

To: City of Salida (Salida Historical Commission)

Date: October 19, 2020

Re: Major Certificated of Appropriateness for 120 West Second Street
(Contributing Building)

Prepared by: Keith E. Zoni
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Prepared for: Samuel Mick of Salida Colorado

Members of the Commission and City staff,

The following narrative and images provide a description of the contributing building located at 120 West Second Street and helps explain proposed changes to the existing building and addition.

Image #1 below is a current photo of the front of the contributing building. We propose to make the following changes to the building:

1. Due to the small footing of the existing 1-story building we propose adding 2 additional stories (not exceeding 35'-0" height limit) giving the owner living space desired.
2. Additional changes to the existing 1-story building will be replacing the existing center window and demo brick (looking from the street, right side of the building) with a custom wood door matching existing door (looking from the street, center of building) and matching existing paint colors.
3. There will be minimum interior changes to the existing building other than adding a stairs to access new 2nd and 3rd stories. (see included floor plan)
4. The existing building area is 1375 SF, the proposed 2nd floor will be 1200 SF and proposed 3rd floor will be 1000 SF giving us a total of 3775 SF of living space.



Image #1: Existing condition of contributing 120 West Second Street 1 story building

Changes to the existing 1 story portion of the building: We propose replacing the existing center window and demo brick (looking from the street right side of the building) with a custom wood door matching existing door (looking from the street center of building) and matching existing paint colors. There will be no other changes to the 1st story portion of this building other than power washing both street and alley side of the building and repointing brick where needed.

Proposed 2nd and 3rd story portion of the building:

The street side of 2nd story brick veneer wall will be held in-line with existing street side, alley side and right side of the building will be kept at property line up to the floor line of the third story. The street side of 3rd story wall will back approximately 5' from the street with a useable deck / balcony finished with black painted wrought iron balusters. All of the new brick on street side of this building will closely match existing brick in style and color. The remain sides of the building will have a traditional cement stucco finish closely matching surround buildings in both style and color.

The 2nd story will have all new energy efficient windows as required in 2006 IECC code these will be Sierra Pacific double hung aluminum clad wood frame windows Westchester series designed to mimic traditional classic windows both in style and color. The 3rd story will have a mix of double hung on sides and rear of building and casement with half round top on street side in the same brand and series of 2nd floor. Street side of the 3rd story half round windows in keeping with historic look will be trim / accent made of EIFS to mimic other buildings in the downtown historic district along with soldier course brick and belly of the building, top of windows and parapet.

Attachments:

1. Photo of existing contributing building
2. Photo at corner of 2nd Street and F street
3. Photo of 122 West 2nd Street property and 120 West 2nd Street
4. Cover sheet of proposed building
5. Site plan
6. 1st floor plan
7. 2nd floor plan
8. 3rd floor plan
9. Existing roof plan
10. Proposed roof plan
11. Front / Left elevation
12. Rear / Right elevation
13. Building Section



Corner of 2nd and F Street showing neighboring building 148 F Street and 120 West 2nd Street



Both 122 and 120 West 2nd Street and 10 foot wide alley

MICK RESIDENCE ADDITION

120 WEST SECOND STREET

SALIDA COLORADO



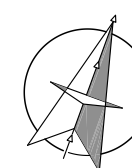
122 WEST 2nd STREET



EXISTING 120 WEST 2nd STREET



148 F STREET



1ST FLOOR PLAN

1375 SF HEATED
SCALE: 1/4" = 1'-0"

MICK RESIDENCE
120 WEST 2ND STREET
SALIDA, COLORADO

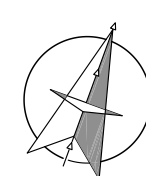
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1ST FLOOR PLAN

