
MEETING DATE: Thursday, July 24, 2008
MEETING TIME: 7:00 p.m.
MEETING LOCATION: City Council Chambers, 125 East 3rd Street, Salida, CO

Present: Chairman Boddy, Kittleman, Graham, Chivvis, Barton, 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 June 26, 2008 meeting with one correction. The motion was made by Kittleman to approve the minutes and Graham seconded the motion. All were in favor.

III. UNSCHEDULED CITIZENS

Bob Rich of the Salida Elks Lodge is in the process of applying for a grant from the State Historic Fund and would like support. The structure has a leaking roof, brick needs repointing, wiring and plumbing need to be updated and the deck needs attention. **Rich** has been working with Lyle Miller of the State Historic Fund in preparing the grant application and plans to attend the SHF grant writing workshop in Canon City. The Elks Lodge is included within the Salida Downtown Historic District and is individually listed on the state register. **MacDonald** will draft a support letter from the City and it was suggested that **Rich** also look to Historic Salida Inc for support.

IV. AMENDMENT(S) TO AGENDA

None

V. PUBLIC HEARINGS

1. **133 E. 2nd Street – Major Certificate of Appropriateness** – The request is to remove the paint from the front of the brick structure and repair brick on the parapet and below the kickplates. In addition the applicant would conduct minor roof repair.

Boddy recused himself from the commission as he will be presenting on behalf of the applicant. **Chivvis** will act as Chair.

Staff Review - **MacDonald** introduced the application clarifying that the masonry, kickplate and roof repair work does not require commission approval; just the paint removal. Staff has found some information about the “Peel Away” product and has included that with the staff report. It has been specifically recommended by the Pheonix, AZ historic preservation commission and is in the category of products recommended by the NPS. The only concern staff would have is that the acid be properly neutralized to limit any possible damage to the bricks or mortar.

Applicant’s Presentation – **Boddy** appreciates the additional information on the product supplied by staff as well as the information about the history of the structure. There was

discussion about the history of the site. The applicant is unsure whether or not they will want to repaint the wood trim and posts. **Boddy** has past experience using the Peel Away product and stated it is fairly benign as paint strippers go. He explained how the product is applied, cured, removed and disposed of and stated it pulls 90% of the paint off the surface. He would use Peel Away #7 which is less harsh than other versions.

Kittleman asked what type of paint was on the building and how many layers have been applied. **Boddy** stated there were at least 8 layers and a variety of paint types. The paint is cracked and peeling away already. **Chivvis** asked about the treatments on the other sides of the building and it was explained there is stucco on the east side and rear and that the west side is untreated brick. The applicant would like to remove the stucco in the future. **Barton** asked how the applicant would determine which Peel Away product to use and **Boddy** explained the manufacturer's descriptions were used. **Kittleman** confirmed that the applicant was intending to follow the manufacturer's instructions and work from the bottom up.

There was discussion of the roof material and brick repair.

Public Comment – None. The public hearing was closed at 7:35 p.m.

Commissioner Comments – None

Decision – Kittleman made a motion to approve the application based on the findings in the staff report. **Graham** made a second to that motion. All were in favor and the motion passed.

VI. UNFINISHED BUSINESS

1. City of Salida HPC webpage:

www.cityofsalida.com/departments/HistPresCommission.html

MacDonald reminded the commissioners to email her their past articles that ran in the Mountain Mail and the HPC logo. It was suggested that the commission could start a resource on the page that included things like the Peel Away product and info about the products. **MacDonald** will follow-up.

VII. NEW BUSINESS

1. Review of Mountain Mail article – Jack Chivvis

The commission was supportive of the article presented by **Chivvis**. **Graham** will write the next article.

VIII. COMMISSIONER'S COMMENTS

MacDonald informed the commission that Dan Corson will be attending their meeting in September. He is the Certified Local Government coordinator for the Colorado Historic Society. **MacDonald** also updated the commission on some repairs that will be happening on the cornice at the Hively Block. There is concern that the soldering is

failing and so some reinforcing screws will be added and the visible screw-heads will be covered by 1 1/2" rosettes.

Boddy is working on repairing the windows at 119 E. First Street. He updated the commission on the repair process including the addition of insulation below the bottom plates. He has been able to repair the windows at a cost of \$453 each and then install interior storms for \$350 each, making the repair more cost effective than new windows. He also feels that he is achieving a very high quality result with little or no air infiltration and good working windows.

IX. ADJOURN

The meeting was adjourned at 8:10 p.m.