



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Historic Advisory Board

FROM: Zach Higgins, AICP, Community Development Director
Alexandra Cramer, Planner/Project Manager

DATE: May 13th, 2024

SUBJECT: Certificate of Appropriateness – 286 Main Street

SUMMARY

The property owner, Linda Bulmer, has put forth a Certificate of Appropriateness to be considered by the Historic Advisory Board for 286 Main Street, also known as The Nest. The work to be considered is reroofing on a locally historic designated property.

It's important to note that this reroofing is necessitated by hail damage incurred during last year's storms. The owner intends to replace the roof with identical roofing material currently in place, maintaining its onyx color with asphalt shingles. The owner has provided a physical sample to be reviewed by the HAB.

Included below is the relevant language from the code regarding the procedure for a Certificate of Appropriateness.

Per the adopted Historic Preservation Code update, Chapter 16 Section 11-40. Alterations to Properties and Historic Districts on the Town's Historic Register:

1. Requirements

- a. A Certificate of Appropriateness issued by the HAB is required before carrying out any new construction, alteration, relocation, or demolition involving the exterior of any Historic Property or Property within a Historic District (including Non-Contributing Properties).*
- b. A Building Permit will not be issued for any new construction, alteration, relocation, or demolition involving the exterior of any Historic Property or Property within a Historic District (including Non-Contributing Properties) without obtaining a Certificate of Appropriateness as issued by the HAB.*



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

c. No person shall receive a building permit for any Building, Structure, Object, or other feature on a Site or element of a district when an application for historic designation under Section 16-11-30 is pending for such property.

2. Application

a. A Certificate of Appropriateness request for alteration shall be initiated by the Owner(s). Such application shall be submitted to the Town for consideration on a form provided by the HAB.

b. If the Town determines the Certificate of Appropriateness application is complete, the Town shall promptly refer the application to the HAB. If the Town determines the application is incomplete, the Applicant shall be advised of the reasons in writing within 30 days of submittal.

3. Certificate of Appropriateness for alteration Hearing. Within 45 days after a Certificate of Appropriateness application is determined complete by the Town, or within a time frame agreed upon by the Applicant and the Town, a public hearing shall be held by the HAB. Such notice and hearing shall be conducted in conformance with the procedures set forth in Section 16-11-30, Subsections 2(a)-(c).

4. Review Criteria

a. Compliance with the Town of Elizabeth Design Review Standards & Guidelines adopted by the Town and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

b. For Non-Contributing Properties within a Historic District: i. Compatibility with the Property's current design, materials, features, size, scale and proportion, and massing; or ii. Compatibility with the Historic District's design, materials, features, size, scale and proportion, and massing.

c. Infill Construction within Historic Districts shall be differentiated from the Historic Properties but be Compatible with the historic materials, features, size, scale and proportion, and massing to protect the Integrity of the Historic District and its environment.

5. HAB Review



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

- a. At a public hearing, the HAB shall approve, approve with conditions, or deny the proposed application and shall issue written findings based on the application's conformance with the established criteria and with the purposes of this Article XI.*
- b. If the HAB approves or approves the application with conditions, the HAB shall issue and send a Certificate of Appropriateness to the Applicant, and a copy of such to the Community Development Director, the Building Official, and any other person who has requested in writing to receive the same within 30 days. If approved with conditions, such conditions shall be stated in writing in the Certificate of Appropriateness.*
- c. If the HAB denies the application, the HAB shall notify, in writing, the Applicant, the Community Development Director, the Building Official, and any other person who has requested in writing to receive the same within 30 days of such denial. Such denial shall state the reasons for the denial and the procedures for appeal to the Board of Trustees.*
- d. HAB may continue the hearing and request additional information from the applicant so long as the continued hearing date is within 30 days or as expressly agreed to by the Applicant.*
- e. The Applicant may resubmit an amended application or reapply for a building permit that takes into consideration the recommendations of the HAB or appeal the denial to the Board of Trustees. f. If an application for a Certificate of Appropriateness is denied, no person may submit a subsequent application for the same Alteration or Construction within one year from the date of the final action upon the earlier application.*

6. Appeals

- a. If a Certificate of Appropriateness is denied by the HAB, the Applicant may appeal the denial to the Board of Trustees by filing a written notice with the Town Clerk within 15 days after receipt of the HAB's denial.*
- b. Within 45 days after an appeal is received by the Town Clerk, or within a time frame agreed upon by the Applicant and the Town, a public hearing shall be held by the Board of Trustees.*
- c. Notice of the Board of Trustees consideration of the appeal and hearing shall be provided in accordance with Section 16-11-30, Subsections 2(a)-(c), except the Town Clerk shall perform the responsibilities of the Secretary.*



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

d. The Board of Trustees shall review the appeal for a clear error made in the application of the applicable code criteria.

e. If the Board of Trustees affirms the HAB's denial of the application, then the applicant may apply for a certificate of economic hardship.

