



STAFF REPORT

MEETING DATE: April 22, 2021

AGENDA ITEM TITLE: Welch House, 128 E. First Street- Major Certificate of Approval Application

AGENDA SECTION: Public Hearing

REQUEST: The request is to receive a Certificate of Approval to construct a new two-unit building behind the existing commercial building at 128 E. First Street.

APPLICANT:

The applicant is Space Holder LLC, 443 E Street, Salida, CO 81201. The applicant's representative is Architect, Sarah Whittington.

LOCATION:

The property is located at Lot 21, Block 4, Block 31, City of Salida and is addressed as 128 E. First Street.

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, the Central Business (C-2) zone district and the Central Business Economic Overlay. The historic name of the existing structure is the Welch House.
2. This property is considered contributing to the downtown historic district. According to the Architectural Inventory for this property: "this building is significant for its association with the development of downtown Salida, having served in the early twentieth century as space for a restaurant and furnished rooms and later as a paint and wallpaper shop with

upstairs residence. The building is notable for the stamped metal façade of its upper story and the metal details of the first story.” No work is being proposed to the existing building.

3. The proposal is to construct a 35’ structure containing two residential units in the rear of the property. The height of the existing commercial structure is approximately 32’. The new units will generally only be visible from the alley and neighboring properties.
4. The applicant has included a narrative, photographs and site plans describing the proposed units. On page 5 of 5 they have a massing study to show what the building will like behind the existing commercial building.
5. The applicant is showing the proposed materials on sheet 3 of 5 and are proposing to use wood, stucco and corrugated metal for the exterior materials and metal for the roof. The proposed windows and doors will be metal clad.

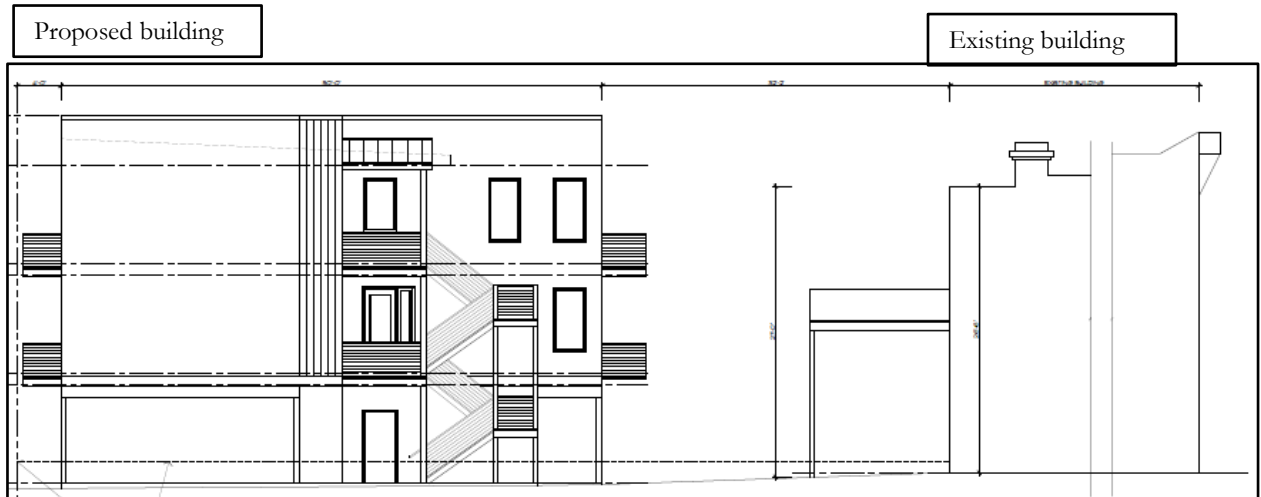


Back yard of existing property

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.
 - According to the design guidelines for new construction – new construction should be designed in such a way that it does not overpower or detract from historic buildings. It should be compatible.
 - As proposed the new building will complement the existing commercial building and should not overpower the historic structure because it will be built at the rear of the property.
 - With an overall height of 35’ the two-unit structure should not have a negative visual impact on the existing structure because the height of the existing is approximately 32’ to the top of the parapet.



- On page 7 of the Salida Design Guidelines, it states – “In the case of new construction, for example, these design guidelines focus on where a building should be located on a site and what its basic scale and character should be.” The request meets the intent of the design guidelines since the new building will be constructed at the rear of the property as shown in the application materials.
 - The proposed new construction will be compatible with the architectural character of the surrounding buildings in the historic district.
 - As discussed above, staff feels that the application meets this standard.
- 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 applicant states that the new three-story building will look similar to the existing structure in form. It will be a rectangular structure with a flat roof and the existing building is also rectangular with a flat sloping roof.
 - The applicant is showing stucco as the main material for the building with the use of a non-reflective matte finish corrugated metal as accents. The non-reflective corrugated metal will also be used for the roof, the balconies will have a stained wood railing. The proposed windows and doors are metal clad.
 - New construction in the historic district should be compatible with the old structures in scale, proportion, materials, and character.
 - According to the Salida Design Guidelines, Part 4, Additions and new buildings Section B, Materials: Policy - 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.

- Structures along alleys in the District are brick, stucco or wood sided and a few of the structures in the alley have corrugated metal. Generally the structures in the alleys are not visible from the main streets. The proposed new structure should not be highly visible from First Street.
- 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 proposed work will not change the historic appearance or integrity of the primary structure or site.
- 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 construction should not destroy or detract from the existing historic structure or site. The new work will be differentiated from the existing structure but compatible.
 - The applicant submitted a massing model which shows the elevation and scale differences between the existing structure and the proposed new structure.
- 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 a building permit as required by the Chaffee County Building Department prior to starting construction.
2. 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 128 E. First Street
Elevations and Site plan

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 4

Date _____ Initials _____

Determined Eligible-NR

 Determined Not Eligible-NR

Determined Eligible-SR

_____ Determined Not Eligible-SR

Need Data

Contributor	Contribution	Contributes to Eligible NR District

_____ Noncontributing to Eligible NR District

I. IDENTIFICATION

1. Resource Number: 5CF406.50

Parcel Number: 368132404090

2. Temporary Resource Number: 64

SHF Grant Number: 2001-02-004

3. County: Chaffee

4. City: Salida

5. Historic Building Name: Welch House

6. Current Building Name: Master Electric

7. Building Address: 128-32 E. 1st St.

8. Owner Name and Address: Schirmer, Christopher K. & Paula, 128 E. 1st St., Salida, CO 81201

II. GEOGRAPHIC INFORMATION

9. P.M.	N.M.		Township	50N		Range	9E
	1/4	1/4	SE 1/4	SE 1/4		of Section	32

10. UTM Reference

Zone 13 **Easting** 413663 **Northing** 4265554

11. USGS Quad Name: Salida East, Colo.

Year: 1994 **Map Scale:** 7.5' Attach photo copy of appropriate map section.

12. Lot (s): 21 **Block(s):** 4

Addition: Salida Original Townsite **Year of Addition:** 1880

13. Boundary Description and Justification:

Boundary includes the building and the urban parcel on which it is situated.

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): Rectangular

15. Dimensions in Feet: Length 82 X Width 23

16. Stories: 2

17. Primary External Wall Material(s) (enter no more than two):

Brick

18. Roof Configuration (enter no more than one):

Flat

19. Primary External Roof Material (enter no more than one): Asphalt

20. Special Features (enter all that apply):

Decorative Cornice, Segmental Arch Window (rear), Porch (rear)

21. General Architectural Description:

Two-story rectangular brick commercial building with flat roof and elaborate metal cornice between fleur-de-lis decorated end brackets. Cornice has metal stamped to resemble balustrade at top, bands of molding, a frieze with running shell ornaments above an architrave with foliate running ornament. Supporting the entablature are classical half-columns rising from the first story cornice. The columns flank tall 1/1-light double-hung sash windows and are paired in the center and at the ends of the wall. The narrow storefront cornice is ornamented with molding and the lintel above the storefront has panels of ornament with garlands and ribbons. There is an entrance to the upper

story at the west end with a paneled door flanked by ornamented square metal columns. The storefront has a central inset entrance with a wood door with large rectangular light topped by a transom. There is a decorated metal column at the east end of the façade. Plate glass display windows with brick kickplates flank the entrance, and there is a band of clerestory windows above the display windows and entrance.

