



## STAFF REPORT

---

**MEETING DATE:** January 14, 2021  
**AGENDA ITEM TITLE:** Salida Auto Co./Ideal Auto Co. 139 W. Third Street - Major Certificate of Approval Application  
**AGENDA SECTION:** Public Hearing

---

**REQUEST:** The request is to receive 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.

**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:**

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

2. 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.

3. The applicant is 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 Section 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 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.

**RECOMMENDED MOTION:**

That the recommended findings be made and the recommended action be taken.

Attachment: Application materials including Narrative, site plan and window and door specifications  
Architectural Inventory Form for 139 W. Third Street