
MEETING DATE: Thursday, May 22, 2008
MEETING TIME: 7:00 p.m.
MEETING LOCATION: City Council Chambers, 125 East 3rd Street, Salida, CO

Present: Chairman Boddy, Kittleman, Golson, Graham, Evaskovich, Chivvis 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 April 24, 2008 meeting. The motion was made by Evaskovich to approve the minutes and Golson seconded the motion. All were in favor.

III. UNSCHEDULED CITIZENS

None

IV. AMENDMENT(S) TO AGENDA

None

V. PUBLIC HEARINGS

1. **Historic F Street Corridor, Local Historic District Designation** – The request is to designate the Historic F Street Corridor as a local historic district.

Boddy recused himself from participation in the hearing and **Chivvis** stepped in to chair the hearing.

Staff Review - MacDonald noted that she also lives in the neighborhood and that she will not be providing a recommendation to the Commission but will instead be providing information for the Commission. **MacDonald** presented the information in the staff report including discussion of neighborhood meetings that had been held. Following those meetings, the applicants concluded applications for rezoning and the creation of a local historic district. She recognized that this is an important historic neighborhood but noted a possible concern that there may be inadequate research at this time to fully understand the district. A survey was conducted by the City via certified mail to see if property owners were in favor of the creation of the local historic district noting that a non-response is counted as an affirmative vote.

There are 79 property owners in the proposed district. At the time of the staff report there were 33 “no” votes, 18 “yes” votes and 28 “lack of response”. Two letters have since been returned as undeliverable. Since that time there have been two additional “yes” votes and one who changed their vote for 34 “no” and 43 “yes” with the two undeliverable removed from the count.

A number of flyers and letters have been circulated in the neighborhood some of which may not have been accurate. **MacDonald** explained the implications of the creation of a local historic district under the city code, explaining that what would or would not require review under a district.

Staff has created findings and motions in support of the application and opposed to the application to help the Commission in crafting their recommendation.

Applicant's Presentation – Patrick Burns, 829 F Street – showed photos of properties on F Street and photos of infill in residential neighborhoods both locally and in Denver. He signed the application, but feels he represents many in the neighborhood. He asked the Commission to forward a favorable recommendation to the Council. He noted that the Commission has generally been concerned with the downtown but because of threats to residential neighborhoods, they must now consider residential neighborhoods. He noted that the Council and staff had suggested that rezoning and the creation could help protect the historic character of the neighborhood and so they are pursuing those applications. He believes the neighborhood meets the criterion for creation of the district because of the significant individuals, the predominance of homes from the Victorian period. He believes the neighborhood is defined by the number and size of the single family homes and noted the unique streetscape of large trees and homes. The proposed district lies completely within an area designated for future intensive survey and that at least seven homes in the neighborhood are on the National Register or are eligible. There are likely others that are also eligible.

Burns commented that there are few changes in the character of the neighborhood and that new structures that are incompatible would diminish the character of the neighborhood. He noted that time is of the essence and that new homes recently constructed on G Street have diminished the character of that street. He feels that without design review, new incompatible structures may be imminent. **Burns** further emphasized the historic homes on F Street and that the realtors even advertise this historic character of the street. He noted that they had found other streets do not contain enough significant homes to be included in the proposed district. Residents of E and G Streets were invited to an informational meeting but have not expressed a strong interest in being included in a historic district. He is concerned that if they try to make the district too large they will not be successful. He asked that the Commission protect the architectural character of the neighborhood for future residents to enjoy.

Public Comment – Speaking in favor of the application were **Phil Shedrick, Jim Smith, Bongee Nollkamper Shedrick, John Haas, Larry Patrini, Stephanie Stobbe, Don Peterson, Linda Taylor, Katy Grether and Mary Burns**. Speaking against creation of a local historic district were **Jeremy Petersen, Roy Kelly, Wayne DeChatelets, Denise Ackert, James Henry, Peter Mossman, Kim Phillips, David Johns, Jane Phillips, Dave Williams, John Bernard, Dave Moore, Rod Lichtenegger, Ilene Rogers and Tom Naccarato**. The public hearing was closed at 8:30 p.m.