22. Architectural Style/Building Type: Late 19th and Early 20th Century American Movements/Commercial Style

23. Landscaping or Special Setting Features:

N/A

24. Associated Buildings, Features, or Objects:

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate 1898-1904 Actual

Source of Information: Sanborn Maps, 1898 and 1904

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: Unknown

Source of Information:

29. Construction History (include description and dates of major additions, alterations, or demolitions):

The 1898 Sanborn map shows a different frame building on this lot. The present building is shown on the 1904 Sanborn map, when it had an opening into the building to the west, which was then vacant. The 1909 map notes that the opening was bricked. The 1929 map shows an open porch across the rear. The present second story deck on the rear appears fairly new.

30. Original Location: Yes **Date of Moves**

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Domestic/Hotel

Commerce and Trade/Restaurant

32. Intermediate Use(s) Commerce and Trade/Specialty Store

Domestic

33. Current Use(s): Commerce and Trade/Specialty Store

Domestic

34. Site Type(s): Commercial Building

35. Historical Background:

This building was erected between 1898 and 1904, based on Sanborn maps. According to the 2001 Salida Walking Tour, the building was originally intended to be a pharmacy. The 1904 map shows the present building, which is labeled "restaurant." The 1903-04 city directory lists the Welch House, operated by Mrs. Mary Welch, at this address. The Welch House advertised furnished rooms and a restaurant. Mrs. Welch's family also lived here, including Kate (a student), Owen (a student), and Mrs. Pearl Welch. Mrs. Welch's boarding house was listed in the 1905-06 city directory at this address. The 1909 city directory listed the Salida Café at this address, together with furnished rooms offered by Mabel Button. The Salida Café advertised "Strictly Home Cooking," and offered single meals for 25 cents and 21 meals for \$5. The 1911-12 city directory indicates that Mary Welch was managing furnished rooms upstairs. By 1914 the building housed a wallpaper and paint firm on the ground floor. The 1922-23 city directory indicated that Charles A. and Lena Morris lived here and had a wallpaper and paint store in the building. The same business was listed here in 1927 and 1930-31. The 1945 Sanborn map indicates a wallpaper and paint business here. By 1951 the first story housed Reekers & Son (wallpaper and paint), which included G.A. and W.D. Reekers. The same business was still here in 1961, owned by Dale G. Reekers. The Salida Walking Tour reports that the basement was used as a shooting gallery at some point, and that bullet holes are found there.

Today, Christopher and Paula Schirmer have a residence upstairs and use the ground floor for their electrical contracting business.

The 2001 Salida Walking Tour states that the stamped metal façade of the building was produced by Mesker Bros. of St. Louis and notes that the metal facades were popular throughout the United States from the 1880s until 1910. "It was part of a national trend toward industrialized building technology and mass-produced ornaments." Mesker Brothers of St. Louis was "one of two national companies--the other being George L. Mesker & Co. of Evansville, Indiana--which produced entire facades. The firms were operated by three sons of metalsmith John Bernard Mesker. Ben and Frank Mesker formed their own company in 1881, while brother George continued the family business in Evansville."

"These companies provided free design services, and their catalogs offering hundreds of designs had a great impact on small town commercial architecture. Generally, the buildings with metal facades had three brick walls and a front wall of wood, to which the stamped metal was nailed."

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Salida Walking Tours; Survey Form, 132 E. 1st, 1981; Salida Mail, 2 April 1909.

VI. SIGNIFICANCE**37. Local Landmark Designation:** No**Date of Designation:****Designating Authority:****38. Applicable National Register Criteria:**

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with the lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Has yielded, or may be likely to yield, information important to history or prehistory.
- Qualifies under Criteria Considerations A through G (See Manual).

X Does not meet any of the above National Register criteria.

39. Area(s) of Significance:**40. Period of Significance:****41. Level of Significance:****42. Statement of Significance:**

This building is significant for its association with the development of downtown Salida, having served in the early twentieth century as space for a restaurant and furnished rooms and later as a paint and wallpaper shop with upstairs residence. The building is notable for the stamped metal façade of its upper story and the metal details of the first story.

43. Assessment of Historic Physical Integrity Related to Significance:

The building has been moderately altered. The storefront of the first story has been remodeled, although the first story retains its cornice, lintel, metal columns, and entrance to the second story. The upper story appears intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**44. National Register Field Eligibility Assessment:** Not eligible**45. Is there National Register district potential? Discuss.** N/A

This building is located within an existing National Register district, the Salida Downtown Historic District.

If there is NRHP district potential, indicate contributing status: N/A

46. If the building is in an existing NRHP district, indicate contributing status: Contributing**VIII. RECORDING INFORMATION****47. Photographic Reference(s):** 22: 4, 6; 23: 23.**Negatives Filed At:** City of Salida**Photographer:** Roger Whitacre**48. Report Title:** Downtown Salida Historic Buildings Survey, 2001-02

Resource Number: 5CF406.50

Temporary Resource Number: 64

Architectural Inventory Form

Page 4 of 4

49. Date(s): September 2002

50. Recorder(s): R.L. Simmons/T.H. Simmons

51. Organization: Front Range Research Associates, Inc.

52. Address: 3635 W. 46th Ave.

53. Phone Number(s): (303) 477-7597

NOTE: Please attach a sketch map, a photocopy of the USGS quad map indicating the resource's location, and photographs.

Colorado Historical Society-Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203 (303) 866-3395



