



STAFF REPORT

MEETING DATE: December 3, 2020

AGENDA ITEM TITLE: Nevens-Koster Real Estate Agency, 120 W. Second Street- Major Certificate of Approval Application

AGENDA SECTION: Public Hearing

REQUEST: The request is for a Major Certificate of Approval to receive approval to construct a second story addition with a roof-top patio to the existing single-story building at 120 W. Second Street.

APPLICANT:

The applicant is Sam Mick, PO Box 1008, Salida, CO 81201. The applicant is being represented by Keith Zoni.

LOCATION:

The property is located at 120 W. Second Street and is historically known as the Nevens-Koster Real Estate Agency.

PROCESS:

A major certificate of approval (CA) shall be reviewed by the Historic Preservation Commission and ruled upon by the Administrator or his or her designee at a regular or special meeting to be conducted within twenty (20) days from the date the application was determined complete.

Written notice of the date, time and location of the meeting shall be mailed by regular mail or personally delivered to the applicant not less than five (5) days prior to the meeting. The unexcused absence of the applicant from the meeting shall cause the Administrator or his or her designee to deny the application or, at the Administrator or his or her designee's option, continue the matter to a later meeting date of its choosing.

OBSERVATIONS:

1. The subject property is located within the Central Business (C-2) zone district, the Downtown Historic District and the Central Business Economic Overlay.
2. The building is considered a contributing building to the downtown historic district. The architectural inventory form states, "this building is associated the history of real estate and insurance businesses in the twentieth century Salida. The building is representative of the office buildings erected in Downtown Salida during the first half of the twentieth century."

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6. The following standards are #9 and #10 of the Secretary of the Interior's Standards for Rehabilitation:

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- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
7. For additional help in reviewing this application staff has provided the Commission with copies of National Park Service Preservation Brief #14, “New Exterior Additions to Historic Buildings - Preservation Concerns”.
 8. On October 29th the Historic Preservation held a work session to discuss the application with staff and the applicant. At that work session the concerns the Commission brought forward were:
 - I. The mass and scale of the proposed addition.
 - II. The second story should be stepped back from the first story.
 - III. That the façade of the existing building not be altered as proposed.
 - IV. The arch above the windows as shown on the plans needed to be addressed.
 - V. That the use of stucco should be limited to the rear wall.
 9. The applicant has included a narrative, photographs and site plans describing the updated plans and has addressed the concerns of the Commission as shown in the updated packet materials.

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.
 - In Preservation Brief #14, the National Park Service states that “a project involving a new addition to a historic building is considered acceptable within the framework of the National Park Service’s standards if it:
 1. Preserves significant historic materials and features and form; and
 2. Preserves the historic character; and
 3. Compatible and differentiated design

Preserve Significant Materials and Features - With respect to #1 above, the existing building in its current condition retains its architectural significance, historic materials, features and form. The proposed addition will be compatible with the existing features, materials and form of the historic structure.

- The proposed materials are brick veneer for the front and sides of the new addition and stucco on the rear wall.
- The proposed windows will be double-hung aluminum clad wood frame and awnings to match the existing awnings of the first story.
- The applicant is also proposing to use a black wrought iron railing around the second floor balcony and the rooftop patio.

Preserve Historic Character - Regarding #2 above, preserving the historic character, the Preservation Brief states that “the historic character, to a large extent, is embodied in the physical aspects of the historic building itself.”

In the context of the historic district and the surrounding neighborhood, this will be a second-story addition to the existing single-story building and will be subordinate to the existing building because the applicant has stepped back the proposed second story. The structures on the same block as this property consists of mainly single and two story buildings. The new addition should not overpower the historic form in the district.

Compatible and differentiated design- With regard to #3 above the Salida Downtown Guidelines – policy states the following: New construction should distinguish itself from historic structures. Traditional elements such as large display windows of clear glass, kickplates, recessed entries and transom windows should be emulated but not replicated. In new and altered buildings, these elements should reflect the proportions and detailing of historic elements found on contributing buildings, but be interpreted in new ways.

The proposal reflects the proportions and detailing of the existing historic structure.

- 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.
 - As discussed above, staff feels that in general the application meets this standard with the proposed materials.
 - According to the Salida Downtown Guidelines – policy states the following: Building materials of new structures and additions to existing structures should contribute to the visual continuity of the district. They should appear similar to those seen traditionally to establish a sense of visual continuity.
 - The proposed materials are compatible with the existing structure and the Downtown Historic District.
- 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 primary concerns of the Secretary of the Interior’s standards for this type of work seem to be that the new addition be complimentary to but distinct from the historic building and that there is the least possible loss of historic materials and features. These recommendations have been achieved with the updated design.
 - The proposed work will not change the historic appearance of the existing contributing building.

- 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.
- As discussed above, the new work as proposed will not destroy and should not detract from the existing historic structure and materials. The new work will be differentiated from but compatible with the existing structure. The addition will share some materials with the historic building in the brick and awning material.
- 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.
- This application does not propose to return the original historic appearance.
- 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:

1. That the application is in compliance with the review standards for contributing structures in the historic district because the new construction should not detract from the historic integrity of the primary structure and site.
2. The new construction will be differentiated from but compatible with the existing historic structure.
3. The work is not necessary to comply with any building, fire or life safety code.

RECOMMENDATION:

Based upon the observations and review standards outlined above, staff recommends **Approval** of the application with the following conditions.

1. That the applicant applies for Major Certificate of Approval prior to power washing the existing building.
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.

Attachment: Application materials
Architectural Inventory Form for 120 W. Second Street

Elevations and Site plan
Preservation Brief #14
Secretary of the Interior's Standards for Rehabilitation