



STAFF REPORT

MEETING DATE: December 3, 2020

AGENDA ITEM TITLE: Nevens-Koster Real Estate Agency, 120 W. Second Street- Major Certificate of Approval Application

AGENDA SECTION: Public Hearing

REQUEST: The request is for a Major Certificate of Approval to receive approval to construct a second story addition with a roof-top patio to the existing single-story building at 120 W. Second Street.

APPLICANT:

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

LOCATION:

The property is located at 120 W. Second Street and is historically known as the Nevens-Koster Real Estate Agency.

PROCESS:

A major certificate of approval (CA) shall be reviewed by the Historic Preservation Commission and ruled upon by the Administrator or his or her designee at a regular or special meeting to be conducted within twenty (20) days from the date the application was determined complete.

Written notice of the date, time and location of the meeting shall be mailed by regular mail or personally delivered to the applicant not less than five (5) days prior to the meeting. The unexcused absence of the applicant from the meeting shall cause the Administrator or his or her designee to deny the application or, at the Administrator or his or her designee's option, continue the matter to a later meeting date of its choosing.

OBSERVATIONS:

1. The subject property is located within the Central Business (C-2) zone district, the Downtown Historic District and the Central Business Economic Overlay.
2. The building is considered a contributing building to the downtown historic district. The architectural inventory form states, "this building is associated the history of real estate and insurance businesses in the twentieth century Salida. The building is representative of the office buildings erected in Downtown Salida during the first half of the twentieth century."

3. The proposal is to construct a stepped back second-story addition with a roof-top patio on the existing single-story building. The proposed materials for the addition are: brick veneer on the front and sides of the addition and stucco on the rear wall, double-hung aluminum-clad windows, black wrought iron railing and awnings to match the existing. The applicant is proposing to extend the brick pillars to incorporate the wrought iron railing.



4. The applicant is also proposing to power wash the existing building. The cleaning of an exterior surface of a contributing or landmark building or structure by sandblasting, high-pressure spraying or other chemical or mechanical means requires HPC approval prior to power washing the building.
5. Rehabilitation is defined by the Secretary of the Interior's Standards as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.



6. The following standards are #9 and #10 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.

- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
7. For additional help in reviewing this application staff has provided the Commission with copies of National Park Service Preservation Brief #14, “New Exterior Additions to Historic Buildings - Preservation Concerns”.
 8. On October 29th the Historic Preservation held a work session to discuss the application with staff and the applicant. At that work session the concerns the Commission brought forward were:
 - I. The mass and scale of the proposed addition.
 - II. The second story should be stepped back from the first story.
 - III. That the façade of the existing building not be altered as proposed.
 - IV. The arch above the windows as shown on the plans needed to be addressed.
 - V. That the use of stucco should be limited to the rear wall.
 9. The applicant has included a narrative, photographs and site plans describing the updated plans and has addressed the concerns of the Commission as shown in the updated packet materials.

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.
 - In Preservation Brief #14, the National Park Service states that “a project involving a new addition to a historic building is considered acceptable within the framework of the National Park Service’s standards if it:
 1. Preserves significant historic materials and features and form; and
 2. Preserves the historic character; and
 3. Compatible and differentiated design

Preserve Significant Materials and Features - With respect to #1 above, the existing building in its current condition retains its architectural significance, historic materials, features and form. The proposed addition will be compatible with the existing features, materials and form of the historic structure.

- The proposed materials are brick veneer for the front and sides of the new addition and stucco on the rear wall.
- The proposed windows will be double-hung aluminum clad wood frame and awnings to match the existing awnings of the first story.
- The applicant is also proposing to use a black wrought iron railing around the second floor balcony and the rooftop patio.

Preserve Historic Character - Regarding #2 above, preserving the historic character, the Preservation Brief states that “the historic character, to a large extent, is embodied in the physical aspects of the historic building itself.”

In the context of the historic district and the surrounding neighborhood, this will be a second-story addition to the existing single-story building and will be subordinate to the existing building because the applicant has stepped back the proposed second story. The structures on the same block as this property consists of mainly single and two story buildings. The new addition should not overpower the historic form in the district.

Compatible and differentiated design- With regard to #3 above the Salida Downtown Guidelines – policy states the following: New construction should distinguish itself from historic structures. Traditional elements such as large display windows of clear glass, kickplates, recessed entries and transom windows should be emulated but not replicated. In new and altered buildings, these elements should reflect the proportions and detailing of historic elements found on contributing buildings, but be interpreted in new ways.

