



STAFF REPORT

MEETING DATE: December 1, 2022
AGENDA ITEM TITLE: Vail Block, Sam Romeo Saloon, Witham Rooms- Major Certificate of Approval – 128 North F Street
AGENDA SECTION: Public Hearing

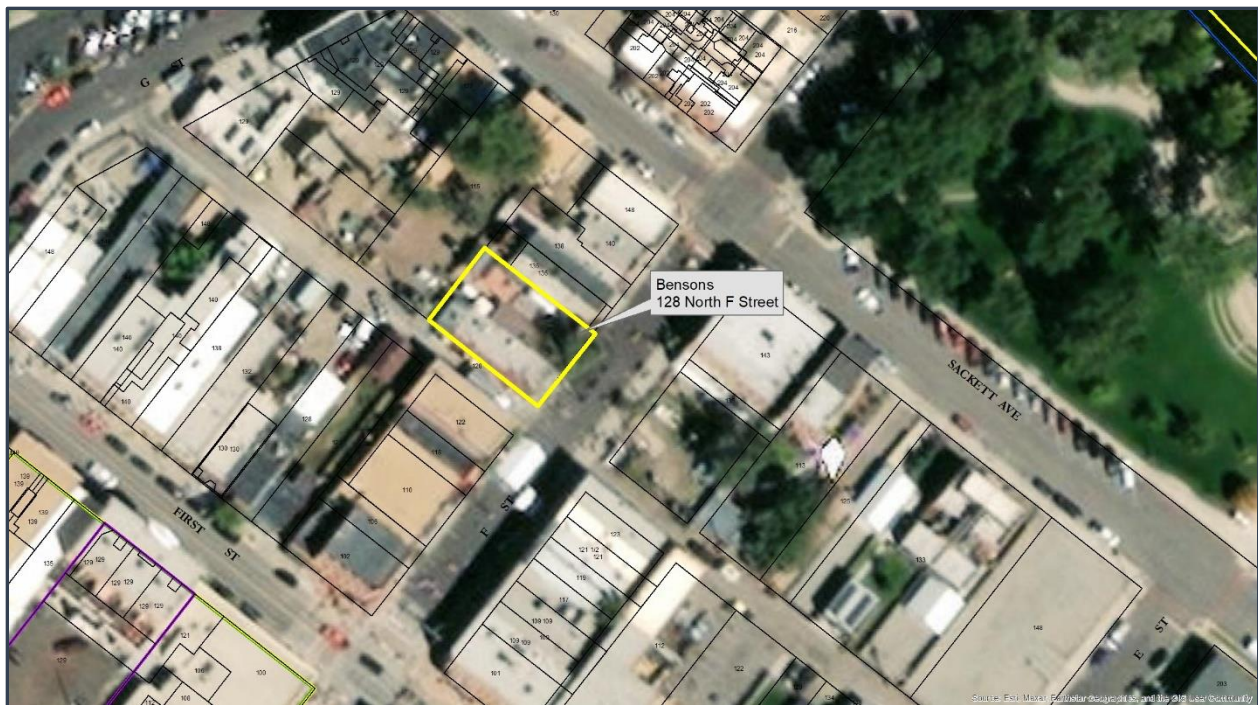
REQUEST: The request is to receive a Certificate of Approval to enclose the covered patio on the north side of the building at 128 North F Street.

APPLICANT:

The applicant is Benson's Tavern business owner Brett Ziehmke, 128 North F Street.

LOCATION:

The property is located at 128 N. F Street, City of Salida, Chaffee County, Colorado. The property is also historically known as the Vail Block, Sam Romeo Saloon, Witham Rooms.



