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**MEETING DATE:** Thursday, January 25, 2007  
**MEETING TIME:** 7:00 p.m.  
**MEETING LOCATION:** City Council Chambers, 125 East 3<sup>rd</sup> Street, Salida, CO

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Present: Chairman Kittleman, Chivvis, Boddy, Husen, Evaskovich, City Planner MacDonald

### **I. CALL TO ORDER**

Chairman Kittleman called the meeting to order at 7:01 p.m.

### **II. APPROVAL OF THE MINUTES**

A motion and second were made to approve the minutes from the November 16, 2006 meeting. The motion was made by Boddy to approve the minutes and Chivvis seconded the motion. All were in favor.

### **III. UNSCHEDULED CITIZENS**

There were no unscheduled citizens at the meeting.

### **IV. AMENDMENT(S) TO AGENDA**

MacDonald requested that discussion of the new windows at the fire station be added to New Business.

### **V. PUBLIC HEARINGS**

- 1. Local Landmark designation for the historic Heart of the Rockies Regional Medical Center** - The request is to designate a portion of the site of the Heart of the Rockies Regional Medical Center (HRRMC) at 448 E. 1<sup>st</sup> Street as the Denver and Rio Grande Railroad local historic landmark.

**Kittleman** provided background about the past nomination effort and the defeat of that ordinance in July, 2006 on second reading by the City Council. MacDonald reviewed the staff report for the Commission.

Messmer noted the August 22, 2006 resolution of support for landmark designation for the 1900 structure and the surrounding grounds as described in the resolution. He stated that there is still no formal agreement for the sale of the site to Harbor Legends although they hope to have that completed in the next several months. Robin Avery of Harbor Legends has stated his support for the designation.

**Husen** asked if the fountain will remain at the site. **Messmer** stated that HRRMC has no intention of relocating or removing the fountains to the new site and that the “boy with the boot” fountain and statue are included within the designation area. **Boddy** stated he is concerned that there is such a tight land area around the building which leaves the potential for someone to develop very close to the building. Someone could also building within the existing lawn area west of the building that would take away from the historic integrity of the oldest portion of the structure. **Chivvis** added that without some review authority over the remainder of the site there will be no control over future development of those areas of the

grounds aside from setback and other dimensional requirements of zoning. This is the only opportunity to have some review over future development of the rest of the site. The greenspace is valuable and important to the context of the building. He asked why the Board is doing this now. **Messmer** explained that the Board has always recognized the importance of the 1900 building and some grounds around that structure. They had originally proposed just the building, but came to recognize the significance of the “boy with the boot” fountain (reference to the 1902 photo of staff in front of the fountain) and chose to include that area in the nomination as well. **Chivvis** commented that he would hate to see a new owner build up something inappropriate adjacent to the historic structure.

**Kittleman** asked if **Cronenwett** had continued to act as the HPC liaison to the HRRMC Board throughout this process. He noted that earlier discussions of a compromise designation last summer had included the entire front lawn area along 1<sup>st</sup> Street.

**MacDonald** noted that **Cronenwett** had not been involved since the original submission and that only **MacDonald** had attended the HRRMC Board meeting when they passed the resolution to support their application in August. She has remained in contact with **Messmer** to assist in filing the application in the meantime. **Boddy** commented that it would have been nice if the Board had discussed the proposal with the HPC. **Husen** does not see the basis for including the grounds within the designation review standards. **Evaskovich** likes the nomination and noted that the concerns in the letter submitted from Jeff Auxier seem unfounded.

With no comments from the public, the Public Hearing was closed at 7:37. **Chivvis** noted that Auxier seems to think the nomination will limit the economic viability of the property and he does not agree. **Kittleman** commented that all the landmark designation does is bring the exterior changes under the review authority of the HPC. He would rather see the historic part of the building landmarked that let it go entirely.

**Husen** made a motion to recommend the City Council approve locally landmarking the HRRMC as presented. **Boddy** seconded the motion.

The motion passed unanimously.

## VII. UNFINISHED BUSINESS

There was no unfinished business.

## VI. NEW BUSINESS

1. **New windows at the fire station/City Hall building** – **MacDonald** explained that the fire department is working on replacing all of the upstairs windows at the site and wanted to get HPC feedback prior to proceeding with the bid process. **Chief Taylor** and **Kittleman** showed some historic photos of the site and some from after the building had been modified with the stucco and window configuration. **Taylor** noted that the awnings would also be removed and that interior shades would be used to block sunlight when necessary.

There was discussion of whether sash windows would help to alleviate the flat profile of the wall once the awnings were removed. The HPC agreed that it was not necessary to match the black metal windows used on the lower portion of the

structure. **Taylor** noted that the recesses and openings will remain the same with this replacement program. It was agreed the HPC will review the proposal as a Minor Certificate of Appropriateness prior to the City accepting a bid for the new windows.

2. **Discussion about Minor Certificate of Appropriateness applications** – It was agreed that the HPC members reviewing a minor certificate of appropriateness should have the option to bring the application to the full HPC for review if they felt a discussion with the whole Commission was warranted.
3. **Annual wrap-up to City Council** – The HPC determined they would like the opportunity to make a brief presentation to the City Council recapping preservation related events in 2006. The wrap-up should include discussion of certificates of appropriateness, grants (on-going and applied for), local landmarking and goals for 2007. **Kittleman** will make a presentation to the Council and **MacDonald** will assist with preparing for the presentation.

#### VIII. COMMISSIONER'S COMMENTS

**Boddy** asked about the status of the plaque grant application. **MacDonald** has not heard anything from the CLG at this time. **MacDonald** noted that the current survey project is winding down and that the final survey forms and draft survey report are expected from Front Range Research any day.

**Boddy** commented that he is still learning about historic preservation and the process and **Evaskovich** agreed that he is as well. Both will be attending the Saving Places 2007 conference in early February.

#### IX. ADJOURN.

The meeting was adjourned at 8:24 p.m.