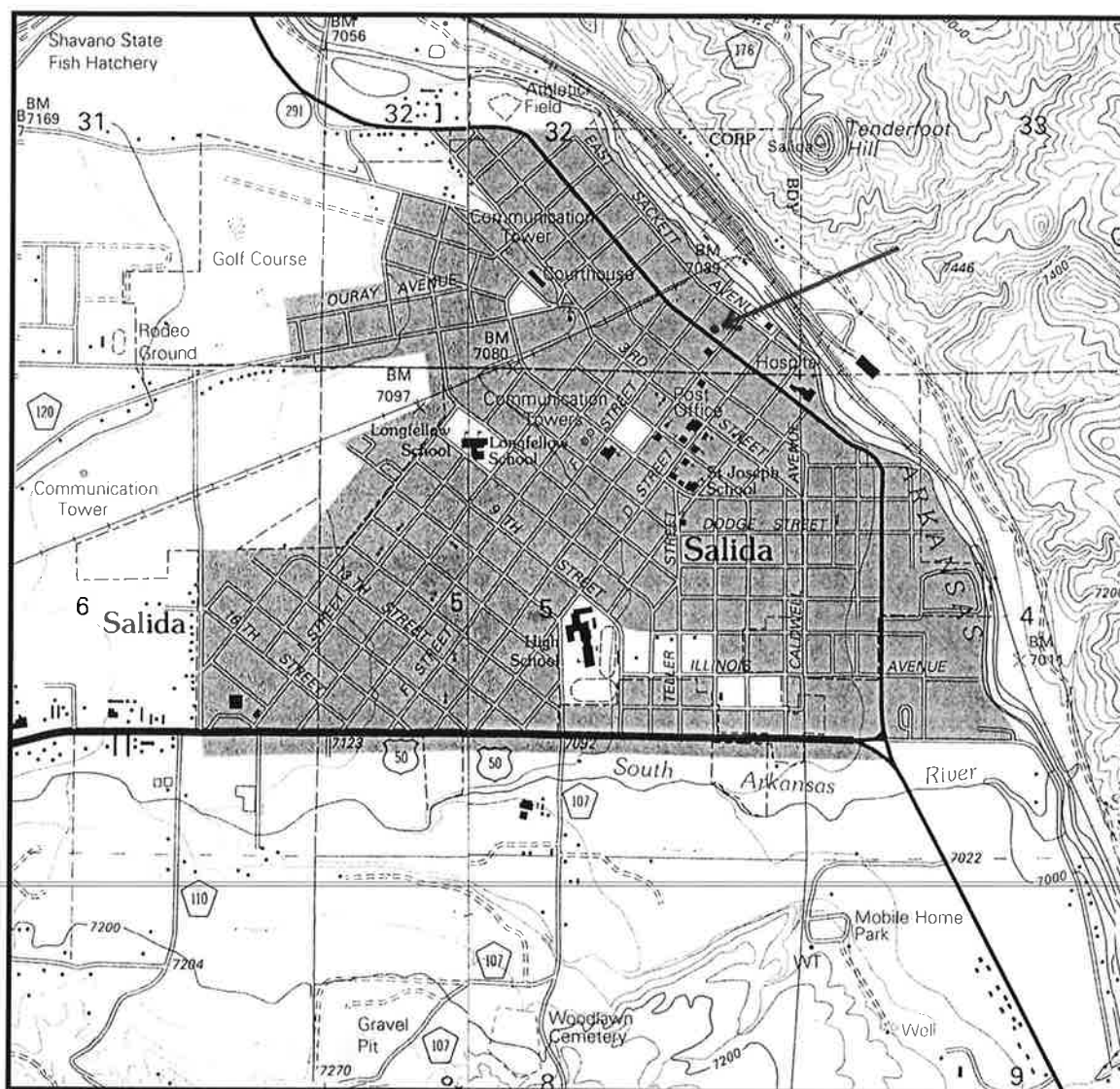
128 E. 1st Street, 5CF406.50

20 0 20 40 Feet



Downtown Salida Historic Buldings Survey
USGS Location Map

128-32 E. 1st 5CF406.50



Mosaic of extracts from U.S. Geological Survey, "Salida East, Colo.," and "Salida West, Colo.," (Denver, Colo.: U.S. Geological Survey, 1994).



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

- | | |
|--|--|
| ☐ Annexation | ☐ Administrative Review:
(Type)_____ |
| ☐ Pre-Annexation Agreement | |
| ☐ Variance | |
| ☐ Appeal Application (Interpretation) | ☐ Limited Impact Review:
(Type)_____ |
| ☒ Certificate of Approval | |
| ☐ Creative Sign Permit | ☐ Major Impact Review:
(Type)_____ |
| ☐ Historic Landmark/District | |
| ☐ License to Encroach | ☐ Other:_____ |
| ☐ Text Amendment to Land Use Code | |
| ☐ Watershed Protection Permit | |
| ☐ Conditional Use | |

2. GENERAL DATA (To be completed by the applicant)

A. Applicant Information

Name of Applicant: Space Holder LLC
Mailing Address: 443 E Street, Salida, CO
Telephone Number: (719) 207-4616 FAX: NA
Email Address: jared@sundaylounge.com
Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: Space Holder Residential Units
Street Address: 128 E. First
Legal Description: Lot 21 Block 4 Subdivision _____ (attach description)
Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent Date 3-29-21
Signature of property owner _____ Date _____

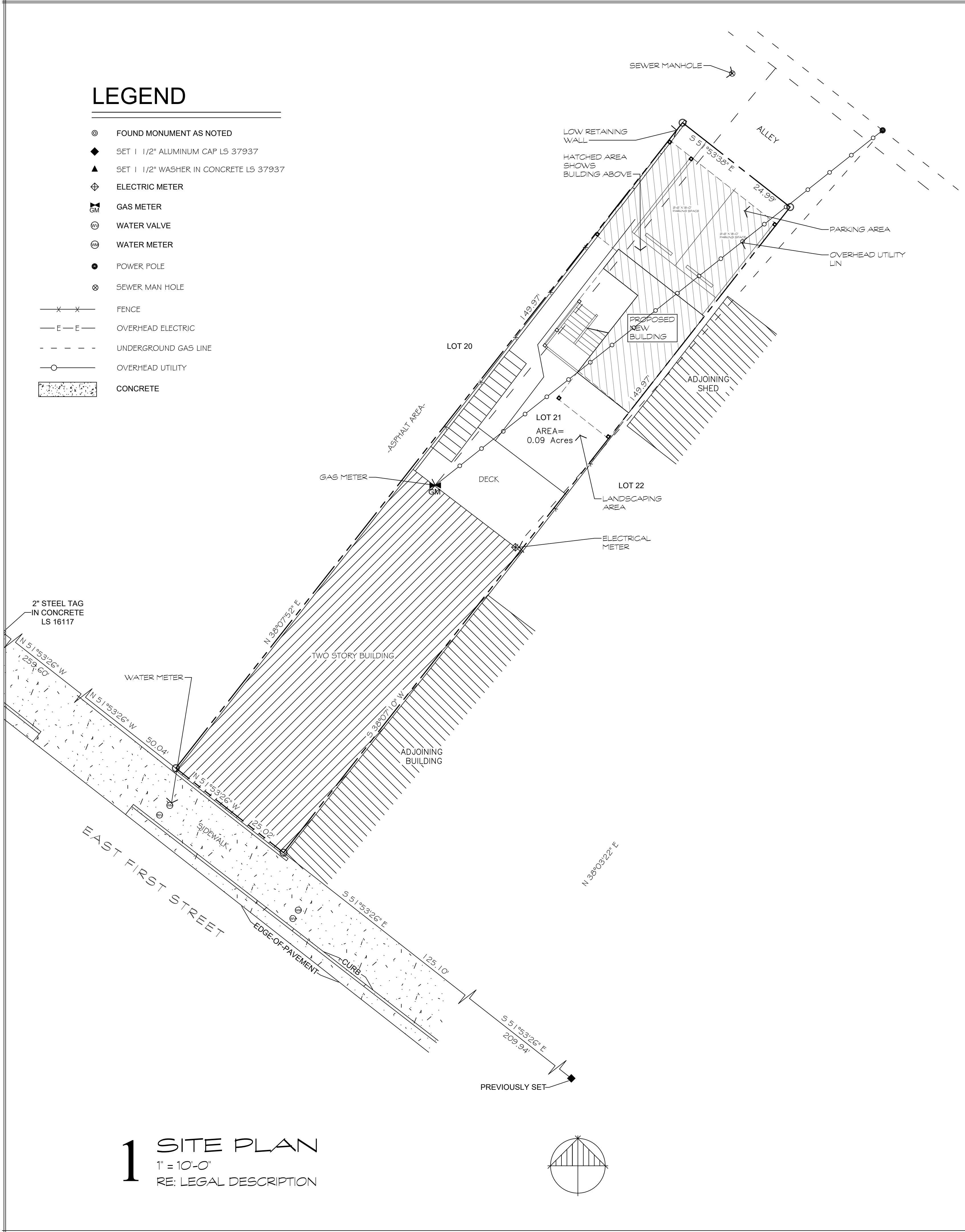
Space Holder Residential Units
128 E. First Street
Salida, CO 81021

March 29, 2021

Residential Units at Alley

Space Holder LLC is proposing to build a new structure on the alley side of their property. The project is three stories tall with a parking area and storage on the ground level. The second floor has one R-3 residential unit, Unit A and the third story has a matching R-3 unit, Unit B. The over height of the structure will be 34'-6" from grade to top of parapet (35'-0" max.) While the proposed structure is taller than the existing building, the alley side of the property is ~ 24" lower than on the street side. The new building is accessed from the rear with open parking below the main structure and access stairs in the inner yard area.

