience or to save labor is being installed.

March 8, 1907, Dolores Star

Exon & Rush moved into their new meat market the first of the week. Dolores can now boast of an as up-to-date market as can be found in the state.

March 29, 1907, Dolores Star

Exon & Rush received a slab of Italian marble the first of the week and have placed it on their meat counter, improving the looks of the same very much.

June 7, 1907, Dolores Star

Ike Stevens is building an addition to the back of Exon & Rush's new meat market. It will be used for a smoke house.

May 8, 1908, Dolores Star

Exon & Rush are beautifying their meat market with a new steel front. H.H. Jones is doing the work.

May 20, 1910, Dolores Star

Exon & Rush had a phone put in their place of business by the San Juan & Dolores people yesterday.

April 12, 1957, Dolores Star

Know Dolores: And Those Who Serve You

William Exon started one of Dolores's first businesses as a small meat market in 1896. With his partner J.M. Rush they moved to a building (where the Hollywood Bar stood in 1957) on Central Avenue. The Exon and Rush Mercantile built a new building on the corner of 4th and Central in 1906-1907. After approximately ten years in this location the partnership was dissolved and the business became known as Exon Mercantile. The store offered a complete line of merchandise in the dry goods, grocery, and light hardware lines. The store was known for it's high quality meats, and William Exon was the butcher. As of 1957 the store only carried groceries. The store served as the collection agency for the Empire Electric Association, and the Highland Utilities before this.

**5MT13047-Del Rio Hotel, 401 Central Avenue**

Architectural Description

The architectural style of the hotel is best described as Alpine Vernacular. The building is a Colorado Alpine form, adapted for the climate, in low, long, flat elevations, small windows, and steep roof pitch. The style borrows many elements from Central European motifs found in Germany, Austria, Switzerland, etc. The structure resembles in some respects a Swiss chalet or hostel, and some of the local oral history regarding the building indicates the builders wanted to replicate the feel of a Swiss hostelry. In some respects it's simple ornamentation may be related to the fact that it was constructed during the Great Depression of the 1930s when resources and funding were limited. It's stucco exterior was mandated by an ordinance passed by the Town of Dolores for all new construction to be stucco covered for fire safety.

The Del Rio Hotel is a large three story wood frame building with a stucco exterior and

**Resolution # 152, 1998 Series**

**A RESOLUTION DESIGNATING  
THE EXON MERCANTILE BUILDING LOCATED  
AT 315 CENTRAL AVENUE  
AS A HISTORIC STRUCTURE ON DOLORES'  
HISTORIC REGISTER.**

*WHEREAS, under the provisions of the Dolores Municipal Code, the Dolores Board of Trustees may designate historic structures within the Town of Dolores; and*

*WHEREAS, the Exon Mercantile Building was built in 1906-1907 for the Exon and Rush Meat Market and Mercantile. This business was one of the earliest businesses in Dolores. Prior to moving to the present building, Exon and Rush had an established meat market located on Central Avenue between 4<sup>th</sup> and 5<sup>th</sup> Streets. The Exon Mercantile served the people of Dolores for many years with its fine meat market and line of groceries and dry goods. With these factors, the Exon Mercantile Building has been considered for the Dolores Historic Registry.*

***NOW, THEREFORE, THE TOWN OF DOLORES HEREBY RESOLVES to list the Exon Mercantile on the Dolores Historic Register.***

*This Resolution was duly adopted by a majority of the Dolores Board of Trustees after a public hearing held December 14, 1998, after being published as required by Dolores Municipal Code.*

*AYES*     7          *NAYS*     0    

\_\_\_\_\_  
*Shirley Powell, Mayor*

\_\_\_\_\_  
*Historic Preservation Board*

*Attest:*

\_\_\_\_\_  
*Debbie Rantz, Town Clerk*