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NO SCALE

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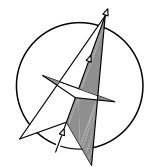
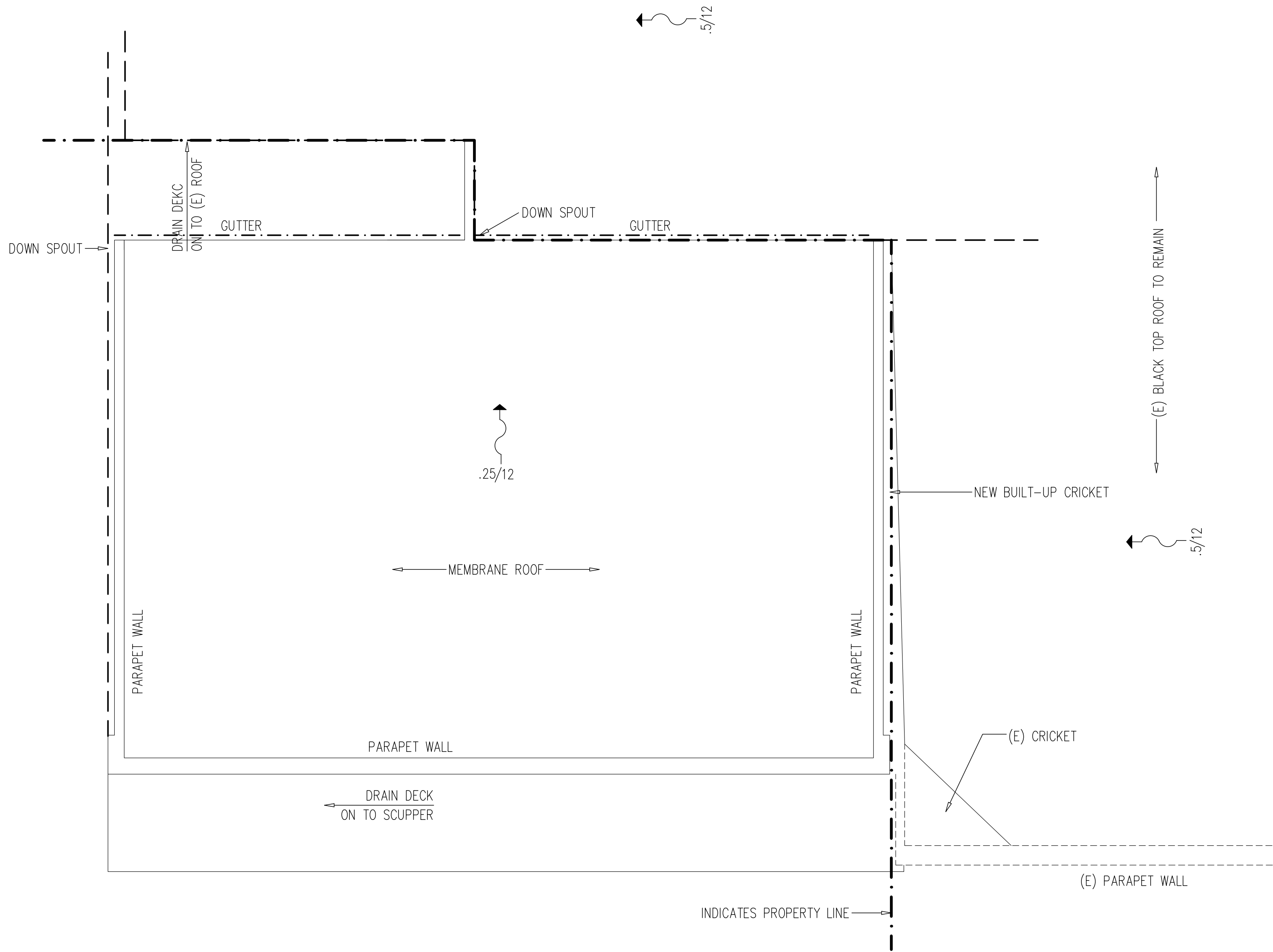
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ROOF PLAN

SCALE: 1/4" = 1'-0"