The proposal reflects the proportions and detailing of the existing historic structure.

- 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.
 - As discussed above, staff feels that in general the application meets this standard with the proposed materials.
 - According to the Salida Downtown Guidelines – policy states the following: 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.
 - The proposed materials are compatible with the existing structure and the Downtown Historic District.
- 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 primary concerns of the Secretary of the Interior’s standards for this type of work seem to be that the new addition be complimentary to but distinct from the historic building and that there is the least possible loss of historic materials and features. These recommendations have been achieved with the updated design.
 - The proposed work will not change the historic appearance of the existing contributing building.

- 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.
- As discussed above, the new work as proposed will not destroy and should not detract from the existing historic structure and materials. The new work will be differentiated from but compatible with the existing structure. The addition will share some materials with the historic building in the brick and awning material.
- 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 Major Certificate of Approval prior to power washing the existing building.
2. That the applicant applies for a building permit as required by the Chaffee County Building Department prior to starting construction.
3. 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 120 W. Second Street

Elevations and Site plan
Preservation Brief #14
Secretary of the Interior's Standards for Rehabilitation

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 3

Date	Initials
_____	_____
_____	Determined Eligible-NR
_____	Determined Not Eligible-NR
_____	Determined Eligible-SR
_____	Determined Not Eligible-SR
_____	Need Data
_____	Contributes to Eligible NR District
_____	Noncontributing to Eligible NR District

I. IDENTIFICATION

- | | | | |
|-------------------------------|---|-------------------|--------------|
| 1. Resource Number: | 5CF406.120 | Parcel Number: | 368132421384 |
| 2. Temporary Resource Number: | 122 | SHF Grant Number: | 2001-02-004 |
| 3. County: | Chaffee | | |
| 4. City: | Salida | | |
| 5. Historic Building Name: | Nevens-Koster Real Estate Agency | | |
| 6. Current Building Name: | Acupuncture Traditional Chinese Medicine | | |
| 7. Building Address: | 120 W. 2nd St. | | |
| 8. Owner Name and Address: | Soldow, Frederic C. & Farrar-Soldow, Nancy E., P.O. Box 101, Poncha Springs, CO 81242 | | |

II. GEOGRAPHIC INFORMATION

- | | | | | | |
|---------|------|----------|--------|------------|----|
| 9. P.M. | N.M. | Township | 50N | Range | 9E |
| | 1/4 | SW 1/4 | SE 1/4 | of Section | 32 |
10. UTM Reference
- | | | | | | |
|------|----|---------|--------|----------|---------|
| Zone | 13 | Easting | 413511 | Northing | 4265520 |
|------|----|---------|--------|----------|---------|
11. USGS Quad Name: Salida East, Colo.
- | | | | | |
|-------|------|------------|------|---|
| Year: | 1994 | Map Scale: | 7.5' | Attach photo copy of appropriate map section. |
|-------|------|------------|------|---|
12. Lot (s): F
- | | | | |
|-----------|----|-------------------|------|
| Block(s): | 21 | 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 47 X Width 32
16. Stories: 1
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):
None
21. General Architectural Description:

One-story rectangular brick commercial building with flat roof stepped down toward rear. Façade of building is divided into three bays by slightly projecting contrasting piers of brown glazed brick. Red field brick on front and west side. Piers extend above roof and have concrete caps. Soldier course of brick at cornice. Inset center entrance area with wood door with large rectangular light and transom (with air conditioner unit). Flanking window is narrow plate glass sidelight and plate glass display window; brick below windows. Flanking entrance area are

identical bays with three windows each: wide two-part center windows are flanked by narrow single-light windows. Windows have brick sills. Windows are sheltered by curved fabric awnings with scalloped edges.

22. Architectural Style/Building Type: No Style

23. Landscaping or Special Setting Features:

N/A

24. Associated Buildings, Features, or Objects:

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate Pre-1927 Actual

Source of Information: Salida Mail, 21 October 1927

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):

A picture of this building appears in the 21 October 1927 Salida Mail, although the 1929 Sanborn map still showed a two-story building.

