

MEETING DATE: Thursday, September 25, 2008
MEETING TIME: 7:00 p.m.
MEETING LOCATION: City Council Chambers, 125 East 3rd Street, Salida, CO

Present: Chairman Boddy, Graham, Chivvis, Golson, Community Development Director Dara MacDonald

I. CALL TO ORDER

Chairman Boddy called the meeting to order at 7:01 p.m.

II. APPROVAL OF THE MINUTES

A motion and second were made to approve the minutes from the July 24, 2008 meeting. The motion was made by **Graham** to approve the minutes and **Chivvis** seconded the motion. All were in favor.

III. UNSCHEDULED CITIZENS

Dan Corson, Colorado Historical Society, Intergovernmental Services Coordinator, was present for the review and evaluation of Salida as a Certified Local Government (CLG). This is required at least once every four years. His last visit was in November, 2005. The three things he is charged to look for are:

1. To make note of the availability of minutes, survey forms and designation form to the public.
2. Take a short tour of the community to see current preservation activity in the town.
3. Attend a public hearing and to remind the HPC what it means to be a CLG.

There was discussion about the difficulty of designating local residential historic districts. **Corson** recapped the findings from his visit in 2005. He noted that there are 109 local governments in Colorado with some sort of preservation ordinance in place and 42 Certified Local Governments. He explained that a CLG designation is an agreement between the local government and the SHPO and is possible as an offshoot of the National Preservation Act as amended. **Corson** discussed the loss of historic resources in Denver due to urban renewal and the benefits of historic preservation in areas such as LoDo. He also noted the effect of the placement of I-70 on historic mountain mining towns such as Georgetown and Idaho Springs and the impact of the National Preservation Act on decision making where historic resources are adversely affected by projects using federal money.

Corson explained that there are three primary purposes of the National Preservation Act:

1. To create an inventory of historic resources in the country
2. To create the National Register of Historic Places
3. That if a federally funded project will adversely affect a resource that is thought to be eligible for designation, the adverse effect must be mitigated

The National Preservation Act of 1966 was amended in 1980 to create the CLG program.

There are several requirements of being a CLG and maintaining that status:

- maintain a preservation ordinance
- maintain a qualified Historic Preservation Commission
- enforce the preservation ordinance
- maintain a system for inventorying resources in the CLG
- provide the public the opportunity to participate in decisions
- Commission and Mayor are required to comment on nominations to the National Register
- design standards must be consistent with the *Standards* of the Secretary of the Interior
- meeting minutes must be submitted to the CLG office for review
- access must be provided to the public to preservation related files
- one commission member must attend an educational session each year
- the commission must meet at least four times a year

The benefits to the community of being a CLG include the following:

- grant funds are available requiring no matching funds
- the community can review state tax credit applications
- the availability of free technical advice and training

Corson presented each of the commissioners with a packet of information. There was discussion of the environmental benefits of preservation. Economic benefits of preservation include tax credits as well as heritage tourism. Studies have found that 40% of tourist dollars are spent by heritage tourists in Colorado while 14% comes from the ski industry. Heritage tourism trips are largely regional visits and 50% of hotel visits are by heritage tourists.

There will be a CAMP workshop at the CPI conference this February with a session focusing on generating public support for preservation. Staff and commission members are encouraged to sign up early as space is limited to 50 participants.

Corson advised the commission that they can lobby federal legislators for additional funding for preservation. Preservation funds come from off-shore drilling revenues and are authorized for up to \$150 million. The legislature has only be allotting \$40 million in recent years.

IV. AMENDMENT(S) TO AGENDA

None

V. PUBLIC HEARINGS

None

VI. UNFINISHED BUSINESS

1. Mountain Mail Articles

MacDonald will follow up with Christopher Kolomitz about why recent articles have not been published and what the paper is looking for in articles.

VII. NEW BUSINESS

1. Reuse of neon signs in the downtown

Boddy is working on the Gambles buildings downtown and the owners are interested in relighting the 'Cady' sign. The question to be considered is whether they should be permitted to re-letter and relight the historic sign. They considered changing the letters to read 'Cook' rather than 'Cady'. **Chivvis** led a discussion of the types of internal illumination. The Victoria, Jug and Elks signs are all examples of signs that were unused for a time and which were reworked and brought back into use.

Existing neon signs in the downtown include the following:

1. Palace Hotel
2. Sherman Hotel
3. Cady
4. JT Pipen (no lettering at this time)
5. Sharp's Style Shop (no lettering at this time)
6. Victoria
7. Jug
8. Elks
9. Arrow at Capricorn sports
10. Bensons (non-historic sign)

Chivvis would like to see these signs be utilized. **MacDonald** asked how the commission thought about altering a sign that was associated with the historic building name or use of the property. **Boddy** noted that if the reuse or re-lettering was denied that the sign could be lost and that is not desired by anyone. There was further discussion of whether the HPC could review creative sign applications that contemplate the reuse or re-lettering of a historic neon sign. It was determined that the HPC could review the application as a minor application review and make a recommendation to the Planning Commission who make the decisions in these types of applications. The Commission directed staff to pursue any necessary code changes to make this happen.

2. Awnings – Clarification of the Design Guidelines language

Chivvis explained that some confusion arose during a recent review of a minor certificate of appropriateness for an awning at Remax. The language in the Design Guidelines says that the angle of an awning can not be greater than 45°, which may allow for an inappropriately steep awning. **Boddy** suggested that the angle should not be less than 30° and that all awnings should have a valance.

The commission directed staff to come back with some suggested changes to the language of the Design Guidelines such that all awnings would be required to have a valance, that signage would be restricted to the valance only and that the angle would have to be between 45° - 30°.

3. CLG Training Nov 21, 2008

Staff included flyers for both the upcoming CLG training and the CPI conference in February. **Boddy** would like to attend both. **Golson** would like to attend the CPI conference. **MacDonald** will send out reminders to all members of the HPC in advance of the conferences to confirm attendance.

VIII. COMMISSIONER'S COMMENTS

Boddy discussed Lyons Historic Windows in Denver and their work in developing an internal storm window.

Golson noted that CMC has mentioned they are interested in locating a foundry at the smokestack.

MacDonald advised the HPC that the city would be applying for state historical funds for the new city/county building at 448 F Street. **Boddy** noted that Merle Baranczyk is also planning to submit a grant application for the building at 131 E. 2nd Street to remove stucco.

IX. ADJOURN

The meeting was adjourned at 8:23 p.m.