The proposed building complements the traditional downtown style of the area with a vertical, rectangularly oriented form. The project reinforces the overall character of the downtown and is compatible with the existing building but will also identify as a new, modern structure. The facades are vertical planes with a traditional flat style roof and surrounding parapet. The windows are rectangularly proportioned openings. Stucco will be the predominate siding material for a masonry massing. Vertical, corrugated metal will be used for accent siding and roofing. The steel structure frame is exposed on the ground floor area. All metal will have a matte, non-reflective finish. The balconies will have a stained wood slat railing for privacy plus a residential contrast to the more overall industrial downtown feel.



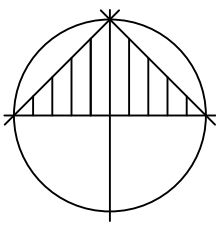
LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- ◆ SET 1 1/2" ALUMINUM CAP LS 37937
- ▲ SET 1 1/2" WASHER IN CONCRETE LS 37937
- ⊕ ELECTRIC METER
- ⊗ GM GAS METER
- ⊗ WATER VALVE
- ⊗ WATER METER
- POWER POLE
- ⊗ SEWER MAN HOLE
- X—X— FENCE
- E—E— OVERHEAD ELECTRIC
- - - - UNDERGROUND GAS LINE
- ○ ○ OVERHEAD UTILITY
- CONCRETE

1 SITE PLAN
1" = 10'-0"
RE: LEGAL DESCRIPTION

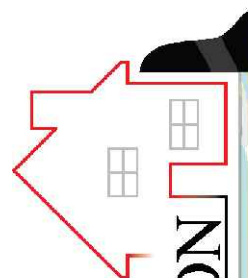


2 VICINITY PLAN- AERIAL PHOTO
RE: 1HPC1



DATE: 3/29/2021

DRAWN BY: P.G.
CHECKED BY: S.W.


SARAH F. WHITTINGTON
ARCHITECTURAL SERVICES
128 E. First Street
Salida, CO 81201
sarah@salidaarchitect.com
ph: 719.539.5461