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

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Commerce and Trade/Business
Commerce and Trade/Specialty Store

32. Intermediate Use(s): Commerce and Trade/Business

33. Current Use(s): Health Care

34. Site Type(s): Office Building

35. Historical Background:

The building was apparently constructed prior to 1927. A photograph of the current building appears in the October 1927 "Booster Edition" of the Salida Mail. Information contained on Sanborn fire insurance maps for this location appears to be incorrect, for the 1929 Sanborn map shows a two-story building to the west and a one-story building to the east on this parcel (address then as 114 to 118 W. 2nd Street). There is a single one-story building addressed as number 114-18 on the 1945 map labeled as an office, which seems to reflect the shape and use of this building.

The 1927-28 city directory lists the Nevens-Koster Real Estate Agency at this location (addressed as 120 W. 2nd Street). Thomas A. Nevens, an attorney, had previously practiced law in Salida and was the senior member of the firm. Harold R. Koster, the junior member, formerly lived in Yonkers, New York. Both were ex-servicemen. The Nevens-Koster Agency was established in 1923. They also operated the Salida branch of the Railway Savings and Building Loan Association of Pueblo here.

In 1951, Nevens Insurance (Robert E. Winslow, manager) was still listed here. Thomas A. Nevens, who was associated with the firm until his death, had died by this date as Stella Nevens was listed in the city directory as the widow of Thomas. The Chaffee County Finance Company was also in this space in 1951. Officers of the latter firm included R.M. Donnohue, president, H.L. Funk, vice president, and R.E. Winslow, secretary and treasurer. In 1961, Robert E. Winslow Real Estate and Insurance occupied this building.

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Denver Times, 7 April 1899, 1;

Salida Mail, "Booster Edition," 21 October 1927; Thomas D. Nevens, Denver, Colorado, telephone interview, 24 October 2002.

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 associated the history of real estate and insurance businesses in twentieth century Salida. The building is representative of the office buildings erected in Downtown Salida during the first half of the twentieth century.

43. Assessment of Historic Physical Integrity Related to Significance:

A photograph of the building in the 31 May 1939 Salida Mail shows that it retains substantial integrity.

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 in 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): 14: 10A, 12A.