Items to consider during the HAB review include:

The Town of Elizabeth Design Review Standards & Guidelines Chapter 5, Section 3, G. Exterior Building Materials 1. Intent states, *"To encourage use of natural and/or natural-appearing materials that complements the architectural style and features of a building and its environment."* 2. Design Standards and Guidelines states:

- a. Materials should be natural or naturally appearing, and architectural grade in quality.*
- b. Materials and textures should highlight, complement, and coordinate building elements.*
- c. Varying combinations of compatible materials, textures, and colors are encouraged.*
- d. Potential for glare from any shiny surfaces shall be minimized; matte finish may be beneficial.*
- e. Wood siding should be 'tight knot' or clear-grade, and milled from lumber with natural resistance to decay and weathering.*
- f. Composite or laminated wood products are encouraged.*
- g. Trim-work should be tight-knot or clear-grade milled lumber or paintable-grade composite material.*
- h. Where used on visible façades materials shall be architectural grade.*
- i. Materials shall be texture and color coordinated with other building and site materials.*
- j. Decorative masonry patterns are encouraged.*
- k. Metal Buildings shall be discouraged.*
- l. Metal buildings shall have compatible materials appropriate to the architecture and design. Should be limited to accent or trim elements.*
- m. Cut-stone and faux-stone veneer can provide an attractive building accent or detail.*
- n. Prohibited exterior materials include, but are not limited to:*
 - Excessively tinted glass;*
 - Rippled glass;*
 - T-111 or other striated plywood, unless utilized for limited accents;*
 - Plywood and Particle Board;*
 - Corrugated fiberglass (walls and roofs, including porch roofs and/or overhangs);*
 - Crushed colored rock;*
 - Crushed tumbled glass; and*



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

- *Nondurable materials.*

H. Exterior Building Colors

1. Intent: To promote the compatibility and coordination of buildings within a development and/or with neighboring buildings.

a. Building color, in combination with materials, should highlight and coordinate building elements and materials.

b. Use of complementary body and trim colors is preferred.

c. Compatibility with neighboring buildings should be considered.

d. Flat paint should be utilized. Semi-gloss should be reserved for minor trim elements. Gloss paint should be avoided.

e. Excessively bright, garish, and fluorescent colors shall be avoided.

f. Owners of historic properties are encouraged to utilize a color scheme compatible with the historic character of the building.

Section 4: Historic Buildings

1. Intent: To recognize historic non-residential buildings as significant community assets and promote the preservation and/or restoration.

2. Design Standards and Guidelines:

a. Rehabilitation and restoration projects shall preserve the distinctive architectural character and material qualities of the building.

b. Historic societies or related resources should be consulted for technical assistance related to historic structures and development adjacent or near to historic buildings or districts.

c. Additions to historic buildings shall be limited, and located as inconspicuously as possible. Where made, additions shall be compatible with the original architectural style and features of the building.

d. Infill development proximate to historic buildings shall be compatible with the scale, architectural qualities, and traditional uses of historic buildings. Page | 28

e. The Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) may be additionally utilized for guiding the preservation, rehabilitation and restoration of historic buildings.

STAFF RECOMMENDATION



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

Staff recommends that the Historic Advisory Board review the provided Certificate of Appropriateness and approve, approve with conditions, or deny the proposed application.

