

To: City of Salida (Salida Historical Commission)

Date: November 13, 2020

Re: Major Certificated of Appropriateness for 120 West Second Street
(Contributing Building)

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Prepared for: Samuel Mick of Salida Colorado

Members of the Commission and City staff,

The following narrative and images provide a description of the contributing building located at 120 West Second Street and helps explain proposed changes to the existing building and addition.

Image #1 below is a current photo of the front of the contributing building. We propose to make the following changes to the building:

1. Due to the small footing of the existing 1-story building we propose adding 1 additional story and roof top patio (not exceeding 35'-0" height limit) giving the owner living space desired.
2. There will be minimum interior changes to the existing 1st story of the building other than adding a stairs to access new 2nd story and roof top patio. (see included floor plan)
3. The existing building area is 1375 SF, the proposed 2nd floor will be 1016 SF giving us a total of 2391 SF of living space plus proposed roof top patio of 1000 SF.



Image #1: Existing condition of contributing 120 West Second Street 1 story building

Changes to the existing 1 story portion of the building: There will be no changes to existing 1st floor other than interior work of adding stairs to access 2nd floor and roof top patio. We do plan making repairs as needed to existing brick example power washing both street and alley side of the building and repointing brick where needed.

Proposed 2nd floor and roof top patio portion of the building:

The street side of 2nd story brick veneer wall will be held back 5'-4" from the existing street side edge of building with a useable deck / balcony finished with black painted wrought iron balusters. All of the new brick on street side of this building will closely match existing brick in style and color. The remain sides of the building will also have similar brick and rear of building have a traditional cement stucco finish closely matching surround buildings in both style and color.

The 2nd story will have all new energy efficient windows as required in 2006 IECC code these will be Sierra Pacific double hung aluminum clad wood frame windows Westchester series designed to mimic traditional classic windows both in style and color. The roof top patio will also have matching black wrought iron guard rail and balusters. There will be black metal stairs on rear of building to access roof top patio hidden behind a fire rated wall.

Attachments:

1. Photo of existing contributing building
2. Photo at corner of 2nd Street and F street
3. Photo of 122 West 2nd Street building and 120 West 2nd Street
4. Cover sheet of proposed building
5. Site plan
6. 1st floor plan
7. 2nd floor plan
8. Existing roof plan
9. Proposed roof plan
10. Front / Left elevation
11. Rear / Right elevation
12. Building Section



Image 2: Corner of 2nd and F Street showing neighboring building 148 F Street and 120 West 2nd Street



Image 3: Both 122 and 120 West 2nd Street and 10 foot wide alley