Negatives Filed At: City of Salida

Photographer: Roger Whitacre

48. Report Title: Downtown Salida Historic Buildings Survey, 2001-02

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

Downtown Salida Historic Buildings Survey, 2001-02
Sketch Map



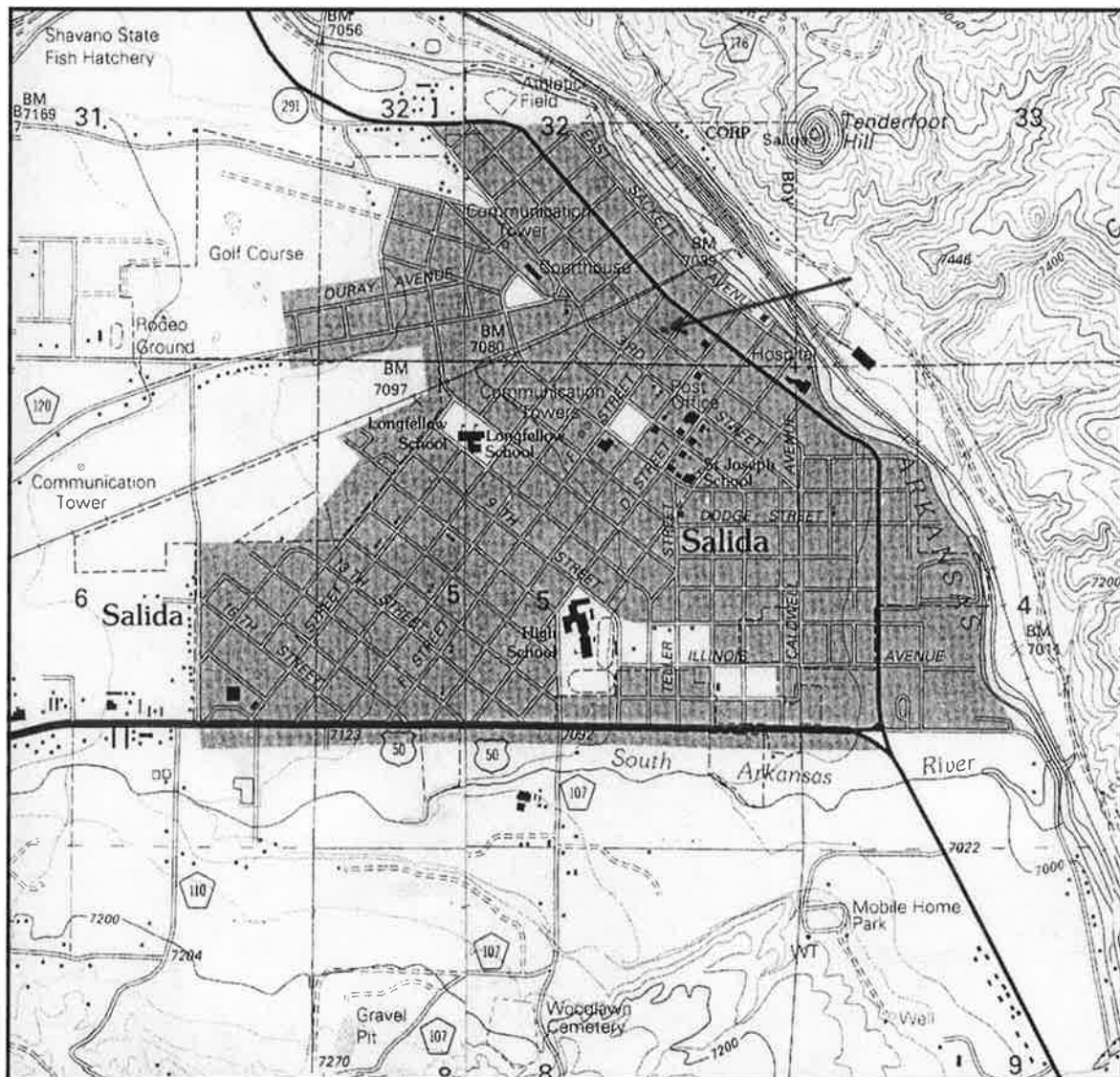
120 W. 2nd Street, 5CF406.120

20 0 20 40 Feet



Downtown Salida Historic Buildings Survey, 2001-02
USGS Location Map

120 W 2nd St, 5CF406.120



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

To: City of Salida (Salida Historical Commission)

Date: November 13, 2020

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

Prepared by: Keith E. Zoni, AIBD, BIM-r
Zoni Design Group, LLC
P.O. Box 365 - 7800 W. HWY 50 Suite 'A' - Salida, Co 81201
719.239.9392 - keith@ZoniDesignGroup.Com

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 1 additional story and roof top patio (not exceeding 35'-0" height limit) giving the owner living space desired.
2. There will be minimum interior changes to the existing 1st story of the building other than adding a stairs to access new 2nd story and roof top patio. (see included floor plan)
3. The existing building area is 1375 SF, the proposed 2nd floor will be 1016 SF giving us a total of 2391 SF of living space plus proposed roof top patio of 1000 SF.



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

Changes to the existing 1 story portion of the building: There will be no changes to existing 1st floor other than interior work of adding stairs to access 2nd floor and roof top patio. We do plan making repairs as needed to existing brick example power washing both street and alley side of the building and repointing brick where needed.

Proposed 2nd floor and roof top patio portion of the building:

The street side of 2nd story brick veneer wall will be held back 5'-4" from the existing street side edge of building 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 also have similar brick and rear of building 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 roof top patio will also have matching black wrought iron guard rail and balusters. There will be black metal stairs on rear of building to access roof top patio hidden behind a fire rated wall.

Attachments:

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



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



Image 3: 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

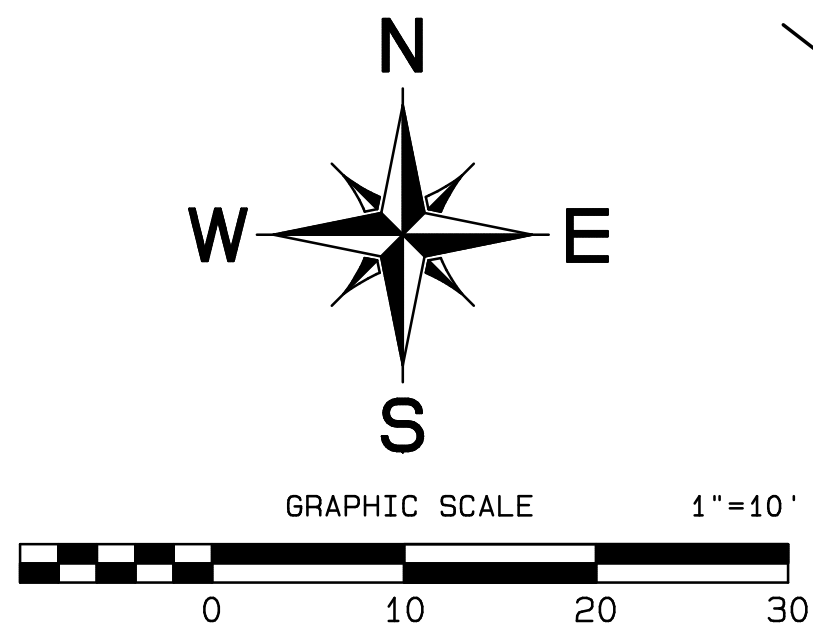


EXISTING 120 WEST 2nd STREET



148 F STREET

PROPERTY PLAT
FOR
PART OF LOTS E & F, BLOCK 21, CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



SECOND
STREET

ALLEY

BLK.
21

F STREET

21

S37°46'W
37.12'

N52°14'W
18.80'

N37°46'E
5.05'

N52°14'W
21.39'

S52°14'E
40.19'

N37°46'E
32.07'

N52°14'W
74.81'

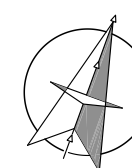
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E

F

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE CONTAINED IN THE IMPROVEMENT LOCATION CERTIFICATE HEREON.

PROPERTY PLAT FOR PART OF LOTS E & F, BLOCK 21, CITY OF SALIDA CHAFFEE COUNTY, COLORADO			
	Job Number: J-20-153	HENDERSON LAND SURVEYING CO., INC.	
	DESIGNED:	P.O. BOX 812	SALIDA, COLORADO
	DRAWN BY: TMOO CAD	DATE:	DRAWING NO.
	CHECKED: M.K.H.	10/3/20	S-20-46
Fld. book: NONE			



1ST FLOOR PLAN

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

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P.O. Box 385
Salida, CO 81201
Salida, CO 81201
719.233.5572

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MICK RESIDENCE
120 WEST 2ND STREET
SALIDA, COLORADO

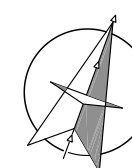
REVISIONS	

1ST FLOOR PLAN

JOB NO:	20-0131
DATE:	11/13/20
DRAWN BY:	KEZ

SHEET NUMBER

A101



1016 SF HEATED
SCALE: 1/4" = 1'-0"

Zoni Design Group
Building Designers | Consultants | Planners
P.O. Box 365
7800 W HWY 50
Suite 'A'
Salida, CO 81201
719.239.9592

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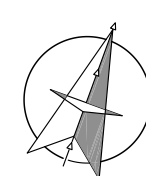
MICK RESIDENCE
120 WEST 2ND STREET
SALIDA, COLORADO

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DATE: 11/13/20
DRAWN BY: KEZ
SHEET NUMBER

