



STAFF REPORT

MEETING DATE: October 27, 2022
AGENDA ITEM TITLE: Moore & Killen Block, Mildred Hotel, 135-143 N. F Street- Major Certificate of Approval Application
AGENDA SECTION: Public Hearing

REQUEST: The request is to receive a Certificate of Approval on the following exterior alterations that is being proposed for the Moore & Killen Block, Mildred Hotel located at 143 North F Street and the Indian Grill, Salida Café located at 135 N. F Street:

- 1) Sackett Avenue façade- remove boarding and enlarge one (1) window to restore the original window opening.
- 2) North F Street façade - enlarge two (2) existing window openings to restore the original window openings.
- 3) Remove all of the awnings.
- 4) Repoint and repair the brick as needed.
- 5) Remove and replace deck at the rear of the building.
- 6) Repaint the mural on the Sackett Avenue façade.



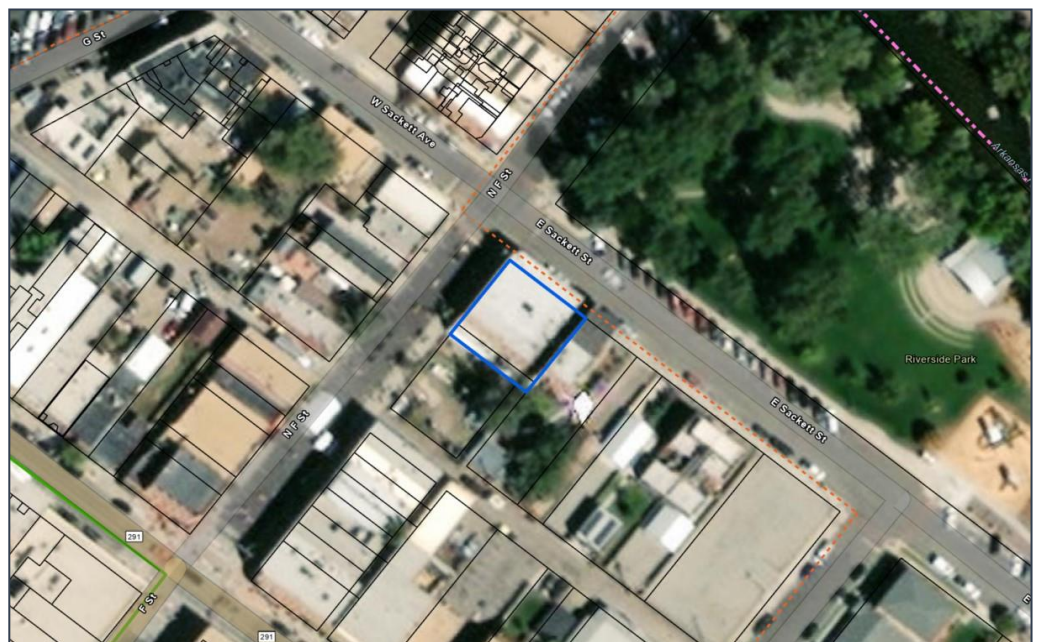
The only request for the 135 N. F Street building is to add mechanical screening on the roof of the building for security around the equipment which will also visually hide the equipment. The screening will be placed towards the back alley to reduce its visibility.

APPLICANT:

The applicant is The Vic LLC c/o Andrew Fink, 1900 23rd Street, Boulder, CO 80302. The applicant's representative is Erica Hewitt of Steamboat Architectural Associates.

LOCATION:

The property is located at Lots A, B and C, Block 4, in the original site of the Town (now City) of Salida and is addressed as 135-143 North F Street.



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.

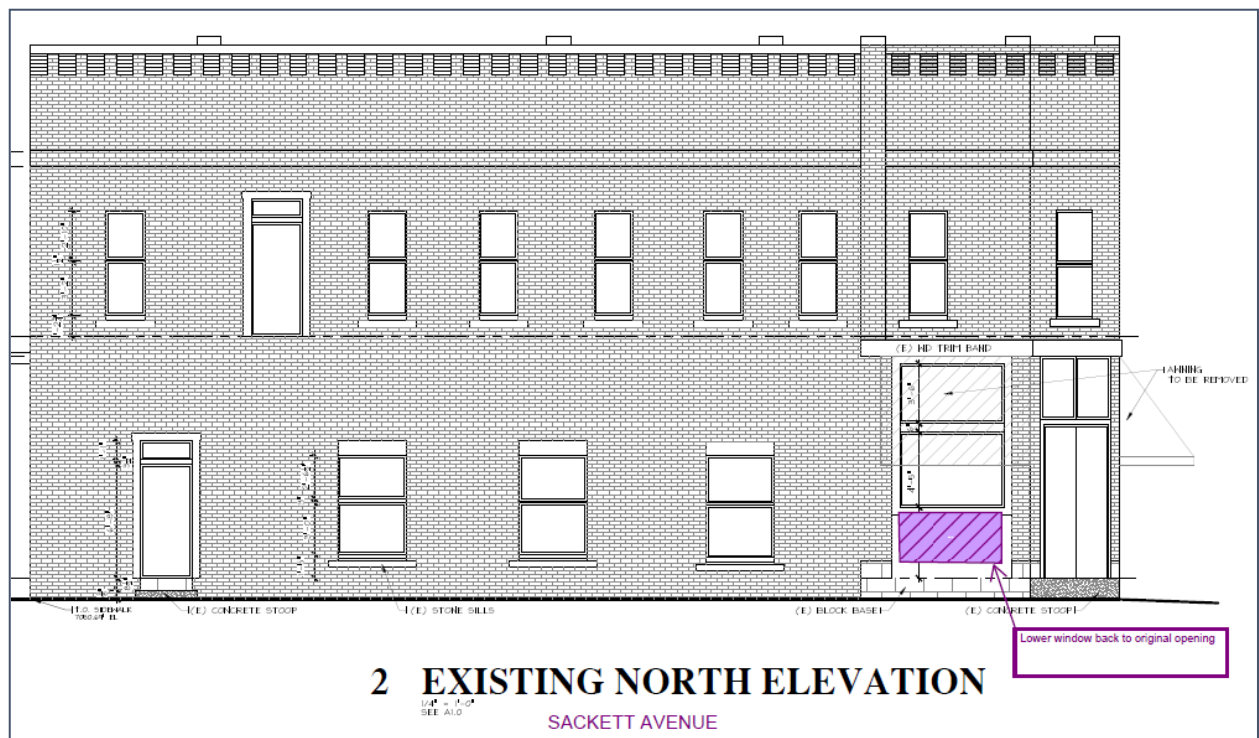
The Commission shall approve, approve with conditions, or deny the application, or remand it back to the applicant with instructions for modification or additional information or action.

