



To: Westminster Historic District Commission

From: Melissa D. Thorn, Economic Development Coordinator

cc: Mark A. Depo, Director of Community Planning and Development

Meeting Date: February 1, 2023

Subject: HDC Referral: 71 & 73 W Main Street Renovations

BACKGROUND

The City of Westminster received initial submittal for a Simplified Site Plan of 71 & 73 W Main Street on 11/28/2022 by Patrick McGrath for renovations to the existing 2-story commercial and residential building. There are currently no tenants using the 1st floor area. The most recent commercial tenant was Furnace Hill Coffee.

PROJECT DESCRIPTION

Patrick McGrath, the (Applicant) is proposing façade improvements for the existing 27' high building, a 537 S.F. 2-story addition, and a proposed concrete pad. The addition is proposed in the center of the front building and existing metal frame storage building in the rear. For the front façade improvements, the owner is planning to remove and replace cornice in the owner selected profile and color, add decorative accent panels in the owner selected profile and color, removing and replacing the five 2-story level windows, removing and replacing the level one cornice in the owner selected profile, adjusting the central commercial front window and door to adjust for 36" door installation, and replacing the door on the far right with a window. The door on the far left is proposed to be permanently locked and the new 36" door in the center will have a new 3-step stair access from the east and the west with handrails. The west, parking lot facing side of the building has two new window rows proposed within the existing section of the building which is covered in a cream vinyl. The proposed addition section has four 2-story level windows proposed and a 1-story window and door for basement access. Vinyl is proposed for the siding for the new 2-story addition with a shingled roof. The roof for the second story addition is proposed as an asphalt shingle, which would extend into the existing section of the building. The current structure doesn't appear to have much covering on the roof. Additionally, the project involves new concrete sidewalk in the rear with parking, and a new concrete sidewalk for ingress and egress to and from Union Alley.

RECOMMENDATION

DCPD Staff recommends the Historic District Commission review the Simplified Site Plan for 71 & 73 West Main Street and the architecture for the renovations.

ATTACHMENTS

1. Simplified Site Plan SS-22-18, 71 & 73 W Main Street
2. Pictures of 71 & 73 W Main Street from 1/27/2023