Space Holder Residential Units

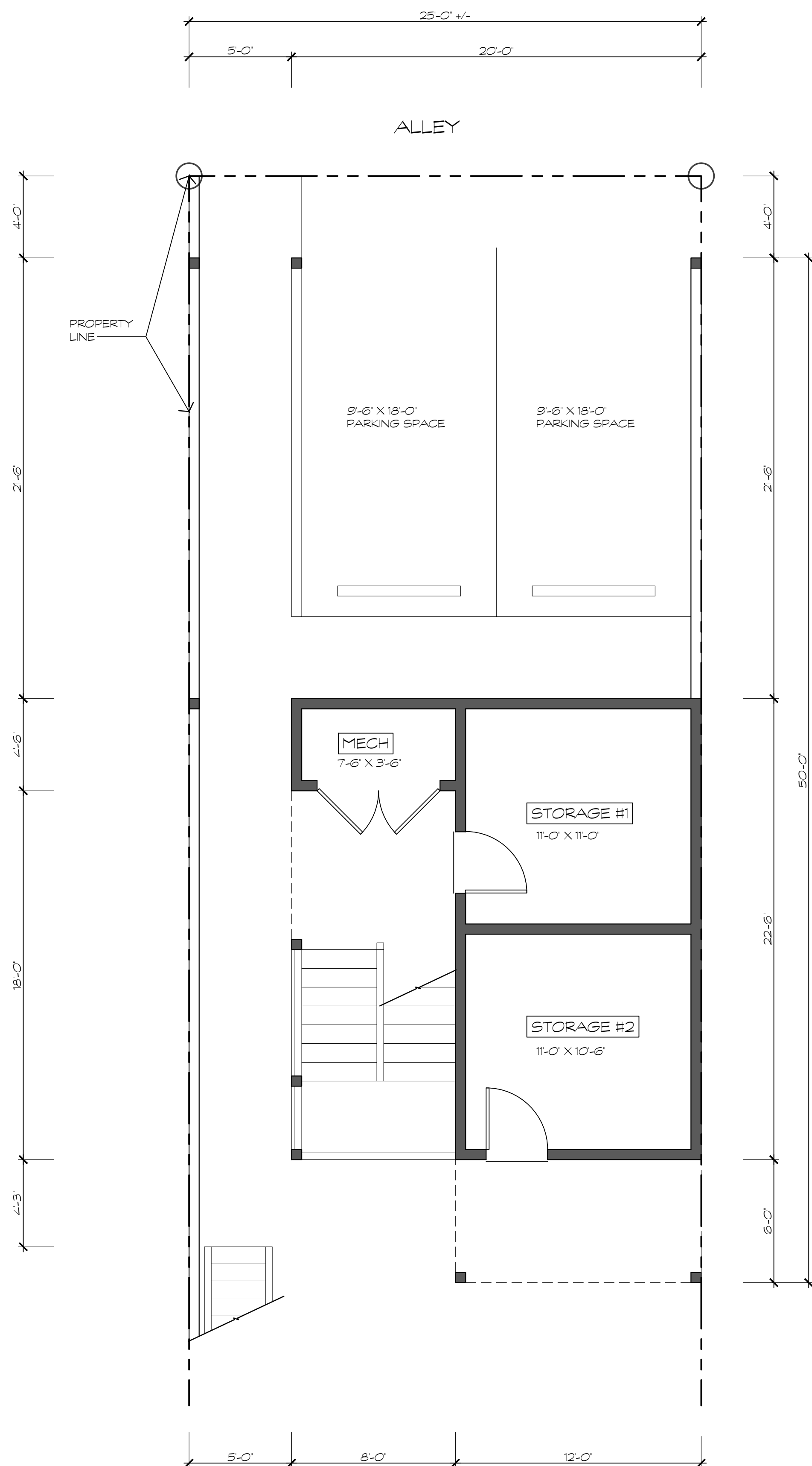
128 E. First Street
Salida, CO 81201

SITE PLAN
VICINITY MAP
AERIAL PHOTO

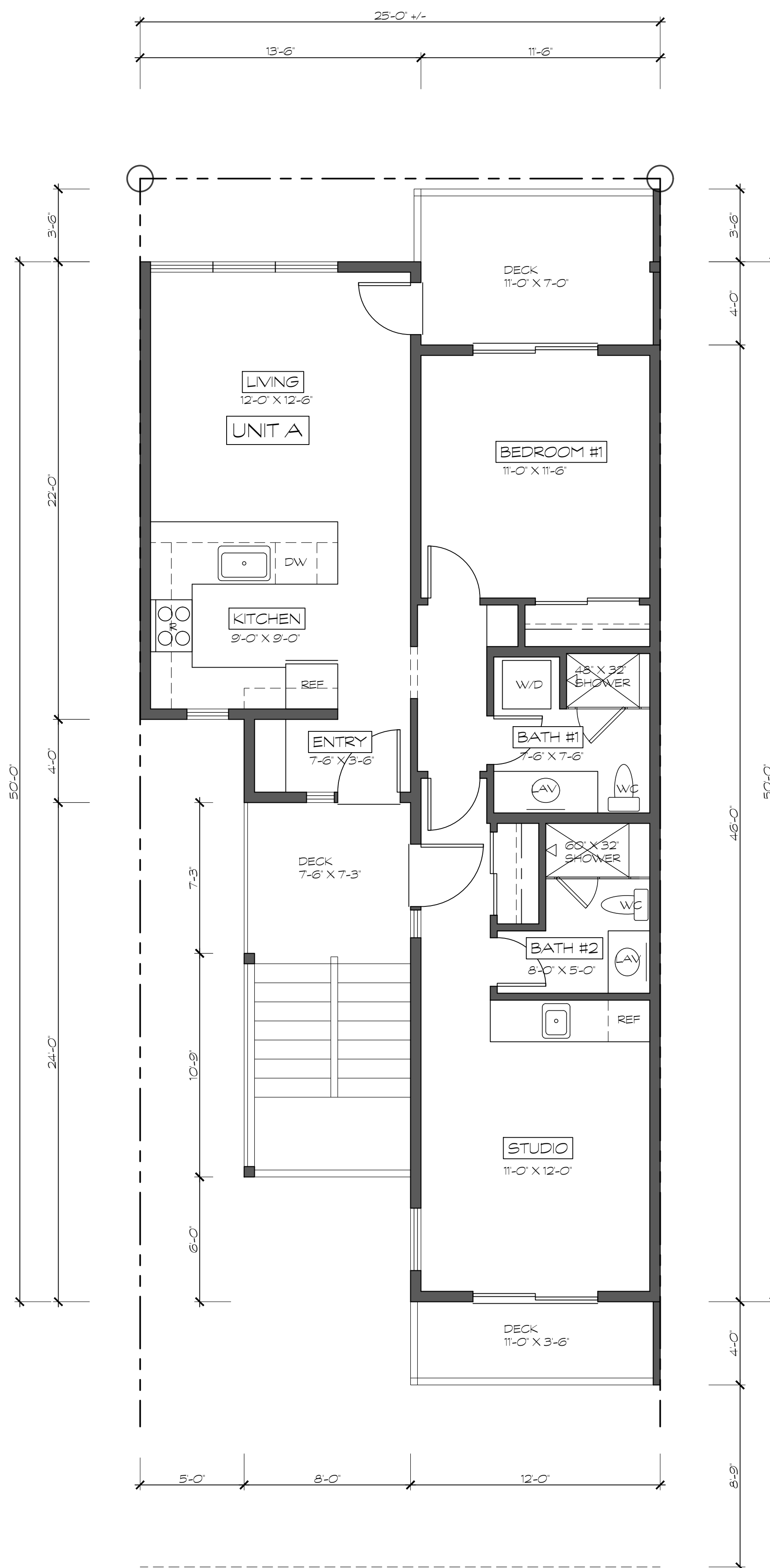
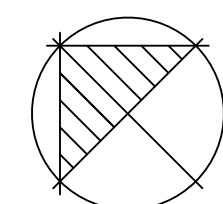
HPC 1

1 OF 5

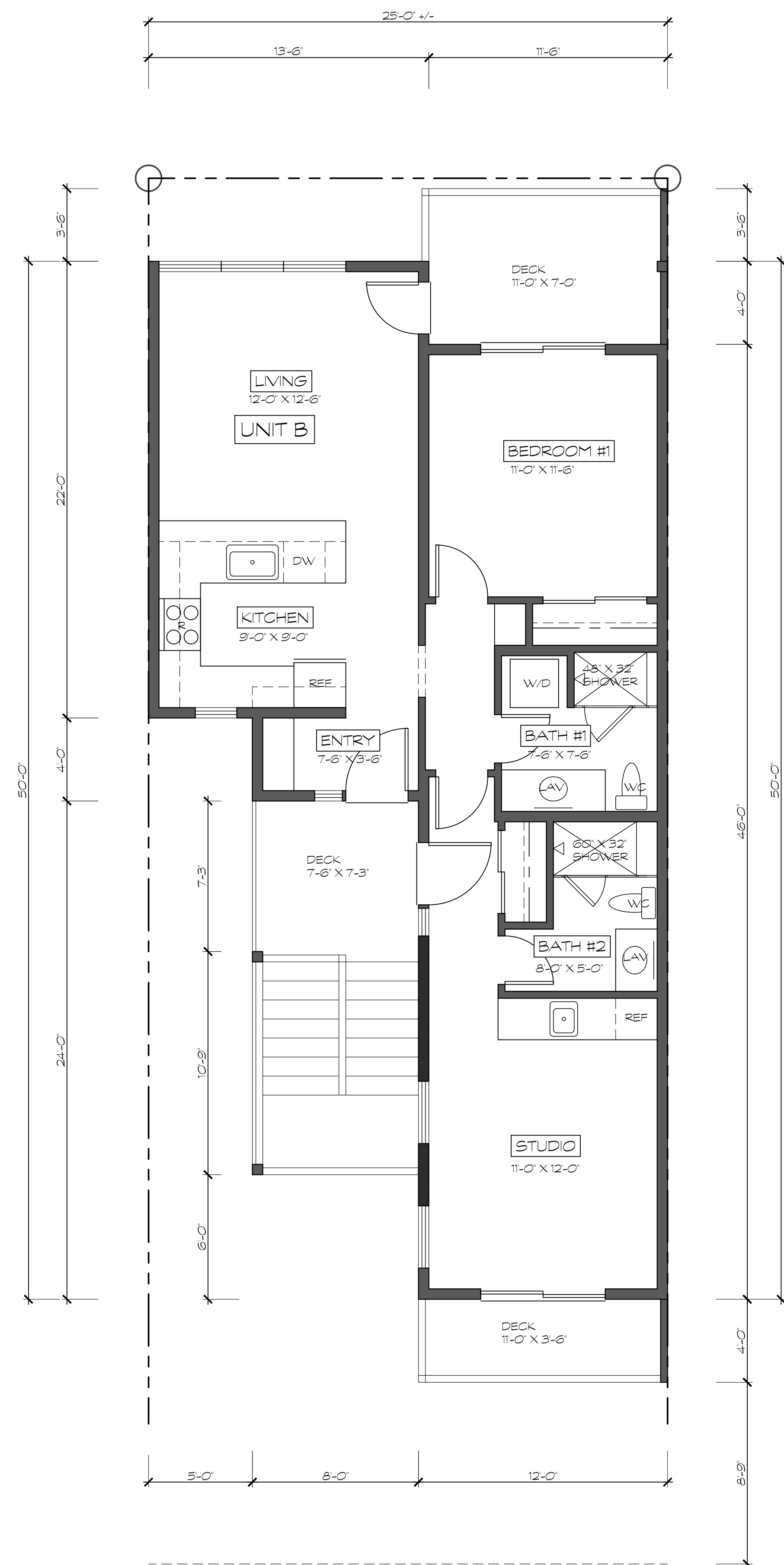
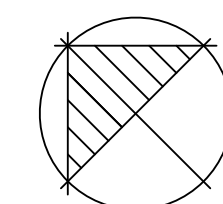
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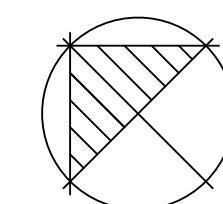
1 GROUND FLOOR PLAN
1/4" = 1'-0"
RE: 1HPC1



2 SECOND FLOOR PLAN
1/4" = 1'-0"
RE: 1HPC1

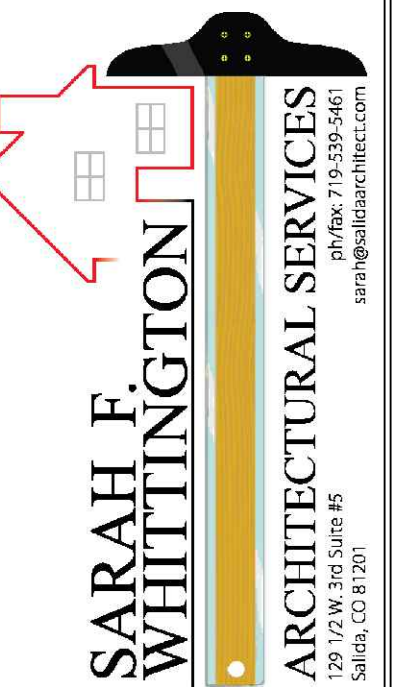


3 THIRD FLOOR PLAN
1/4" = 1'-0"
RE: 1HPC1



DATE: 3/29/2021

DRAWN BY: P.G.
CHECKED BY: S.W.



