
MEETING DATE: Thursday, February 28, 2008
MEETING TIME: 7:00 p.m.
MEETING LOCATION: City Council Chambers, 125 East 3rd Street, Salida, CO

Present: Chairman Boddy, Evaskovich, Chivvis, Golson, Graham, City Planner Dara MacDonald

I. CALL TO ORDER

Chairman Boddy 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 24, 2008 meeting. The motion was made by Golson to approve the minutes with a change of wording in the New Business discussion and Graham seconded the motion. All were in favor.

III. UNSCHEDULED CITIZENS

Jackie Powell – Powell noted that what has been found in the recent work at the Unique Theater is amazing. However, he has exceeded the 5% removal which was approved by the HPC. She feels he should show more respect for the HPC and for staff in order to avoid fines and gain trust. She noted that he should not be forgiven so easily. **Powell** advised the HPC that the following steps should be followed as work progresses at the Unique.

1. Try to retain as much of the original fabric as possible.
2. Replace duplicates or similar modern pieces.
3. Be sure new fabric is compatible with old (i.e. mortar hardness)
4. Document architectural features throughout process including a scale in photos and note noting photo locations on a map.
5. Remove wallpaper samples for curation.
6. Any papers should be kept for the library archives.
7. Above ground archeology should be monitored. Examples of this include the tile and bas relief.

She feels that Hartsliel should cease work now and adhere to HPC regulations as well as preservation principles for documentation and treatment of the interior.

Boddy commented that there is a lot of excitement on the street about the project and that stopping may be unpopular.

IV. AMENDMENT(S) TO AGENDA

MacDonald suggested that the 228 N. F Street project be moved up on the agenda since it was the only project that involved the public and the remainder of the items are primarily for HPC discussion. All were in favor.

V. PUBLIC HEARINGS

None

VI. NEW BUSINESS

1. **Sketch Plan review of outdoor restaurant at the “Manhattan Hotel,” 228 N. F Street - Tom Pokorny** of Natural Habitats presented a the proposed concept for the construction of a three-season restaurant and bar which would wrap around the north side and the rear of the structure. They have abandoned the proposed alteration of the doorway and window on the rear that is included in the materials they submitted. The only alteration to the existing structure would be to infill the wooden area in the rear of the structure with brick and a new door.

The stone stem wall of the addition will match the stone foundation wall. The existing metal egress stair would be shifted from the current location to the south elevation. The new location would not affect the ghost sign on that elevation or any existing windows. **Golson** asked how the new seating area would be attached to the existing building. She was told that the deck will be a concrete slab on grade at the rear and as it wraps to the river side it will be a raised concrete deck. The deck itself will not be attached to the existing building. The awning is a rigid frame that will be attached to the deck and a glass window system will be used.

Chivvis asked about the ledge at the top of the stem wall which will have a concrete cap. It was noted that the awning will not overhang the window system. **Boddy** commented that he likes the design. **Chivvis** commented that he likes that it gives a nice appealing face to the back of the building. **Golson** likes that the window and door on the rear of the existing building are not being altered. **Evaskovich** requested that the applicants provide details about awnings and windows. **Pokorny** explained that the rigid frame of the awning system would be bolted to the concrete deck and that the windows will bolt into that frame. They will provide a product brochure and detail information at the public hearing.

VII. UNFINISHED BUSINESS

1. **Discussion of Plaque Program – Boddy** provided an update noting that he doesn't feel they can do much without knowing more about funding. He presented a revised logo. The same logo would be used on any plaques. **Golson** suggested that the plaques could also be put on private houses. **Chivvis** questioned why you would want the plaque on a house. There was discussion about the plaques being used in the commercial historic district. **MacDonald** asked if **Boddy** still planned to apply for a State Historical Fund grant and **Boddy** said not in this round. **Boddy** thinks the Preserve America program would be a better source of funds. He will investigate this program further. If Preserve America doesn't work out the City could still apply for a SHF or CLG grant in the fall.
2. **Historic Windows – MacDonald** presented the latest version of the proposed language for the Design Guidelines document. She was unclear following the last meeting whether the HPC wanted to keep the language about primary, secondary and tertiary facades. **Boddy** would like to keep that distinction. **MacDonald** asked how that would address important secondary facades such as the Manhattan Hotel. **Golson** suggested making the distinction between facades that have public visual access from a street and those facades which do not have that visual access. **Graham** pointed out that

use of the alleys for business can make those more prominent than people often recognize. There was discussion about wanting the stricter regulations on street-facing and prominently viewed facades. Other facades may be held to a lesser standard. **MacDonald** will revise the draft language and bring back to the HPC for review.

Boddy noted that at the Saving Places conference he learned more about double-paned windows. There is a new study coming out that has found that seals fail within 2 years at altitude and clad windows need replacing within 20 years. He also learned that the Fontius building in Denver is a 15 story building and is not comparable to buildings in Salida. He will present a storm window sample and information at the next meeting.

VII. NEW BUSINESS

1. **Education Program – Golson** presented ideas from her meeting with **Graham** including goals for the program and methodology. They presented some ideas about incentives. **Golson** suggested that Salida celebrate “Preservation Week” as an annual event to raise awareness about historic preservation. **Graham** proposed a series of seminars. One would be for realtors to educate them about the responsibilities of buying a building in the historic district. A second seminar could be targeted at architects and designers and a third for the general public.

Boddy thinks that HPC members should have a monthly article in the Mountain Mail with a different HPC member writing an article each month. **Golson** suggested that the article be reviewed at the HPC meeting and published the following week. **Boddy** will write the first article and the topic will be an overview of the HPC and what they do. **Boddy** will also get information about the national HPC association for other members of the Salida HPC. **Boddy** and **Graham** are interested in attending the training in Fort Collins sponsored by the Colorado Historical Society.

The newspaper articles will be written in the following order: **Boddy, Golson, Evaskovich, Kittleman, Barton and Graham**. **Evaskovich** will create a new map of the downtown historic district for the plaque program and **Boddy** will update the brochure with donation language.

2. **Resolution to not review Tax Credit applications – MacDonald** explained that the City must affirm each year whether they wish to being the review agency for tax credit applications. **Golson** made a motion to recommend to the City Council that the City not be a tax credit reviewing agency. **Boddy** seconded the motion and all were in favor.

VIII. COMMISSIONER’S COMMENTS

Evaskovich has been contacted by Nancy Shelf about preservation of Kesner Jr. High. She wanted to know about potential grant funds.

Boddy feels the HPC should give a recommendation on how they feel about the work being done on the front of the Unique. He made a recommendation that the owner stop

work for now since the exploratory purpose has been achieved. Work should not be completed without a full certificate of appropriateness has been granted.

IX. ADJOURN.

The meeting was adjourned at 8:42 p.m.