



STAFF REPORT

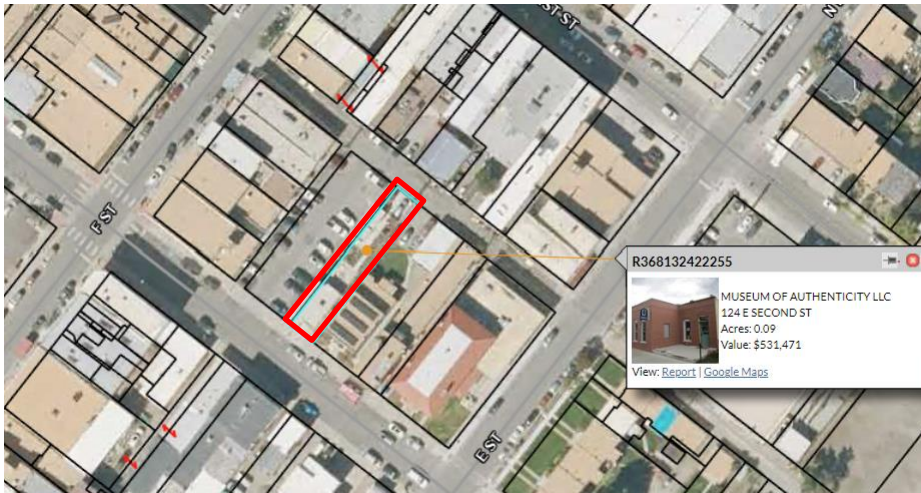
MEETING DATE: August 22, 2024
AGENDA ITEM TITLE: 124 East Second Street - Major Certificate of Approval
AGENDA SECTION: Public Hearing

REQUEST: The request is for a Certificate of Approval to construct a 363 square foot addition attached to the rear of the main structure.

APPLICANT:

The applicant is Museum of Authenticity, LLC represented by Thordis 124 E. 2nd Street, Salida, CO 81201.

LOCATION: The parcel # 368132422003 Lot 20 Block 22, addressed as 124 East Second Street. Assessor's Link: [qPublic.net - Chaffee County, CO - Report: R368132422255 \(schneidercorp.com\)](https://public.net - Chaffee County, CO - Report: R368132422255 (schneidercorp.com))



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.

BACKGROUND / OBSERVATIONS:

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

2. The historic name of the building is the Dr. Jessine M. Hartwell Residence. The property was considered a noncontributing building to the downtown historic district when the Colorado Cultural Resources Survey was completed in 2002, however, much of the original brick façades have been restored and better represent the historic period of its 1888-90 construction.

The following information is from the CCRS Architectural Inventory Form

General Architectural Description:

One-story rectangular commercial building with flat roof stepped down toward rear. Façade clad with University of Colorado style sandstone laid in pieces of varied length and width. Angled inset wall at west side of façade has plate glass window with stone sill and door. Wrought iron support at east end of inset. Wall west of inset has no openings. East and west walls are stuccoed. West wall has chimney projection without top, opening with air conditioner unit, and tall 1/1-light double-hung sash window. Rear wall has one segmental arched 2/2-light double-hung sash window, an entrance with paneled and glazed door, and triple window.

Rectangular brick garage with flat roof, triple paneled and glazed doors on west wall and modern overhead sectional door on east wall.

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

The 1888 Sanborn map indicates that this parcel was vacant. By 1890 this building is shown as a one-story L-shaped dwelling with small off-center porch in the angle of the L. A small rear projection was added between 1898 and 1904.

Historical Background:

This building was erected between 1888 and 1890, according to Sanborn fire insurance maps. The 1890 and 1893 maps identify this building as a dwelling. In 1893 it is shown as a doctor's office. The 1898 through 1914 maps show this as a dwelling. An office was shown in the building on the 1929 and 1945 Sanborn maps.

The 1903-04 through 1922 city directories list the office and residence of Dr. Jessine M. Hartwell at this address. Manuscript returns for the 1920 Census revealed that Dr. Hartwell was then sixty-six years old and a native of Massachusetts. She listed her occupation as homeopathic physician.

