
MEETING DATE: Thursday, June 26, 2006
MEETING TIME: 7:00 p.m.
MEETING LOCATION: City Council Chambers, 125 East 3rd Street, Salida, CO

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

I. CALL TO ORDER

Chairman Kittleman called the meeting to order at 7:05 p.m.

II. APPROVAL OF THE MINUTES

A motion and second were made to approve the minutes from the April 27, 2006 with a spelling correction on page 3. The motion was made by Cronenwett to approve the minutes and Bergin seconded the motion. All were in favor.

III. UNSCHEDULED CITIZENS

There were no unscheduled citizens at the meeting.

IV. AMENDMENT(S) TO AGENDA

The agenda was amended so Mike Rosso could discuss his recent article in the Mountain Mail regarding the Penny Pincher building and building maintenance under unfinished business.

V. PUBLIC HEARINGS

There were no public hearings.

VII. UNFINISHED BUSINESS

1. Local Landmark designation for the historic Heart of the Rockies Regional Medical Center and next steps in the landmark process.

There was discussion of the HRRMC board's resolution regarding local landmark designation of the hospital site. Topics of the discussion included whether \$2,000,000.00 was a fair price for the site and whether designation of the site as a local landmark would affect that value. The Commissioners discussed the responsibility to take care of the City's legacy and history and that the responsibility was not to realtors and their perceptions of what is valuable. The Commissioners put forward ideas about how they could garner more Council support for their recommendation and expressed concern that Council may not put adequate relevance to the recommendation of the HPC.

There was discussion of Pueblo's recognition program and how there are plaques prepared and placed on locally landmarked structures as part of their program. The Commissioners discussed what other properties should be landmarked and potential partnerships with Historic Salida Inc. It was suggested that HSI could offer to assist property owners with National or State listing of their properties in exchange for their agreeing to locally list their

properties as well.

2. Mike Rosso to discuss his article in the Mountain Mail and building maintenance.

Mr. Rosso explained his thoughts on property maintenance and the new nuisance ordinance in Saguache and successful rehabilitation in Denver. The Commission and **Mr. Rosso** had a discussion about trying to educate the public about maintenance of historic structures and historic preservation in general. **Bergin** expressed her thought that it should be a larger movement including both the City and County government working towards shared goals. There was discussion of current enforcement actions underway with **MacDonald** providing an overview of current actions being taken by the Building Official, fire department and Code Enforcement Officer. **Cronenwett** made reference to the Steamboat document on maintenance that had been distributed to the HPC and there was discussion of trying to adopt some kind of maintenance code. **MacDonald** stated that she would recommend seeing how the current enforcement actions being taken by the City played out and look at possibly adopting the International Property Maintenance Code as part of the building code update in the fall if there was still support from the Council.

Rosso stated that the Salida Business Alliance had offered to paint the Penny Pincher building at their expense and that he feels there needs to be more teeth in the enforcement. **Bergin** asked if there was some evidence of a grudge the Coxes have against the City. There was discussion of various rumors about the Coxes follow by discussion of maintenance ordinances and options for implementation.

3. Property tax refunds and other incentives for preservation downtown

There was discussion of the Merrell Bergin's appeal to the County Commissioners for relief from the assessment for the Hively Block. The primary issue raised by the Bergins was the properties the Assessor's office used as comparables for the valuation. The Historic Preservation would like to continue efforts to establish a property tax rebate program similar to that first proposed by Joe DeLuca several years ago. They requested staff to set up a worksession with the Council and the School Board to discuss the possibility of establishing a meaningful program of incentives to encourage rehabilitation and investment in downtown.

VI. NEW BUSINESS

1. Building codes for historic structures

Commissioners had reviewed the publication by the National Trust entitled "Building Codes and Historic Buildings." **MacDonald** explained that this publication was meant to inform the HPC about codes in general and options for working with historic buildings. There was discussion of the UCBC that the City currently has adopted. **MacDonald** suggested that the City should consider adopting the International Existing Building Code in the fall when the entire County is updating to the 2006 codes. The Building Official has expressed that he feels the IEBC gives him more options in dealing with rehabilitation of historic structures

and would be more functional because it will dovetail well with the other International codes. It is the hope of the Building Official that each of the municipalities and the County will all be on the most recent International codes following the code update this fall.

VIII. COMMISSIONER'S COMMENTS

There were no Commissioner comments.

IX. ADJOURN.

The meeting was adjourned at 8:37 p.m.