OBSERVATIONS:

1. The subject property is located within the Central Business (C-2) zone district and the Downtown Historic District and the Central Business Economic Overlay (CBEO).
2. The 143 North F Street building is considered a **contributing** building to the downtown historic district. According to the Architectural Inventory for this property: “this building, is associated with the development of North F Street, having offered furnished rooms and hotel rooms, and having housed a variety of businesses popular on the section of F Street, including saloons, barbers, and pool rooms. The building’s architecture represents the commercial design of the early twentieth century in Salida, and is notable for its corbelled cornice and paneled frieze, brick wall piers and brick columns with stone trim, tall double-hung sash windows with stone sills, and beveled corner. The building is also notable for retaining many of the features of its original storefronts.”
3. The applicant is requesting approval for exterior alterations to the building at 143 North F Street and as part of this project he will also be doing extensive interior renovations (all of the exterior and interior plans are attached for the Commissions review).
As part of the renovations they are requesting to restore three (3) windows back to the original openings, two (2) windows on the North F Street elevation and one (1) window on the Sackett Avenue elevation. The request also includes removing all of the awnings.

Awnings to be removed.
Brick infill to be removed and windows restored to original openings.





4. The remaining requests are to repoint and repair the brick as needed, remove and replace deck on the rear elevation of the building and repaint the mural on the Sackett Avenue façade.

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.

- The request is to restore three (3) windows back to the original openings, two (2) windows on the North F Street elevation and one (1) window on the Sackett Avenue elevation. The proposed work will preserve the original window openings and bring back the original look of the building and storefront windows.

✱ The Secretary of Interior Standards for Rehabilitation recommends identifying, retaining, and preserving storefronts – and their functional and decorative features- that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other later alterations can help reveal the historic character of the storefront.

- The removal and replacement of the deck on the rear elevation is not highly visible from a public street. The proposed changes will be an improvement to the property and will not detract from the appearance of the structure.

- The improvements to the North F Street and Sackett Avenue façades will contribute to the overall integrity and vitality of the downtown. The proposed work would contribute to the pedestrian-friendly street presence.



The historic features will be preserved where possible and replicated when preservation is not possible. The renovations to this building will be an enhancement to the Downtown Historic District.

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.

- The applicants are proposing to retain as much of the original materials as possible and if they aren't able to retain original materials they will replace them with in-kind materials.
- The applicant will also repoint and repair the brick as needed and will follow the Secretary of Interior Standards.

✱ The Secretary of Interior Standards for Rehabilitation recommends repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp wall, or damaged plasterwork. Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry. Duplicating old mortar in strength, composition, color and texture.

- Salida Design Guidelines – Part 3 Rehabilitation Guidelines states that, “while preservation or repair of the original feature is the preferred alternative, in-kind replacement is also an option. Replacement should occur only if the existing historic material is beyond repair or if it is economically infeasible to repair. If replacement is necessary, the new materials should be in-kind, which means they match that being replaced in material, design, color, texture, and other visual qualities to the fullest extent possible”.
- Salida Design Guidelines for windows states that, “replacement windows shall match exactly the appearance, function and materials of the original including glazing, including leaded and stained or painted glass”. This guideline has been followed with the submitted proposal.

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 original materials that remain and the original storefront windows will be restored. Other elements such as the kick plates and doors will be retained and repainted that are more characteristic of the original style of the building as shown in the historic photos.
- The change to the overall historic appearance of the building will be restored therefore will have a positive effect to the historic appearance of the structure.

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.

- The majority of the proposed work is to the interior of the buildings. The proposed exterior alterations will not destroy or detract from the existing historic structure.
- 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.
- The proposed work will return the original historic appearance of a structure.
 - The applicant is also proposing to repaint the mural. Although the Commission doesn't make decisions on repainting of murals the applicant and the applicant's Architect wanted the Commissions feedback on the proposal.
- 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:

Based upon the observations and review standards outlined above, staff recommends the following:

1. That the application is in compliance with the review standards for contributing structures in the historic district because the changes do not detract from the historic integrity of the structure.
2. The changes will be compatible with the historic district and will enhance the overall district.

RECOMMENDED MOTION:

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

1. Upon completion of the project the applicant contact staff to schedule an inspection of the approved work with members of the Historic Preservation Commission.
2. Any changes or modifications from the approved application the Historic Preservation Commission's review and approval is required.

Attachment: Application
Architectural Inventory Form for 135-143 North F. Street