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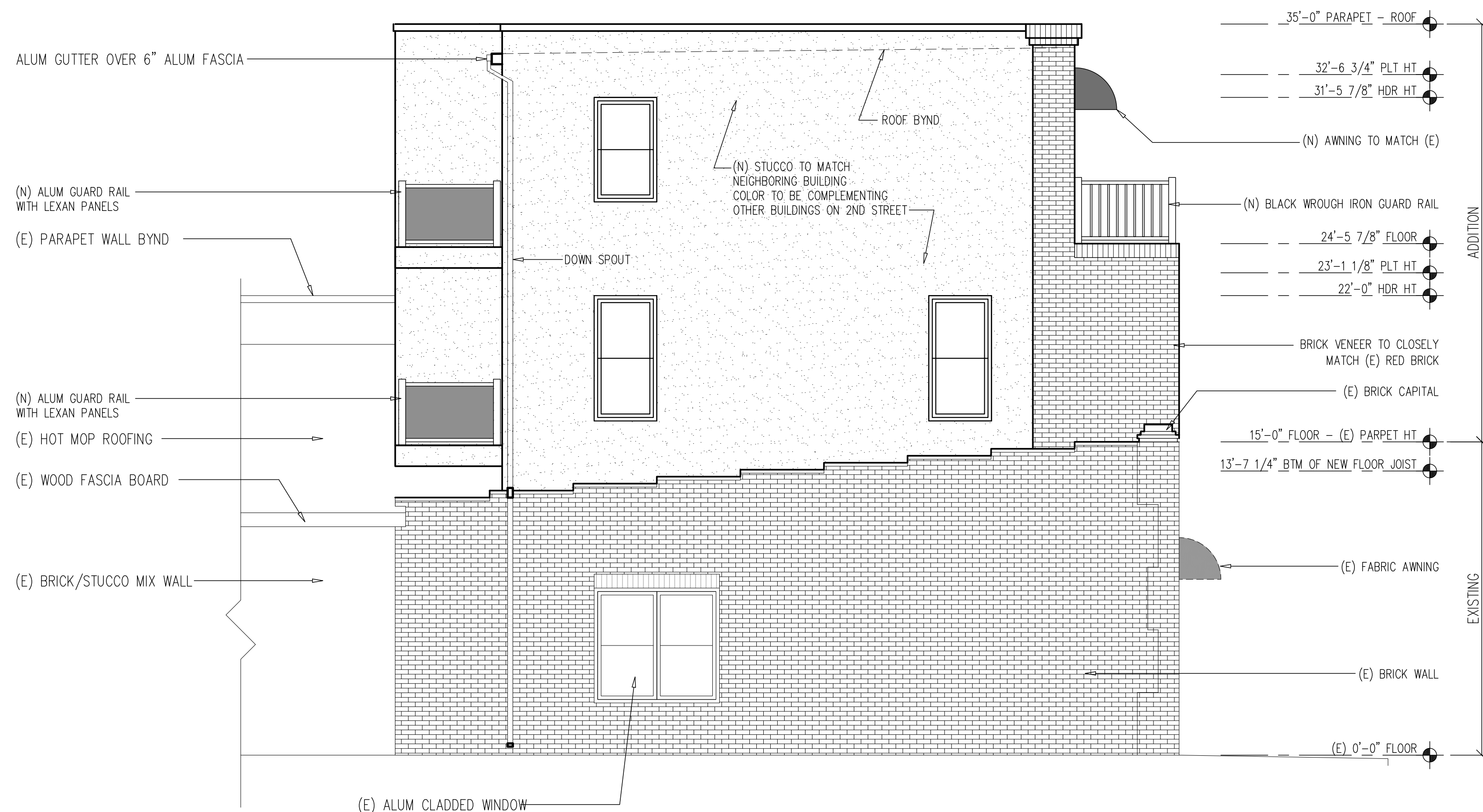
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MICK RESIDENCE
120 WEST 2ND STREET
SALIDA, COLORADO



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

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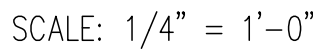
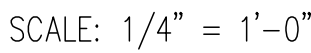
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ELEVATIONS
FRONT / LEFT