ATTACHMENTS

286 Main Street Certificate of Appropriateness Application

Excerpts from the Town of Elizabeth Design Guidelines

RECEIVED

APR 29 2024

Town of Elizabeth

**TOWN OF ELIZABETH**

COMMUNITY DEVELOPMENT DEPARTMENT

Certificate of Appropriateness Application

Contact Info	Property Owner		Applicant (If different from property owner)	
	Name Linda Bulmer			
	Address Jennifer Fleming			
	Address 286 Main St			
	Zip 80107			
	Phone (303) 550-7051			
	Email bulmerhome@yahoo.com			
<i>The applicant will be the primary contact unless otherwise noted.</i>				
Property Info	Property Address			
	Parcel No 8418102007 I don't know			
	Legal Description Section: 18 Township: 8 Range: 64 Subdivision Elizabeth original blk			
	Property Size		Zoning	
Project Information	General Information			
	Name of structure The Nest Elizabeth			
	Short description of the proposed work Roof Replacement from Hail damage color Onyx Asphalt shingle			
	Type of Historic Registry (check one) <input type="checkbox"/> National <input type="checkbox"/> State <input checked="" type="checkbox"/> Local			
	Scope of work (Mark all that apply and attach a detailed description as Attachment A)			
	<input type="checkbox"/> New construction <input type="checkbox"/> Addition, % of existing = _____% <input type="checkbox"/> Modification <input type="checkbox"/> Paint		<input type="checkbox"/> Signs <input checked="" type="checkbox"/> Reroof <input type="checkbox"/> Demolition <input type="checkbox"/> Maintenance of stone or brick <input type="checkbox"/> Certificate of economic Hardship <input type="checkbox"/> Lighting <input type="checkbox"/> Other: _____	
	<input type="checkbox"/> New Colors <input type="checkbox"/> Repaint same colors <input type="checkbox"/> Paint removal <input type="checkbox"/> Awning <input type="checkbox"/> Replace or add windows or doors			
Project Information	Existing Building Information			
	Year built 1897		Total square footage 1,500	
	Storefront width 33 feet approx			
	Height 30 feet approx			
	Materials asphalt shingle			



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

Certificate of Appropriateness Application		Page 2 of 2
Project Information	Proposed Construction Information	
	Area	Entire roof
	Height	33 ft.
	Materials	Asphalt Shingles
	Additional information regarding the specific request	
	Attachment Checklist	
The following list of attachments are required to accompany all application: <ul style="list-style-type: none"> <input type="checkbox"/> A. Site plan detailing the request (Refer to site plan requirements sheet.) <input type="checkbox"/> B. Application if required <input type="checkbox"/> C. Photographs <input checked="" type="checkbox"/> D. Color samples <input type="checkbox"/> E. Additional information to justify the request. 		
Terms	By signing below, the property owner and applicant are representing that each understands and agrees to the following terms:	
	<ol style="list-style-type: none"> 1. Authorized personnel from the Town of Elizabeth are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application. 2. There are no known hazards or vicious animals present on the subject property. 3. All information contained in this application is true and accurate to the best of my knowledge. 4. The Town of Elizabeth is under no obligation to approve the request contained in this application. No promises of approval are conveyed with the acceptance of this application. 5. It is highly recommended that a licensed surveyor completes a property survey before any construction takes place. The property owner is responsible for any construction that takes place within the boundaries of their property. The town may require any construction built outside of the property legal boundaries or within any setbacks (by intent or error) be removed at the owner's expense. 	
Signatures	Property Owner	
	Print Name	Linda Bulmer
	Signature	<i>[Signature]</i> Date 4/26/24
	Applicant, if difference from Property Owner	
	Print Name	Linda Bulmer
	Signature	<i>[Signature]</i> Date 4/26/24

Office Use Only	Community Development Review	
	Application received by (Staff member)	Date
	Hearing date	Project #
	Application reviewed by	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Administrative Approval
	Date	

CHAPTER 5: BUILDING DESIGN STANDARDS & GUIDELINES NON-RESIDENTIAL

Section 1: BUILDING MASS & SCALE

1. Intent:

To encourage building mass and scale consistent with the site and small town character of Elizabeth.

2. Design Standards and Guidelines:

a. Buildings shall utilize a variety of techniques including, but not limited to the following:

- i. Grouping of smaller buildings;
- ii. Building composition (i.e. smaller buildings attached to large buildings);
- iii. Building articulation:
 - 1) Exterior walls over 36 feet in length shall feature changes in surface plane at no less than 36 foot intervals. Extrusions or recessions shall have a minimum of two (2) foot change in surface plane, but may need to be larger depending on mass and scale of building;
 - 2) Recessed or projecting entries;
 - 3) Corner-treatments;
 - 4) Dormers, as appropriate to architecture;
 - 5) Porches or balconies;
 - 6) Awnings, canopies, & marquees;
 - 7) Use of various building materials and/or colors in combination with façade articulation;
 - 8) Patterned treatment of building materials;
 - 9) Fenestration;
 - 10) Well-defined cornices and other ornamentation;
 - 11) Different roof forms and intersections, including multiple gables, shed roofs, and stepped roofs.



Multiple dormers, awnings, patterned treatment of building materials, and details to the building are ways of attaching features to reduce mass and bulk to a large building.

Section 2:

ARCHITECTURAL STYLE & RELATED MATTERS

1. Intent:

To promote appealing ‘four-sided’ architectural design appropriate to, and compatible with Elizabeth and area environs thereby providing long-term assets to the community.