Commissioner Comments – **Evaskovich** feels like he has been watching a ping pong game between the two sides. He appreciates the sentiment and testimony. In principal he is in favor of creation of the historic district but he is not satisfied with the process. He does

not agree that the non-responses should be counted as an affirmative vote. He is also concerned about the number of applications that could be generated under a new district and the work that would create for staff and the commission. He is inclined to say the application is not in conformance with the review standards. **Golson** can understand the concerns. At first she thought that just changing the zoning would address the concerns, however, that will not address design. She feels that a local historic district would provide the desired protection. **Kittleman** feels there must be some way to come to common ground. Everybody would agree they want to protect what is there. He feels the process is a little rushed and that there is not enough data about the neighborhood. He would like to have a survey conducted for the neighborhood and have a better idea of the proper boundaries. It is unclear how to deal with the non-responses.

Graham commended everyone for coming to the meeting. The commission tries to make an effort to educate the public and also themselves. She noted that there are points to be made on both sides and that the commission spends a lot of time in education and in reviewing applications. She commented that when driving she goes out of her way to travel down F Street because of the magnificent character of the neighborhood and the amazing homes. She feels the process should take longer and come up with consensus. She noted that the creation of a historic district should not be divisive. **Chivvis** thanked everyone for coming. He really appreciates the participation and the comments. While some feel that just a rezoning would be adequate it is clear that there is a common love for the neighborhood. It is a beautiful street but no one wants an extra layer of bureaucracy. He does not feel that the commission is overly burdensome and that a large component of preservation is good education. It seems that everyone shares the same goals but that determining how to reach them is the trick. He feels the process is moving too fast and that the neighborhood seems split. There is a big difference between a historic commercial district and a residential district.

Decision – Evaskovich made a motion to recommend denial of the proposal based on the findings in the staff report. There was no second so the motion dies. There was further discussion of the review criterion. **Golson** made a motion to recommend approval of the application based on the findings in the staff report. There was no second so the motion dies. There was further discussion of completing a formal architectural survey of the neighborhood. There was also discussion of how the votes of the property owners are considered. **Graham** made a motion that the Council approve the application based on the recommended findings with the condition that the property owners be given the opportunity to vote again prior to the public hearing at Council. **Golson** seconded the motion. The motion passed with **Chivvis** opposed. **Boddy** rejoined the commission following the decision.

VI. UNFINISHED BUSINESS

1. **National Preservation Month – Golson** noted that National Preservation Month is celebrated in May. She would like to have the commission get involved and would like their feedback on what direction they would like to pursue. **Evaskovich** wanted to know who would take the lead, the HPC or Historic Salida Inc. There was discussion about grant applications and the level of involvement. It was also suggested that Salida

could partner with other cities. There was a feeling that the commission should not take the lead but that they should lend support to efforts of HIS or others.

VII. NEW BUSINESS

1. **Recap of CLG training** – No one from Salida made it to Fort Collins for the training.
2. **Sample Storm Window** – **Boddy** showed the sample exterior storm window manufactured by Lyons Historic Window. It is double-pane and operable. The same company manufactures a similar interior storm. He explained that new metal clad window 28” x 6’ in size would cost approximately \$700 per window while the exterior storms would cost \$375 for the same window size. He stated that research had found that people can save money, get a better R value and keep the original windows by using this product.
3. **City of Salida HPC webpage** – **MacDonald** explained that she had created a new webpage on the City site for the HPC. Currently it includes agendas and minutes from past meetings, the preservation ordinance, design guidelines and links to a “history” page. She would like feedback from commissioners and suggestions on additional content that could be added.
4. **Review of Mountain Mail article** – The commission reviewed the article by **Golson** and gave her support to submit the article to the paper. **Evaskovich** is up for the article next week.

VIII. COMMISSIONER’S COMMENTS

Chivvis was thanked for chairing a difficult meeting. There was discussion of the public hearing process and the treatment of votes by property owners who do not respond. **Boddy and Evaskovich** directed staff to draft a change of the ordinance so non-responses are simply not counted in the case of the creation of a local historic district.

IX. ADJOURN.

The meeting was adjourned at 10:00 p.m.