SHEET NUMBER

A102



NO SCALE

JOB NO:	20-0131
DATE:	11/13/20
DRAWN BY:	KEZ
SHEET NUMBER	

A109

MEMBER

A |
B | D

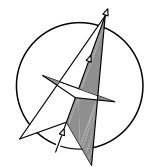
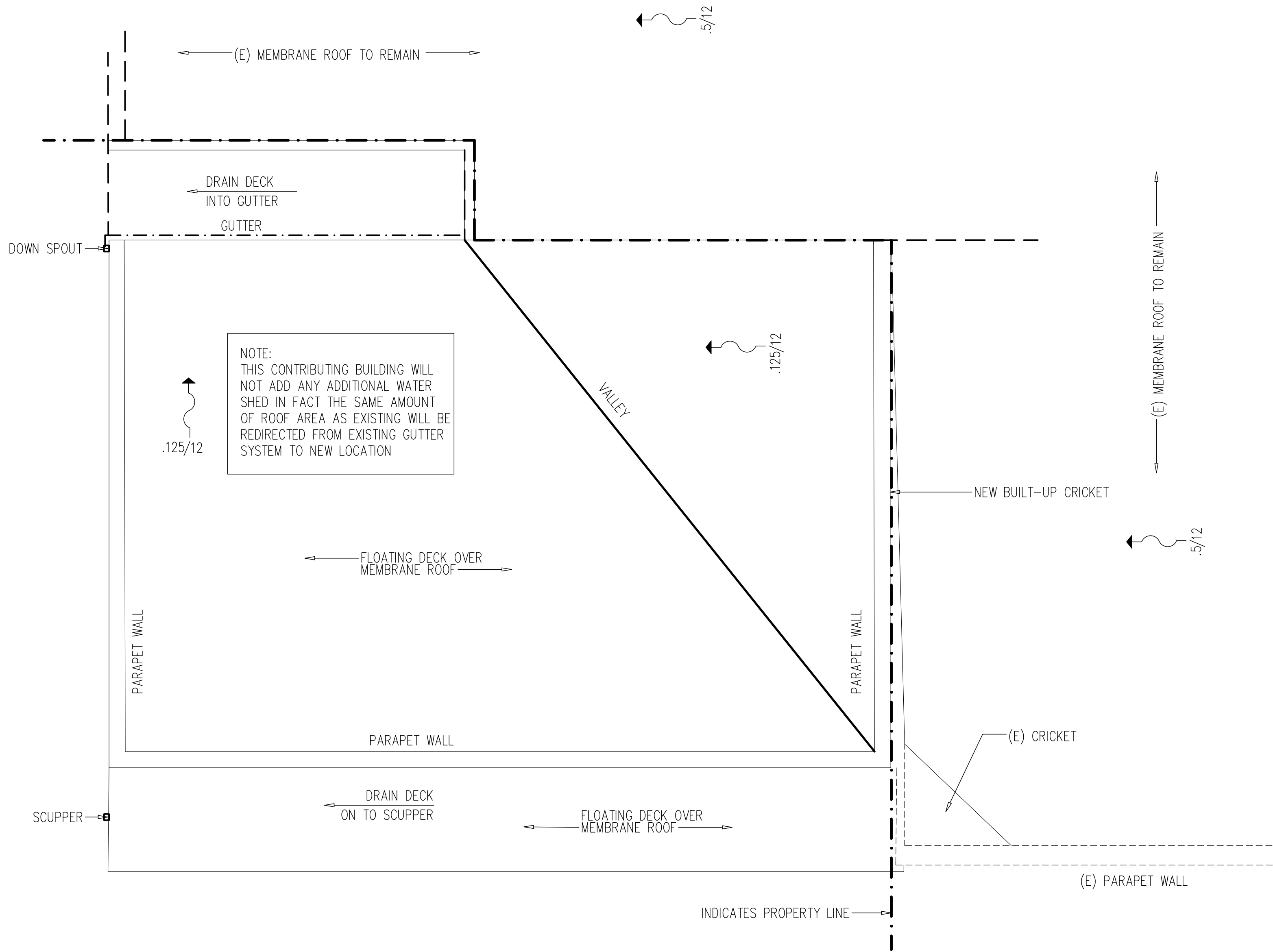
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P.O. Box 355
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ROOF PLAN

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

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A**BD**

AMERICAN INSTITUTE of BUILDING DESIGN

REVISIONS

ROOF PLAN

JOB NO: 20-0131

DATE: 11/13/20

DRAWN BY: KEZ

SHEET NUMBER

A110

P.O. Box 385

Salida, CO 81201

Salida, CO 81201

719.253.5627

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MICK RESIDENCE

120 WEST 2ND STREET

SALIDA, COLORADO



LEFT ELEVATION

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



Architectural elevation drawing showing a proposed addition (top) and an existing neighboring building (bottom).

Proposed Addition:

- Top: (N) BLACK WROUGHT IRON GUARD RAIL
- Below Guard Rail: 29'-9" GUARD RAIL
- Below Guard Rail: 27'-0" PARAPET
- Material: BRICK VENEER TO CLOSELY MATCH (E) RED BRICK
- Feature: AWNING TO MATCH (E)
- Right Side: STUCCO TO MATCH NEIGHBORING BUILDING COLOR TO BE COMPLEMENTING OTHER BUILDINGS ON 2ND STREET
- Top Right: ALUM PARAPET CAP

Existing Neighboring Building:

- Feature: (E) FABRIC AWNING

Vertical Dimensions and Levels:

- 15'-0" FLOOR - (E) PARPET HT
- 13'-7 1/4" BTM. OF NEW FLOOR JOIST
- 0'-0" FLOOR

Labels:

- ADDITION
- EXISTING
- EXISTING NEIGHBORING BUILDING

RIGHT ELEVATION

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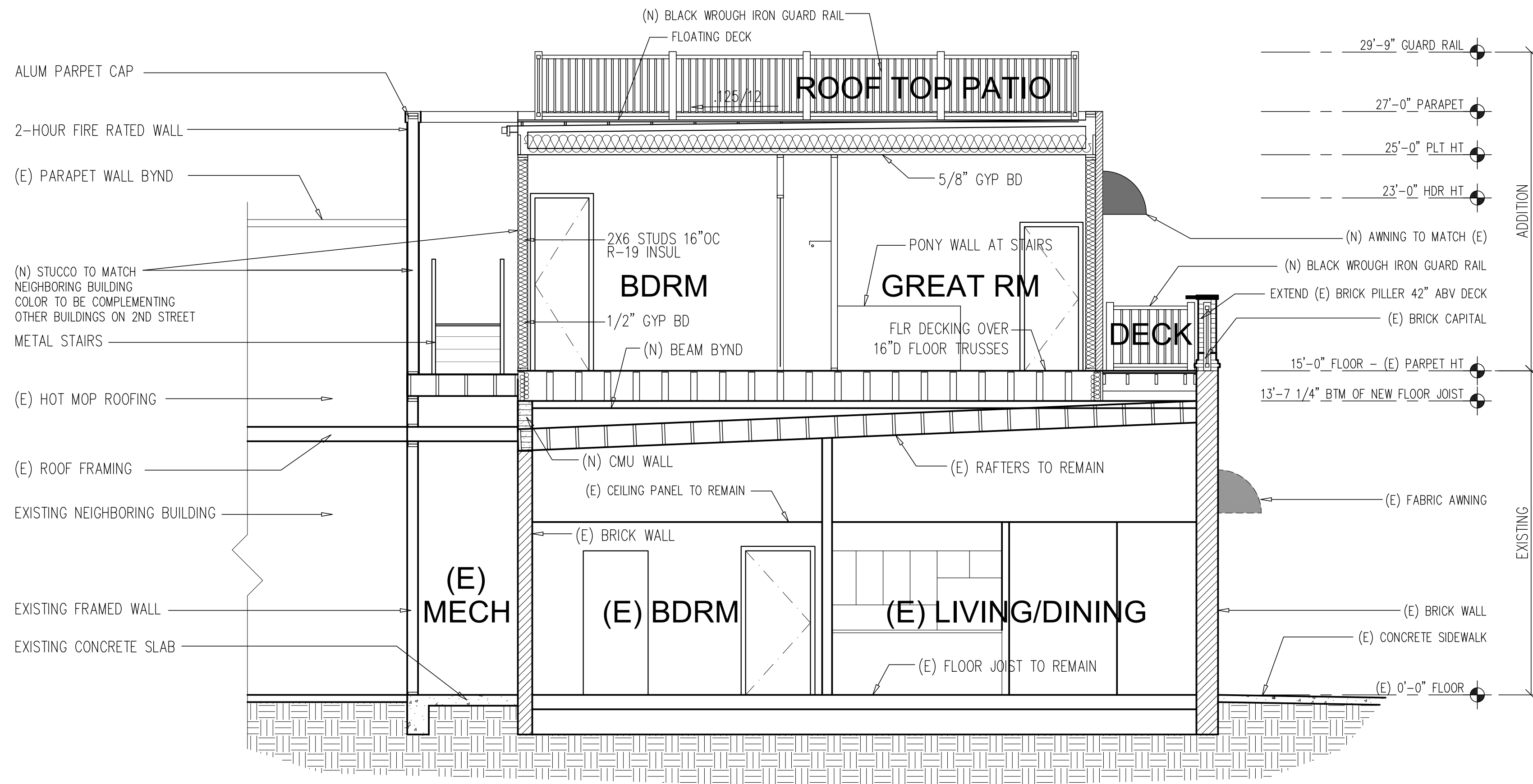
MICK RESIDENCE
120 WEST 2ND STREET
SALIDA, COLORADO

REVISIONS	

ELEVATIONS
REAR / RIGHT

OB NO:	20-0131
DATE:	11/13/20
RAWN BY:	KEZ
SHEET NUMBER	

A201



A
A300

BUILDING SECTION

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

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Zoni Design Group
Building Designers | Consultants | Planners
P.O. Box 385
Salida, CO 81201
Salida, CO 81201
719.233.5652

ZoniDesignGroup.com

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120 WEST 2ND STREET
SALIDA, COLORADO

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BUILDING SECTION

JOB NO:	20-0131
DATE:	11/13/20
DRAWN BY:	KEZ
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