2. Design Standards and Guidelines:



This new [~1990] building successfully complements an immediately proximate ~1890 building by use of multiple treatments: Street-orientation; use of kick-plates and extensive first floor windows; second-floor complementary windows w/sill and lintel features; arched/highlighted entry; use of brick; and parapet roof with inscription.

- a. All building sides shall receive architectural treatment to achieve appropriate ‘four-sided’ architecture.
- b. Buildings shall be compatible and/or complementary to existing adjacent and proximate buildings.
- c. In the downtown area, commercial buildings should incorporate traditional features.
- d. In larger retail commercial zones, architectural design shall demonstrate a strong unifying concept, clear organization, and consistent architectural character or style.
- e. The architectural form, composition, scale, elements, and details of a building shall be organized to present a well-conceived and integrated architectural concept.
- f. Building forms shall be readily understood and devoid of confusing, cluttered or unnecessarily complex arrangement of shapes. Odd and/or irregular building shapes shall be avoided, other than when influenced by an existing odd or irregularly shaped lot.

Section3:

FAÇADE TREATMENT & BUILDING ELEMENTS

1. Intent:

To assure that all public faces (whether front side or rear) of non-residential buildings be given careful design consideration.

A. Primary & Secondary Façades:

2. Design Standards and Guidelines:

- a. The primary [front] building façade and main entry of non-residential buildings shall be oriented toward a public street or other appropriate frontage; campus configuration of multiple buildings may be individually oriented toward one another, but nevertheless physically and visually oriented as a whole toward a public street.

- b. All façades shall receive appropriate architectural treatment.
- c. Building trim lighting (e.g. neon and/or fluorescent tubes) is prohibited along gable-ends, eaves, soffits, etc., unless lighting is an integral detail to a historic building.

B. Building Entries:

1. Intent:

To highlight and provide special architectural emphasis and treatment to primary building entries.

2. Design Standards and Guidelines:

- a. Primary entries, with limited exceptions, are required to front a public street and shall be visually prominent and receive architectural emphasis. A variety of techniques to accomplish this standard include:
 - i. Recessed/Projecting entries;
 - ii. Elevated or lowered entries with stairways and ramps;
 - iii. Entry-related cover and/or roofline articulation;
 - iv. Arched entries;
 - v. Use of awnings, canopies, marquees;
 - vi. Architectural grade or custom-made doors and/or molding;
 - vii. Decorative lintels and/or molding above doorways;
 - viii. Entry lighting;
 - ix. Landscape treatment and emphasis;
 - x. Pedestrian surface treatment (e.g. pavers or tiles);
 - xi. Entry courtyard;
 - xii. Transom and/or sidelight windows;
 - xiii. Signage;
 - xiv. Complementary upper story treatments (e.g. balcony);
 - xv. Other techniques as appropriate.
- b. Entries shall be protected from weather and shall be appropriately lighted for safety.
- c. Secondary entries shall also receive appropriate architectural emphasis.



Use of heavy timbers to define entries, both small-scale and large-scale, is common throughout Colorado. Timbers and split-faced/colored concrete blocks complement one another. Covered entry feature adds interest and weather protection.

C. Pedestrian Cover:

1. **Intent:**

To encourage utilization of complementary protective design elements to enhance pedestrian traffic.

2. **Design Standards and Guidelines:**

- a. Roof overhangs may be utilized for pedestrian cover if appropriate to the building type and height.
- b. The design, materials, and color shall complement, not obscure or detract from, the architecture and features of associated buildings.
- c. Awnings, canopies, or marquees should be carefully coordinated between buildings.
- d. Awnings or canopies should be between eight (8) and 10 feet in base height, and in correct proportion to the building façade.

D. Windows/Fenestration:

1. **Intent:**

To establish well-proportioned relationships between the walls and windows of a building.

2. **Design Standards and Guidelines:**

- a. Building façades shall have a balanced proportion of windows to walls.
- b. Variation in window design and placement shall be utilized to provide interest and individuality among building façades, especially street façades and those otherwise in public use.



Choice of window type and window treatment can make or break a building.



A balance of windows along with coordinated canopies makes for a well-balanced look.

- c. Windows should be included on second floor levels of street facing façades applicable to façade type and building height.
- d. Windows should be divided with frames, muntins and/or mullions, or otherwise to provide design interest and break up expansive glass areas.
- e. Window trim is strongly encouraged. Trim shall be sufficient in width, relative to window size, and appropriate to building design.
- f. Shutters are strongly discouraged unless authentic to a building/architectural style.
- g. Mirrored glass is prohibited.