Space Holder Residential Units

128 E. First Street
Salida, CO 81201

GROUND FLOOR
PLAN
SECOND FLOOR
PLAN
THIRD FLOOR PLAN

HPC2

2 OF 5

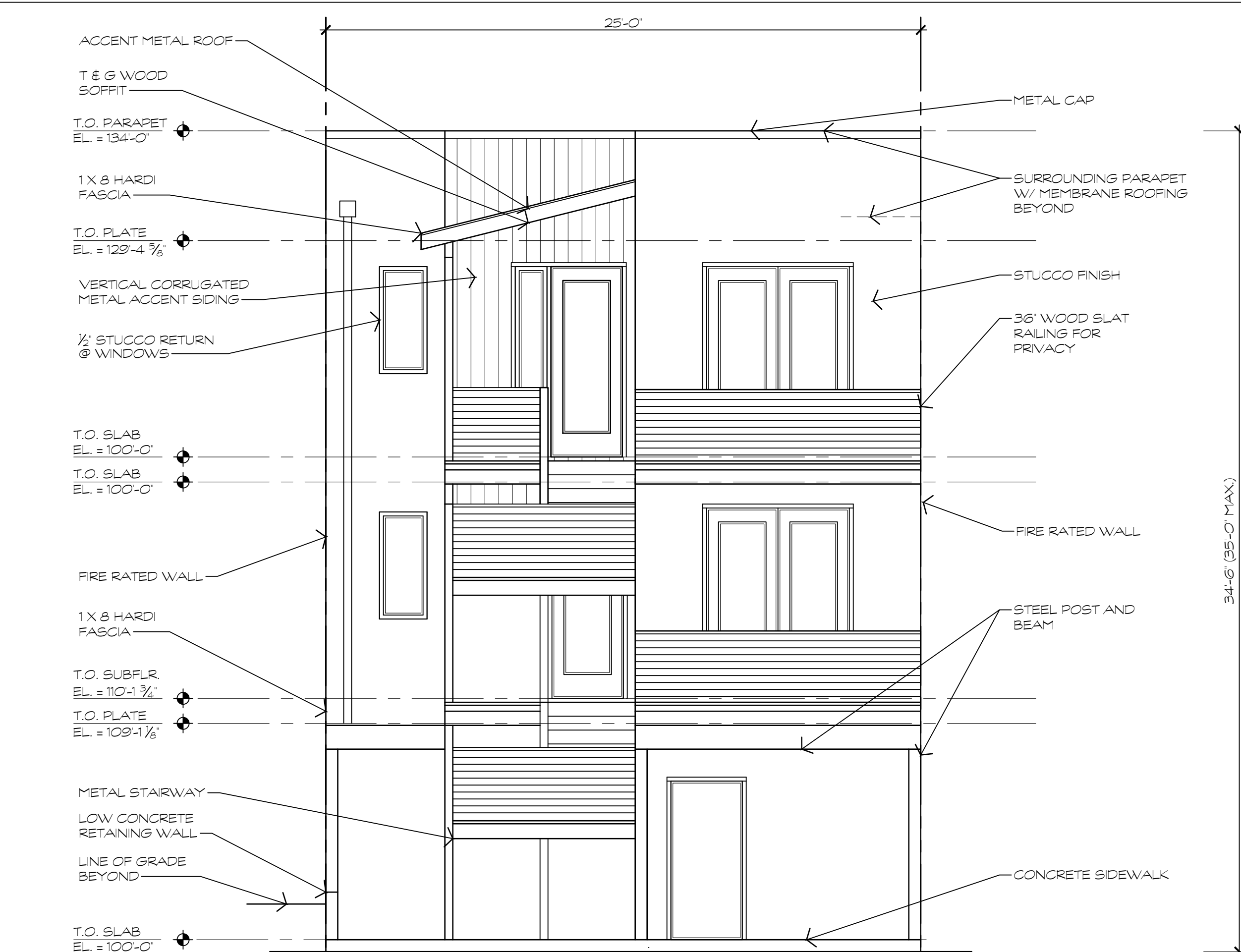
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Space Holder Residential Units

