
MEETING DATE: Thursday, May 24, 2007
MEETING TIME: 7:00 p.m.
MEETING LOCATION: City Council Chambers, 125 East 3rd Street, Salida, CO

Present: Chairman Kittleman, Chivvis, Boddy, Cronenwett, Shomion and City Planner Dara MacDonald

I. CALL TO ORDER

Chairman Kittleman 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 26, 2007 meeting. The motion was made by Chivvis to approve the minutes and Shomion seconded the motion. All were in favor, Cronenwett abstained.

III. UNSCHEDULED CITIZENS

There were no unscheduled citizens.

IV. AMENDMENT(S) TO AGENDA

V. PUBLIC HEARINGS

There were no public hearings

VII. UNFINISHED BUSINESS

1. Boddy shares what he learned at the CPI conference

Boddy attended the *Saving Places* conference sponsored by Colorado Preservation, Inc in February. In March he presented the Commission with a written summary of the sessions he attended at the conference. He verbally described for the Commission what he learned during the conference. **Boddy** described five workshops that he attended:

- 1) Mayor's Speak Out – This session was a presentation by mayors from several communities including Louisville, Longmont and Littleton describing preservation in their communities and their preservation commissions.
- 2) Integrating Preservation Planning – This session included examples of new development and additions from Telluride, Boulder, Ft. Collins and Gunnison. It emphasized that additions should be substantially different than the historic structure.
- 3) Incompatible Materials – There was a discussion of appropriate materials including scientific information on chemical properties of materials and mortar. The importance of proper maintenance was emphasized. It was noted that sun dried brick such as “Salida brick” is not a bad building material so long as it is properly maintained.
- 4) Take a Walk Down Main Street – This session focused on features that make main streets special. It was noted that a mixture of architectural styles should be celebrated. Street features help make Main Street comfortable and diversity is

good, i.e. a cookie cutter streetscape where everything matches will feel contrived because it is contrived. There was a suggestion to give an annual award for projects that practice good preservation techniques.

- 5) Tax Credits – It was explained that tax credits can be traded as a commodity. The different types of eligible projects were explained for both the state and federal tax credit programs. It was noted that the emphasis of the programs is on maintaining as much historical accuracy as possible.

2. Follow up discussion on last month’s presentation by Gary Higgins and Jackie Powell

It was noted what a good program was presented and how beneficial the information will be for reviewing projects. **Kittleman** thanked Higgins and Powell of Central Colorado Preservation Partners for their work. **MacDonald** noted that she had been provided with a compact disk of the presentation materials and loaned a copy of “Working on the Past” a film by the National Parks Service describing proper preservation practices. This tape is available for review but will be returned to Higgins. The Commission also felt it was helpful to have a preliminary, non-binding, discussion with the owners of the “Icehouse” and the “Cribs” buildings prior to them finalizing their designs for additions/alterations to their structures.

3. Discussion of plaque program.

The Commission discussed what they would like to achieve through a plaque program that would recognize historic structures in the downtown. It was generally agreed that plaques should not be too large and attention should be paid to how they would fit on buildings particularly those with facades consisting of mostly windows. It was also agreed that the plaque should include the year the structure was built and the primary use of the building during the period of significance. **Boddy** will research styles and prices for bronze or brass plaques. **Chivvis** suggested asking property owners to participate in the program by helping to purchase the plaques. **Boddy** suggested creating a brochure that could be presented to property owners. **Kittleman** agreed to work on the language that would be included in a brochure of this nature. **Boddy** and **Kittleman** will have a brochure proposal for the next meeting.

VI. NEW BUSINESS

1. Review of the Historic Downtown Improvement and Economic Sustainability Plan

Cronenwett likes the goal of 2.01 and thinks there should be a tax escalation for ground floor space that is used for storage. The Commission was specifically supportive of 3.03.03, 3.02, 4.01 and 1.01. **Boddy** suggested that a different design be considered for bicycle racks that would not have the bikes taking up so much of the sidewalk. There was concern expressed about the intersection of ‘G’ Street and 1st Street and they would like to see additional safety measures at that location. The importance of wayfinding signs was emphasized and the idea of an information kiosk was welcomed. It was also noted that car parking is needed.

Regarding events, the Commission generally thought an events coordinator position would be a good idea. **Chivvis** thinks that it should be up to the business owner to determine when they should be open. Each owner should have the discretion to decide

what practices are best for their business. **Boddy** thinks that a large tent for the bandshell would help during inclement weather and to extend the events season into the spring and fall.

Regarding the section of the plan on Commercial – Businesses, Services & Economics, the Commission feels that the buy local campaign is important. They again expressed concern over telling businesses how to operate in terms of days and hours they should be open. They generally agreed that the ground floors should be utilized for retail/restaurant uses and residences and offices should be directed to upper floors. The Commission expressed support for a master plan that would provide direction for future development across the river on what is known as the railroad property.

Chivvis and **Cronenwett** took issue with encouraging street trees in the downtown. They felt that trees are not a historic feature of the downtown business district and that they detract from and block the architecture of the buildings. In addition, the trees block business signs, congest the sidewalks and the branches are too low on the varieties that have been planted. In general the Commission felt that if the goal is to provide shade then awnings should be utilized as they are consistent with the period of significance for the downtown. The commission was supportive of incorporating public art into the downtown so long as careful attention was paid to placement and selection.

VIII. COMMISSIONER'S COMMENTS

IX. ADJOURN.

The meeting was adjourned at 9:20 p.m.