
MEETING DATE: Thursday, July 27, 2006
MEETING TIME: 7:00 p.m.
MEETING LOCATION: City Council Chambers, 125 East 3rd Street, Salida, CO

Present: Chairman Kittleman, Chivvis, Boddy, Husen, McMillan, 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 June 22, 2006. The motion was made by Bergin to approve the minutes and Husen seconded the motion. All were in favor.

III. UNSCHEDULED CITIZENS

There were no unscheduled citizens at the meeting.

IV. AMENDMENT(S) TO AGENDA

V. PUBLIC HEARINGS

- 1. 123 'G' Street, Major Certificate of Appropriateness Application** - The request is to receive a Certificate of Appropriateness to enlarge four existing window openings and create one new window and one new door opening on the north, south and east facades of the historic American Red Cross Hospital at 123 'G' Street.

Mitchell Nielsen represented the applicant. He stated that they will try and place stone sills and lentils in the new window openings and that the windows will be aluminum clad. **Boddy** asked if the windows will look similar to the existing windows. **Nielsen** stated that they will match as closely as possible but that they have not determined the final product at this time. **Nielsen** gave an overview of the interior work proposed and the structural work required.

Nicole Balaun spoke on behalf of BBI International which is the tenant the building is being prepared for. She stated that they love having their business downtown and are excited at the opportunity to move into this new location and to recycle/reuse the building rather than building a new site.

Husen asked if they had already engineered the window openings. **Nielsen** stated they had not. **Shomion** asked how likely it was that they would actually put in the stone sills and lentils and **Nielsen** stated that they were committed to it and had spoken with an experienced mason who said it was possible. **MacDonald** stated that **Cronenwett** had expressed a concern that any new windows match the old and **Nielsen** stated that all windows were being replaced in the building, not just new windows for the new openings. **Chivvis** and **McMillan** were concerned that the relief would be maintained with the new windows. **Nielsen** stated that the windows will be double-hung and will sit exactly the same way as the existing windows. **McMillan** asked if the jambs were still intact. **Nielsen** stated that they will likely be building

any jambs themselves but they would like to leave the jamb, remove the stops, insert new windows and replace the jamb.

Chivvis was concerned about the symmetry of the windows on the southern elevation. **Nielsen** explained the need for more light in the building to make it more functional and how the placement of the windows related to the interior spaces. **Kittleman** asked about the possibility of reusing any of the existing windows and **Nielsen** explained that they are all in need of replacement or substantial repair. **Shomion** is concerned about creating a whole new window on the south elevation and **Boddy** suggested making window 'A' larger and asked why window 'B' is necessary. There was further discussion of the windows on that elevation and the relationship to the interior space. The public hearing was closed.

Kittleman expressed his concern that the applicants do not have all of the details worked out yet. **McMillan** would like to see all of the window specs including tint of the glass and before and after window sections. **Boddy** thinking the concern is with window 'B' and that the application can be conditionally approved. **Husen** asked when the building permit package would be ready for submittal because that would contain all of the details that the Commission was looking for. **Bergin** would like to see more information on the details of the windows and openings.

Chivvis is still concerned with the south elevation and the symmetry of the openings. **McMillan** stated that window 'B' does break up the pattern and symmetry and **Balaun** Asked if it would help to also enlarge the window below. There was discussion about the south elevation and the Commission expressed that they would like to see the openings maintain symmetry between the openings on the top and those on the bottom.

McMillan stated that he thinks the purpose of the historic district is to preserve the buildings as they exist today. **MacDonald** disagreed and thinks the Guidelines do not discourage changes but emphasize that the changes should be compatible with the historic character – specific reference to Guideline #8. There was discussion of whether new openings should be permitted at all. **Chivvis** suggested making openings all the larger size and matching the upper and lower rows of windows.

McMillan made a motion to continue the hearing with the recommendation to make the windows on the south elevation symmetrical, that the applicant submit full detail window sections with before and after details on sills, materials and design of sills and lentils, glazing and window frame materials and with suggestion that they get comment from the building department. **Boddy** seconded the motion. The motion passed 6-1 with **Husen** opposed.

VII. UNFINISHED BUSINESS

There was no unfinished business.

VI. NEW BUSINESS

VIII. COMMISSIONER'S COMMENTS

Kittleman reminded Commissioners about the worksession with the School Board and the City Council on Monday, August 14th at 6:00 p.m. in the Council Chambers.

Kittleman provided a recap of the defeat of the hospital landmark application and stated that Dan Downing of the HRRMC Board had expressed an interest in a new application for the designation of the oldest portion of the building and the grounds along 1st Street.

MacDonald had also spoken with Mr. Downing and felt that they would be the applicant and that Mr. Downing had stated he would bring that to the hospital board. There was discussion of the Council's concerns with the application and the desire to continue pursuing the designation in cooperation with the hospital board.

IX. ADJOURN.

The meeting was adjourned at 8:40 p.m.