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 historic district and is located within the Central Business (C-2) District. The building is considered a **non-contributing** to the downtown historic district.
2. The architectural inventory form states for 128 N. F Street that, "This building was erected between 1890 and 1893. The 1890 Sanborn map shows a different, smaller, one-story saloon on this parcel. By 1893 the current building is shown, although it was originally a much larger two-story building. The building is shown housing a saloon on Sanborn maps of 1893, 1898, 1904, and 1909. The 1903-04 city directory indicates that this building was known as the Vail Block. In that year the building housed Sam Romeo Saloon (Romeo also lived here) and furnished rooms operated by Mrs. Mary C. Witham. In 1905-06 the Louis Dalla Saloon was listed here, together with the furnished rooms run by Mary Witham. The 1909 city directory listed the Silver Dollar Saloon (operated by Nick Muto and Anton Presta) at this address. The 1914 Sanborn map indicated that the building housed a billiard parlor and confectionery in the space of the present building. By 1927-28, Mrs. Josephine Botz operated a restaurant here. In 1930-31, this was the location of the New Grand Cafe, managed by Sim Wong. On 10 March 1948 the Salida Mail reported that Louis Schneider's building had been gutted by fire. Damages were estimated at \$60,000. The paper reported that the Albany Hotel and the M&O Poolroom were ruined and heavy damage was sustained by General Auto Supply and the Stancati Liquor Store. By 1951, Frank Stancati operated a liquor store here in the rebuilt, smaller building, Stancati Liquor."

3. The applicant is requesting approval to replace the plastic roll down walls on north side of the building and enclose the covered patio with garage style doors. The east wall will have an exit door and the west wall (interior to the property) will have a patio door. There is a fence along the F Street frontage so the enclosed patio is partially visible but enclosing the patio will be more visually appealing than what is existing.



REVIEW STANDARDS:

1. Conformance with Certificate of Approval Review Standards for a noncontributing building (Section 16-12- 90(c)) using the Design Guidelines in the review:

A. Enhance District. Whether and/or to what extent the proposed work will enhance and advance the purposes and intent underlying the establishment of the district.

- This property is not contributing to the downtown historic district but improvements to the building can be made that contribute to the overall integrity and vitality of the downtown.
- The proposal to remove the temporary plastic roll down walls on the existing covered patio to enclose the patio with garage style doors on the north, patio doors on the west and a single exit door on the east wall will create a more permanent space.

B. Overall Character. New structures and additions to, or the exterior repair or alteration of, existing nonlandmark and noncontributing structures shall be compatible with the historic architectural character, scale, shapes, sizes, heights, facades and materials predominant in the district to the maximum extent feasible.

- The proposed exterior alterations are compatible with the historic architectural character and materials in the district.
- The garage doors and proposed wood siding will be compatible with materials found in the district and should not be highly visible.



C. Specific Compatibility. New structures and additions to, or the exterior repair or alteration of, existing nonlandmark and noncontributing structures shall specifically harmonize with neighboring landmark and/or contributing structures or sites with regard to height, scale, shape, size, façade, materials, setback, landscaping and exterior architectural features to the maximum extent feasible.

- The height, shape, size, setbacks and landscaping are not being altered with the proposed exterior alterations. The proposed materials, wood siding, garage and patio doors will harmonize with the existing building and neighboring structures.

Enclosing the existing covered patio will be an improvement from the plastic roll down walls that is currently used. The work should not destroy or detract from the historic materials or features of the historic building and site.



D. 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. That the application is in compliance with the review standards for non-contributing structures in the historic district.
2. The overall design is consistent with the requirements of the Salida Downtown Historic District.
3. The work is not necessary to comply with any building, fire or life safety code.

RECOMMENDED ACTION: Based upon the observations and review standards outlined above, staff recommends **APPROVAL** of the application with the following conditions.

- That the applicant applies for a building permit as required by the Chaffee County Building Department.
- Upon completion of the project the applicant contact staff to schedule an inspection of the approved work with members of the Historic Preservation Commission.

RECOMMENDED MOTION: “I make a motion to approve the 128 North F Street application as it meets the Certificate of Approval Review Standards, subject to the conditions recommended by staff.

Attachment: Application
 Architectural Inventory Form for 128 N F Street