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**MEETING DATE:** Thursday, February 23, 2006  
**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 Chivvis, Kittleman, McMillan, Cronenwett, Shomion, Bergin, City Planner MacDonald

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

Chairman Chivvis called the meeting to order at 7:00 p.m.

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

A motion and second were made to approve the minutes from the January 31, 2006 as presented. The motion was made by Cronenwett to approve the minutes and McMillan 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**

There were no public hearings

### **VI. NEW BUSINESS**

1. Chairman Appointment – **Chivvis** explained he was looking to step aside as Chair and that he had spoken with **Kittleman** who was willing to accept the responsibility. **Cronenwett** added that **Kittleman** has the experience to be the chair. **McMillan** made a motion to elect **Kittleman** as the new Chairman of the Historic Preservation Commission. **Shomion** seconded the motion and all were in favor.
2. Local Landmark designation for the historic Heart of the Rockies Regional Medical Center – **MacDonald** explained that staff was seeking input with regard to the proposed landmarking and specifically the level of detail that was expected in the staff report and accompanying map. **Cronenwett** asked what plans there are for the site. **Joan Michaud** stated that the plan was to sell the hospital for a use that is appropriate for the community. **Kittleman** suggested that the impacts of landmarking and justification for landmarking be included in the staff report. **MacDonald** described an overview of the landmarking process including noticing and meeting schedules. There was discussion of the level of detail needed for the map and **MacDonald** will look into finding a better survey of the site.

There was a discussion of the criterion and **Kittleman** suggested that the hospital met criterion three regarding architectural significance as well as criterion 1 and 2. **Chivvis** asked if the designation could be drawn to include only the historic part of the structure and not the entire site. **Brian Fowler** added that the point in selling the building would be to offset

the costs of the new hospital and asked what the limitations or restrictions of designation would be. **MacDonald** will provide the hospital with the Secretary of the Interior's Standards, the Land Use Code section regarding historic preservation and the Salida Design Guidelines.

**Cronenwett** noted that criterion 3 may not be met because it is not an architecturally significant example of classical revival. There was further discussion about the implications of designation. **Kittleman** made the suggestion that impacts of designation as well as an explanation of the benefits of preservation be discussed in the staff report. He emphasized the importance of taking steps towards designation now since the hospital will be relocating. **Cronenwett** noted the economic benefits of preservation and **Joan Michaud** asked if property values are increased or decreased as a result of designation.

**Chivvis** began a discussion of when the downtown was designated and buildings were still lost being lost until local controls were implemented. **Shomion** and **Bergin** commented that there is synergy in the district and improvements that are happening.

**McMillan** asked about the future plans for the hospital and how any limitations may effect the resale value. **Joan Michaud** commented that the hospital hopes that the historic façade would be retained. **Cronenwett** volunteered to act as the liaison from the Historic Preservation Commission to the hospital to help explain the process and implications of designation.

3. Property Tax Abatement – **MacDonald** updated the Commission on conversations with Joe DeLuca. Staff will try to work with Ellen Olson, County Economic Development Coordinator, to get the County and School District to participate in the program along with the City of Salida. **MacDonald** will research other communities with similar ordinances and try to get a draft of a potential resolution together for the next meeting so the HPC can begin reviewing the proposal.

## VII. UNFINISHED BUSINESS

There was no unfinished business.

## VIII. COMMISSIONER'S COMMENTS

## IX. ADJOURN.

The meeting was adjourned at 8:15 p.m.