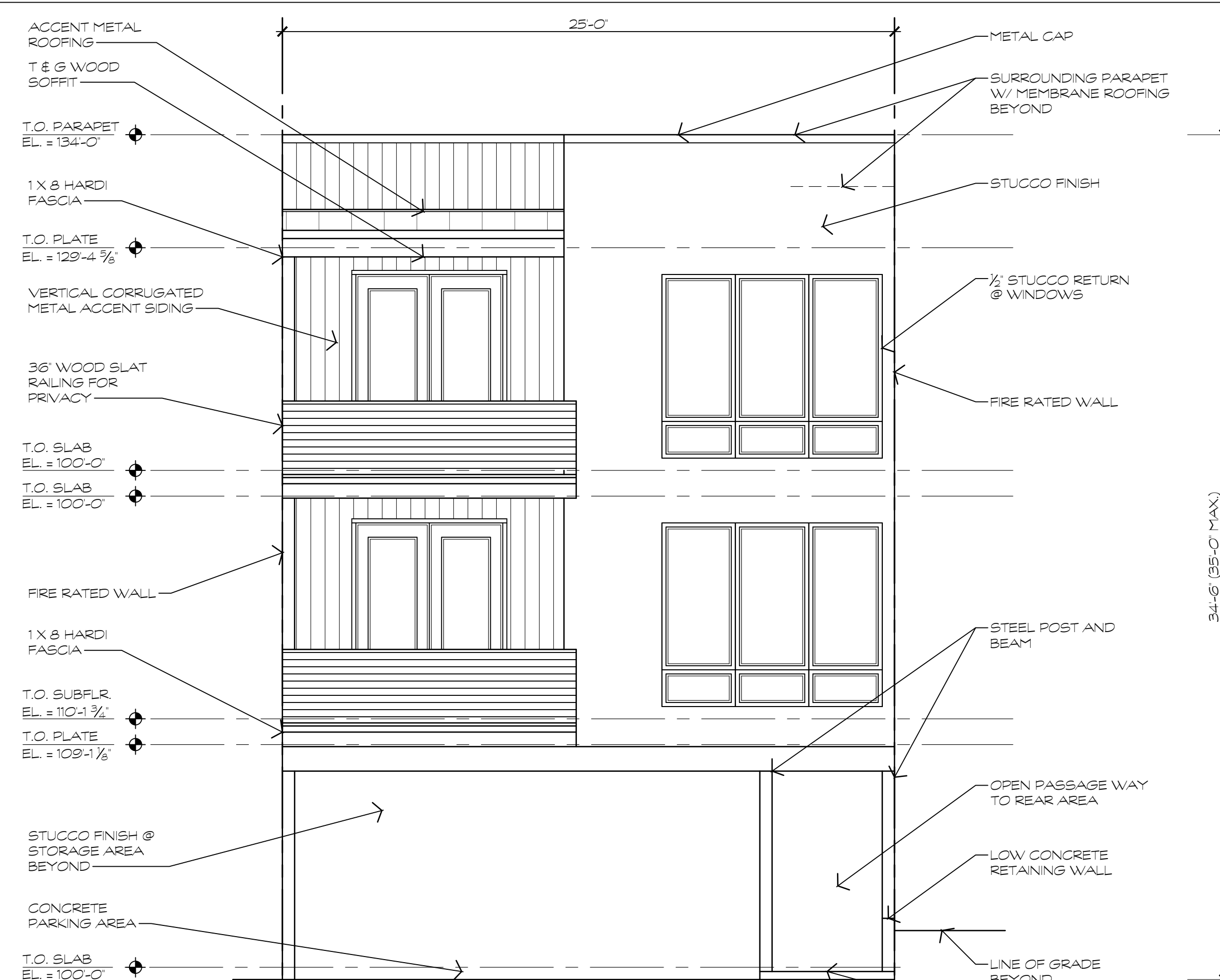
128 E. First Street
Salida, CO 81201

SOUTHWEST,
NORTHEAST &
NORTHWEST
ELEVATIONS
MATERIAL
SAMPLES

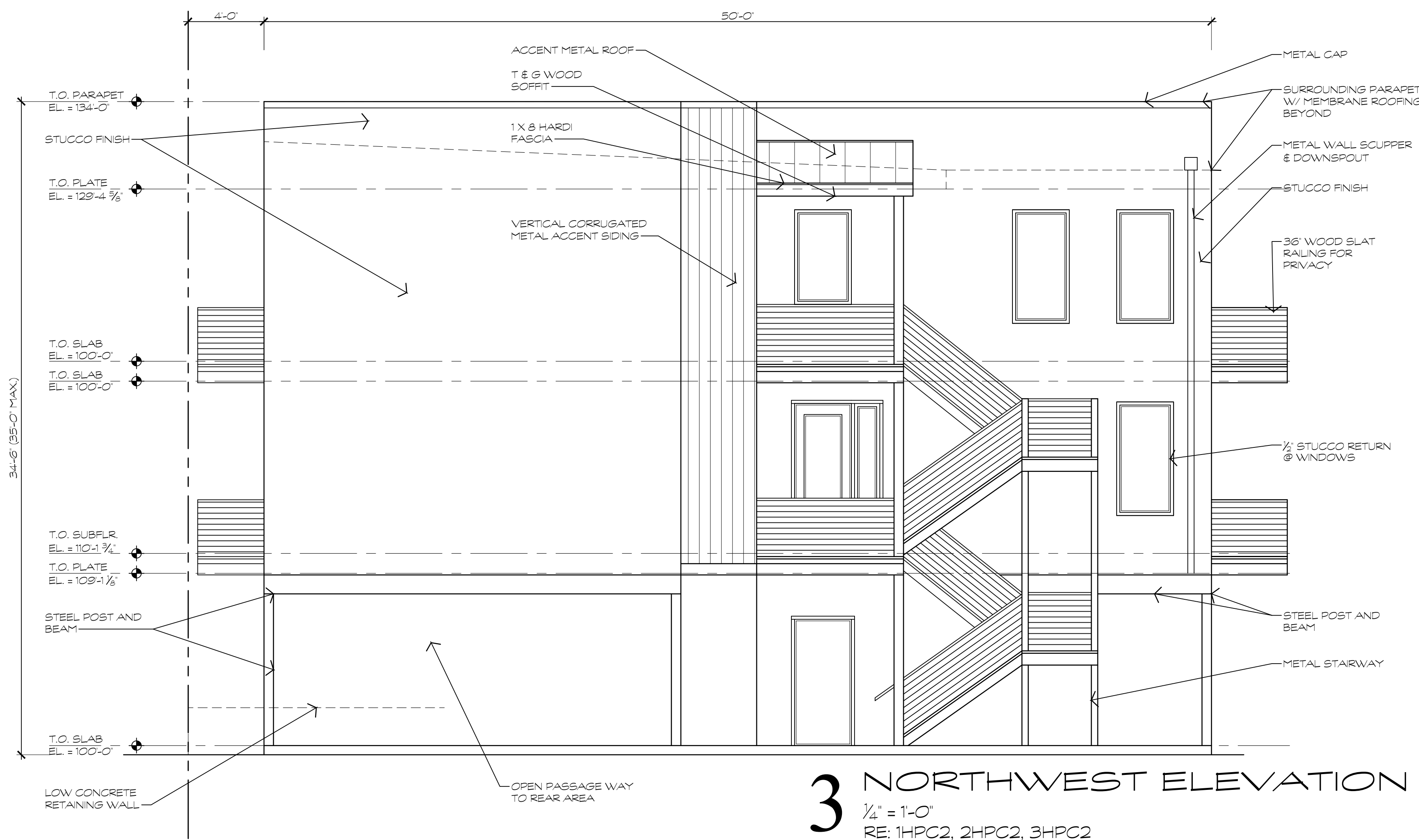
HPC3



2 SOUTHWEST ELEVATION
1/4" = 1'-0"
RE: 1HPC2, 2HPC2, 3HPC2



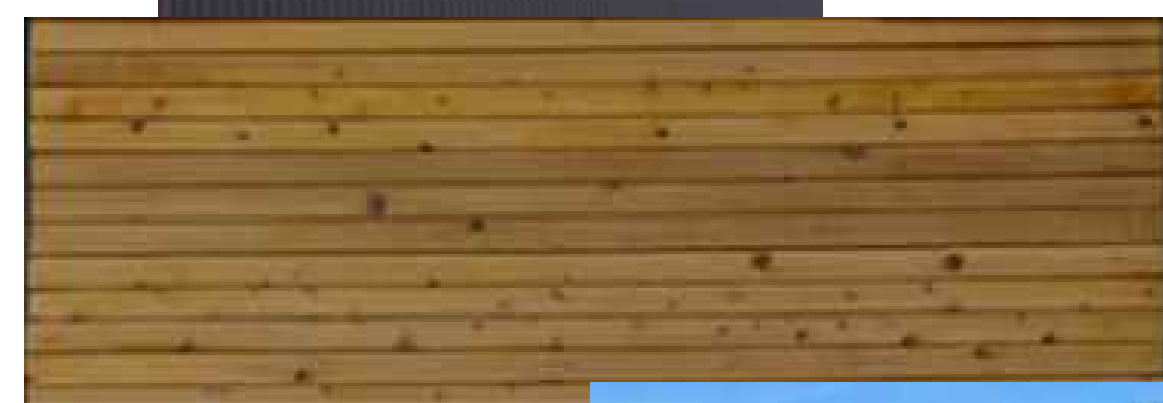
1 NORTHEAST ELEVATION
1/4" = 1'-0"
RE: 1HPC2, 2HPC2, 3HPC2