In 1961, an engineering and surveying firm was housed in the building: Robert Harrison and Associates.

Statement of Significance:

This building is associated with the construction of residential housing near downtown Salida in the late nineteenth century. Alterations to the building have diminished its historic physical integrity relating to its history as a dwelling, but it is representative of postwar commercial architecture utilizing University of Colorado style sandstone.

Assessment of Historic Physical Integrity Related to Significance:

This building retains few of its architectural features from the time of its original construction, although its present appearance is representative of a popular design of the post-World War II period.

NATIONAL REGISTER ELIGIBILITY ASSESSMENT

National Register Field Eligibility Assessment: Not eligible

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

If the building is in an existing NRHP district, indicate contributing status: Noncontributing

For additional historical information, see:

- [Salida Regional Library archive real estate appraisal card](#)
- [CHNC Dec. 2, 1887](#)

3. There have been several Certificates of Approval issued for this property. IN some cases, specific conditions were included with the C of A (see attachments):
 - March 14, 2019 – replacing front façade brick; removing a door; adding a display window; reducing the size of two windows; and filling in a bathroom window
 - March 15, 2016 – removal of a/c unit and enclosure of opening on west wall
 - November 3, 2014 – construction of fencing
 - April 29, 2014 – construction of addition to accessory structure

- November 3, 2006 – sign permit
 - May 1, 2006 – removal of an addition and sandstone siding, exposure of historic external wall and substantial return of front façade to original façade depicted in 1937 photograph
4. The following standards are #9 of the Secretary of the Interior's Standards for Rehabilitation:
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Although some restoration work has been completed, the architectural integrity of the structure has been altered substantially and the structure is not considered to be contributing to the historic district.

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:**
 - 1) ***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.*
 - The significant architecture in the [Salida Downtown Historic District](#) is that of turn of the century commercial architecture. Because of its previous alterations, the property at 124 E. 2nd Street is considered noncontributing to the district, however, previous work on the structures has helped restore its architectural integrity to a degree. The rear addition is intended for storage and is proposed to have brick facades and will re-use the windows previously installed that are compatible with the structure.
 - Some of the addition will be visible from the public right-of-way and rear alley, as well as from the adjacent private parking lot, so the massing / scale and materials of the addition should be complimentary to the historic features and style of the main building.
 - 2) ***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 addition will be compatible with the general character and materials of buildings within the Historic District.
 - 3) ***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 proposed building will harmonize with the surrounding buildings in the historic district. The window and door styles and brick patterns reasonably reflect the period and are compatible with other historic commercial buildings on the block.

4) **Work Necessary.** *Whether the proposed work is required or necessary to comply with a building, fire or other health/safety code.*

- The proposed work is not necessary to comply with any codes. The new construction will be required to meet all building, fire and zoning requirements.

Compatible and differentiated design.

The *Salida Downtown Guidelines for Non-Contributing Structures* policy states the following: “*Alterations and additions to non-contributing buildings should improve the character of the building and its compatibility with Salida’s historic downtown.*”

- The addition does not have a significant impact on the district as it is a single-story, rear addition that is not highly visible and is generally compatible with the historic character of neighboring buildings and the Historic District.

RECOMMENDED FINDINGS:

1. That the application is in compliance with the review standards for noncontributing structures in the historic district.
2. The changes will be compatible with neighboring properties and will enhance the overall district.

RECOMMENDED ACTION:

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

1. Upon completion of the project, the applicant shall contact staff to schedule an inspection of the approved work with two members of the Historic Preservation Commission.
2. The Historic Preservation Commission’s review and approval is required for any significant changes or modifications from the approved application.

RECOMMENDED MOTION:

“I make a motion to approve the application for a Certificate of Approval to construct a 363 square foot addition attached to the rear of the main structure at 124 East Second Street.”

Attachments: Application materials & existing condition photographs
CCRS Architectural Inventory Form and previous COA letters