



MEMO

MEETING DATE: April 28, 2022

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

REQUEST: The request is to receive a two year extension 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.

PROJECT DESCRIPTION:

On April 22, 2021 the Historic Preservation Commission reviewed and approved the major certificate of approval application to construct a new two-unit building behind the existing commercial building at 128 E. First Street. The Historic name of the property is the Welch House.

The Historic Preservation Commission approved the application based on the submitted material specifications, text and photos and recommended approval with staff's two (2) conditions and added two (2) additional 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.
3. The stucco color on the new building should not be bright white.
4. The owner work with the adjacent property owner prior to construction so that she can inspect the wall of her shed for any problems to address.

RECOMMENDATION:

Staff recommends the Commission approve the extension request with the 4 conditions of approval and one additional condition:

1. That any changes from the original approval must be reviewed by staff and the Historic Preservation Commission.

RECOMMENDED MOTION: "I make a motion to approve the two-year extension request to construct a new two-unit building behind the existing commercial building at 128 E. First Street with the recommended 4 conditions and adding a 5th condition that any changes from the original approval be reviewed and approved by staff and the HPC."

Attachments: Letter from owner requesting an extension
April 22, 2021 staff report and application materials