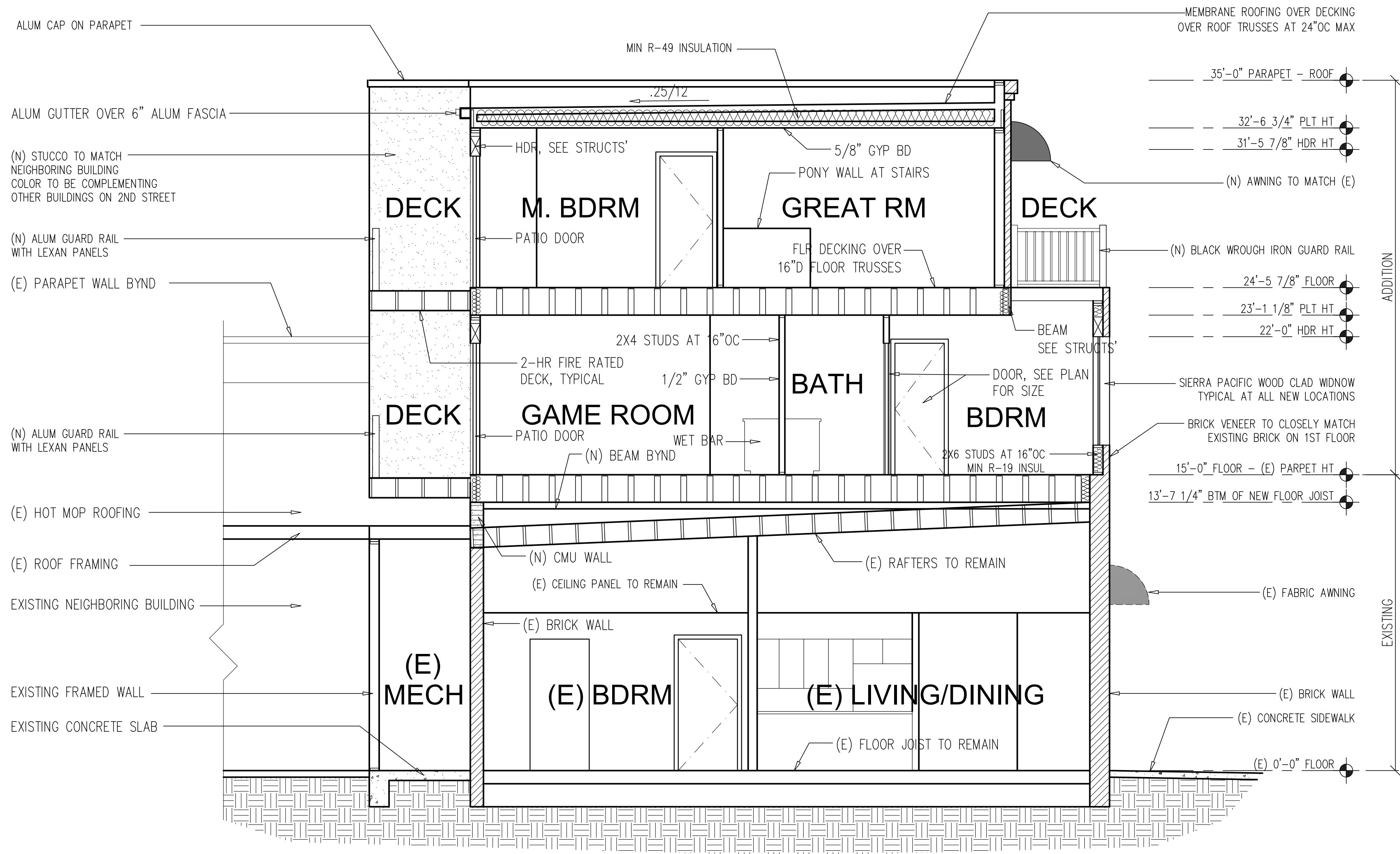
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A201



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A300

BUILDING SECTION

SCALE: 1/4" = 1'-0"

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