3 NORTHWEST ELEVATION
1/4" = 1'-0"
RE: 1HPC2, 2HPC2, 3HPC2



VERTICAL
CORRUGATED
METAL
ACCENT SIDING &
ROOFING



WOOD DECK
RAILING



EXPOSED STRUCTURAL
STEEL FRAME AT
GROUND LEVEL



METAL CLAD
WINDOW

STUCCO FINISH

4 MATERIALS
RE: 1HPC3, 2HPC3, 3HPC3



CAFE DAWN
122 E. FIRST STREET



SUBJECT PROPERTY
128 E. FIRST STREET



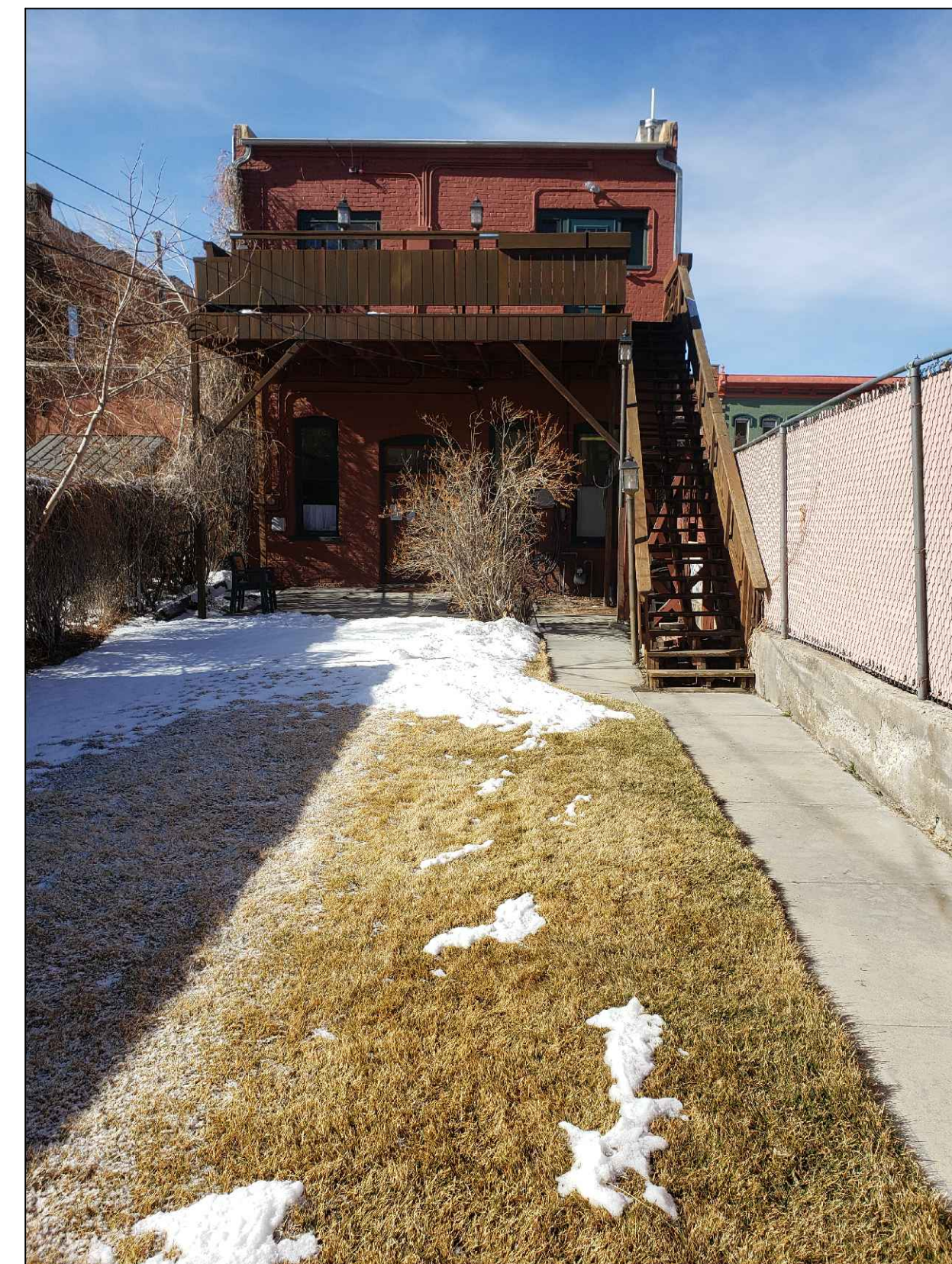
ALL BOOKED UP
134 E. FIRST STREET

HARLOW BUILDING
148 E. FIRST STREET

1 STREETSCAPE ON F STREET



HARLOW BUILDING
148 E. FIRST STREET



ALL BOOKED UP
134 E. FIRST STREET

SUBJECT PROPERTY
128 E. FIRST STREET



CAFE DAWN
122 E. FIRST STREET

2 ALLEYSCAPE

Space Holder Residential Units

128 E. First Street
Salida, CO 81201

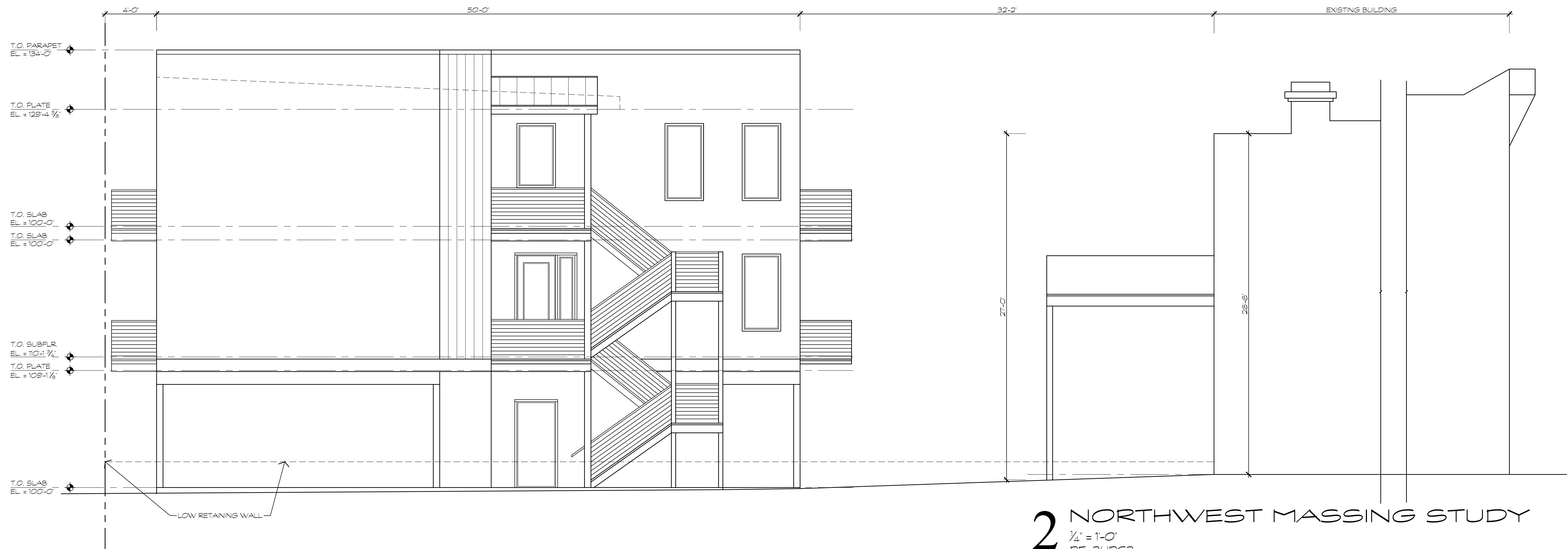
SOUTHWEST,
NORTHEAST &
NORTHWEST
ELEVATIONS

HPC4

4 OF 5

JOB # 21003.80

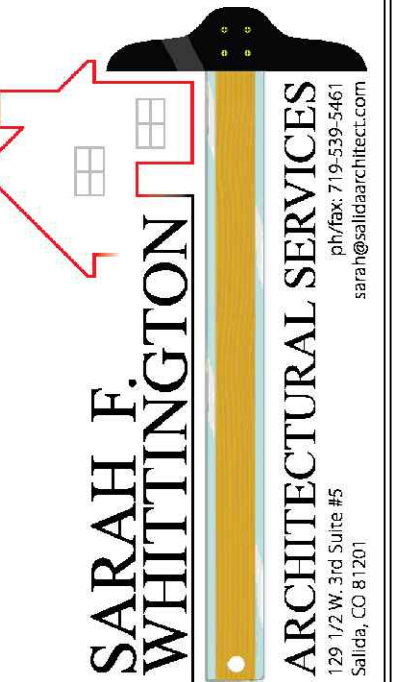
1 NORTHEAST MASSING STUDY
1/4" = 1'-0"
RE: 1HPC3



2 NORTHWEST MASSING STUDY
1/4" = 1'-0"
RE: 3HPC3

DATE: 3/29/2021

DRAWN BY: P.G.
CHECKED BY: S.W.



Space Holder Residential Units

128 E. First Street
Salida, CO 81201

NORTHEAST &
NORTHWEST
MASSING STUDIES

HPC5

5 OF 5

JOB # 21003.80