E. ROOF

1. Intent:

To promote roof configurations that complement building form and composition.

2. Design Standards and Guidelines:

- a. Rooflines shall be compatible with adjacent and proximate buildings.
- b. Where flat roof design is used, decorative parapets, false fronts, well-defined cornices, and other treatments shall be utilized to conceal such rooflines.
- c. Shed, eyebrow, gable, or other appropriate roof forms should be utilized to reduce building mass and create architectural interest on façades.
- d. Roof lighting is prohibited.

F. Corner Buildings:

1. Intent:

To encourage architectural treatment of building corners, especially at high visibility street corner locations.

2. Design Guidelines:

- a. Building corners at high visibility street intersections should receive special architectural treatment. A variety of techniques can be utilized to highlight building corners, for example: Incorporation of building entries at corner locations; Use of beveling on building corners; Inclusion of pedestrian plazas; Use of building shapes that match street geometry.



This proposed rendering of the Gesin's Building corner treatment successfully ties building shapes that match street elements together. Appealing profile is made of the corner, complete with pedestrian courtyard area and clock tower feature and associated convenience to other retail facilities.

G. EXTERIOR BUILDING MATERIALS

1. **Intent:**

To encourage use of natural and/or natural-appearing materials that complements the architectural style and features of a building and its environment.

2. **Design Standards and Guidelines:**

- a. Materials should be natural or naturally-appearing, and architectural grade in quality.
- b. Materials and textures should highlight, complement, and coordinate building elements.
- c. Varying combinations of compatible materials, textures, and colors are encouraged.
- d. Potential for glare from any shiny surfaces shall be minimized; matte finish may be beneficial.
- e. Wood siding should be 'tight-knot' or clear-grade, and milled from lumber with natural resistance to decay and weathering.
- f. Composite or laminated wood products are encouraged.
- g. Trim-work should be tight-knot or clear-grade milled lumber or paintable-grade composite material.
- h. Where used on visible façades materials shall be architectural grade.
- i. Materials shall be texture and color coordinated with other building and site materials.
- j. Decorative masonry patterns are encouraged.
- k. Metal Buildings shall be discouraged.
- l. Metal buildings shall have compatible materials appropriate to the architecture and design. Should be limited to accent or trim elements.
- m. Cut-stone and faux-stone veneer can provide an attractive building accent or detail.
- n. Prohibited exterior materials include, but are not limited to:
 - Excessively tinted glass;
 - Rippled glass;
 - T-111 or other striated plywood, unless utilized for limited accents;
 - Plywood and Particle Board;
 - Corrugated fiberglass (walls and roofs, including porch roofs and/or overhangs);
 - Crushed colored rock;
 - Crushed tumbled glass; and
 - Nondurable materials.



This proposed rendering of the Gesin Building site shows a combination of materials such as wood, masonry, and textures and colors that show a building that will coordinate well with the other Main Street buildings.

H. EXTERIOR BUILDING COLORS

1. **Intent:**

To promote the compatibility and coordination of buildings within a development and/or with neighboring buildings.

- a. Building color, in combination with materials, should highlight and coordinate building elements and materials.
- b. Use of complementary body and trim colors is preferred.
- c. Compatibility with neighboring buildings should be considered.
- d. Flat paint should be utilized. Semi-gloss should be reserved for minor trim elements. Gloss paint should be avoided.
- e. Excessively bright, garish, and fluorescent colors shall be avoided.
- f. Owners of historic properties are encouraged to utilize a color scheme compatible with the historic character of the building.

Section 4: **HISTORIC BUILDINGS**

1. **Intent:**

To recognize historic non-residential buildings as significant community assets and promote the preservation and/or restoration.

2. **Design Standards and Guidelines:**

- a. Rehabilitation and restoration projects shall preserve the distinctive architectural character and material qualities of the building.
- b. Historic societies or related resources should be consulted for technical assistance related to historic structures and development adjacent or near to historic buildings or districts.
- c. Additions to historic buildings shall be limited, and located as inconspicuously as possible. Where made, additions shall be compatible with the original architectural style and features of the building.
- d. Infill development proximate to historic buildings shall be compatible with the scale, architectural qualities, and traditional uses of historic buildings.



As evidenced in the above pictures, the restoration of this building successfully shows retention of the architectural character and preservation of material qualities.

- e. The Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) may be additionally utilized for guiding the preservation, rehabilitation and restoration of historic buildings.
- 