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**MEETING DATE:** Tuesday, January 31, 2006  
**MEETING TIME:** 1:00 p.m.  
**MEETING LOCATION:** City Council Chambers, 125 East 3<sup>rd</sup> Street, Salida, CO

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Present: Chairman Chivvis, Kittleman, McMillan, Cronenwett, City Planner MacDonald

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

Chairman Chivvis called the meeting to order at 1:05 p.m.

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

A motion and second were made to approve the minutes from the November 10, 2005 as presented. The motion was made by Cronenwett to approve the minutes and Kittleman seconded the motion. All were in favor.

### **III. UNSCHEDULED CITIZENS**

There were no unscheduled citizens at the meeting.

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

There were no amendments to the agenda.

### **V. PUBLIC HEARINGS**

1. 115 E. 2<sup>nd</sup> Street – Major Certificate of Appropriateness.

The applicant, **Rich Edgington** was present. He stated that the biggest change is the replacement of the windows with lowered sill heights. The mill finish will be removed and the new frames will be black anodized metal. They will also be removing the air conditioning units along the alley. **Cronenwett** confirmed that the proportions of the new front door will be the same as the existing and added that she thinks the changes will be an improvement. Also liked that the changes are not an imitation of the historic buildings in the district. **Chivvis** added that the building does have some style and that the windows will have a more ‘friendly’ feel. **Cronenwett** noted that in the future all drawings should be signed. There was discussion about the angle of the new awning noting that the Design Guidelines suggest a 45 degree angle for new awnings. The Commission agreed that the shallower angle proposed in this application was acceptable because it is not steeper than 45 degrees and the structure is not contributing. **Cronenwett** made a motion to approve the proposal as presented. **Kittleman** made the second and the motion passed unanimously.

### **VI. NEW BUSINESS**

1. Property Tax Abatement – Discussion of past proposals for property tax abatement and Joe DeLuca’s presentations in particular. There was review of Littleton’s rebate program. The Commission directed staff to pursue a property tax abatement program for the City of Salida and to discuss the proposal with other taxing entities as well. Staff will bring forward a proposal at the next Commission meeting.

2. CLG grant update – Staff updated the Commission on the grant award and asked for feedback regarding the specific properties to be surveyed. The Commission generally agreed to try and capture the area between the north side of Third St and the river with this survey.
3. Local Landmarking of HRRMC – The Commission would like to pursue locally landmarking the site of the existing hospital. Staff will put together an application for such and bring it to the next meeting.

#### **VII. UNFINISHED BUSINESS**

There was no unfinished business.

#### **VIII. COMMISSIONER'S COMMENTS**

1. Public Works Redevelopment – **Chivvis** stated that he is concerned about the possibility of a new hotel at the site because he would prefer to see the Sherman rehabilitated into a hotel. He also expressed concern with the proposed height because it would block views, block sunlight, and be out of scale with the surrounding neighborhood. **Cronenwett** agreed that there are some concerns and stated that the Commissioners should be informed of any upcoming hearing before the Planning Commission and Council so that they could express their concerns. It was noted that the application would not be coming before the HPC because it is outside of the historic district.

#### **IX. ADJOURN.**

The meeting was adjourned at 2:15 p.m.