



## **Historic Preservation Commission work session**

**MEETING DATE:** October 29, 2020

**AGENDA ITEM TITLE:** Major Certificate of Approval-120 W. Second Street

**PRESENTED BY:** Kristi Jefferson, Planner

Staff and the applicant are requesting feedback from the Commission on the major Certificate of Approval for the following proposed work at the property located at 120 W. Second Street:

1. On the existing building the request is to remove the easternmost center window to create a new door opening on the Second Street façade. No other work is being proposed for the existing building.



2. Construct two additional stories on the single-story building. The second floor will be approximately 1,200 square feet and the third floor approximately 1,000 square feet with a small balcony along the Second Street facade.



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

Staff received an application for major certificate of approval on October 6, 2020. I have gone through the materials that were submitted and felt it would be beneficial to both staff and the applicant have a HPC work session.

The primary goal of the work session is for the applicant or applicant's representative to explain the proposed project and receive feedback from the Commission on the proposal.

The public hearing on the application is scheduled for November 12, 2020.

Staff would appreciate the input of the Commission

Land Use Code Sec. 16-12-90 Certificates of approval; review standards.

Below are the criteria used for review of the certificate of approval application along with the Salida Downtown Guidelines and the Secretary of Interior Standards:

(1) 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.

(2) 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.

(3) 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.

(4) 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.

(5) 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.

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

Attach:            Preservation brief #14