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**MEETING DATE:** Thursday, October 26, 2006  
**MEETING TIME:** 7:00 p.m.  
**MEETING LOCATION:** City Council Chambers, 125 East 3<sup>rd</sup> Street, Salida, CO

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

### **I. CALL TO ORDER**

Chairman Kittleman called the meeting to order at 7:02 p.m.

### **II. APPROVAL OF THE MINUTES**

A motion and second were made to approve the minutes from the August 24, 2006 meeting with one change from "SFH" to "SHF". The motion was made by Boddy to approve the minutes and Chivvis seconded the motion. All were in favor.

### **III. UNSCHEDULED CITIZENS**

There were no unscheduled citizens at the meeting.

### **IV. AMENDMENT(S) TO AGENDA**

Kittleman requested that update be provided for items on the August 24<sup>th</sup> minutes and that discussion of the Elks Lodge fence be added to Commissioner Comments.

### **V. PUBLIC HEARINGS**

- 1. Salida Opera House Local Landmark Application** - The request is to designate the site of the Salida Opera House, also known as the Unique Theater at 129 W. 1<sup>st</sup> Street as a local historic landmark.

**Kittleman** referred to the book "High Drama" and the information it provided about the Unique Theater as well as other theaters in Colorado. He disclosed that he had spoken to Mr. Groy about the landmark nomination and shared photos that he had collected from the Salida and Denver Public libraries. **MacDonald** provided an overview of the application and the implications of landmark designation.

**Public Comment: Bob Grether**, 502 Ouray, Commends the Groy family for making the effort to put in an application. Noted the importance of the structure to downtown and that preservation of the structural integrity is an important first step. Encouraged the HPC to work with the owners in the future on renovation and to not expect the recreation of the original façade since it was so elaborate. **Barbara Flynn**, Earth Song Creations, Was a tenant for 6 years in the building. She supports the nomination and noted that it is a cornerstone of the downtown and has the potential to be something great. **Merrill Bergin**, 126 ½ - 132 'F' Street, President of Historic Salida, Inc (HIS). HIS supports the designation because it is an important project and is so visible. Noted that Hively was one of the original supporters of the construction of the theater and that it would be good to see viable use of the building again. Hopes that the structural assessment will be the first step towards restoration and notes that renovation could be respectful without recreating the original

completely. It could compliment the Steam Plant and Riverside Park as a live entertainment venue once repaired.

**Kittleman** asked what the assessment would entail. **MacDonald** had distributed copies of the grant application that was submitted to the State Historical Fund and explained that the assessment would be primarily concerned with the exterior walls and roof and would include working with an historical architect and would produce construction documents for necessary repairs and cost estimates. **Boddy** asked if there were any potential downsides to the designation. **Bergin** said there is always a question of whether it is the best use of money to save the building. **Kittleman** noted that he had gotten a call from the public requesting that the Americans with Disabilities Act be considered during any renovation. **Cronenwett** said that completing the structural repair and stabilization will be a financial hurdle and noted that the cornice is still in place which is important.

The public hearing was closed at 7:27 p.m.

**Commission Discussion.** **Chivvis** explained that about 15 years ago the roof started leaking and that since then there had been various periods of inconsistent operation and problems with the gas. If the community does not step up to help, we are in danger of losing the building. He noted that the stucco was put in around 1966 and that some windows and sashes are still in place under the stucco. He has crawled around behind the marquee and the original archway and murals are still in place as is the cornice. There was general discussion about the importance of the building and wondering why it had not been included in the historic district. **Chivvis** supports the designation as a local landmark.

There was discussion of the condition of the trusses and **MacDonald** explained that Gary Higgins had been able to take a look at the attic as had Jim Treat of TEI Engineering and Cameron Chasten (Mr. Groy's stepson who is also an engineer). They noted that although there is some evidence of a past fire in one area, the integrity of the trusses appears to be good. **Boddy** asked who will administer the grant. **MacDonald** replied that the City is the applicant and will be responsible for administering the grant but that the applicant would be providing a 50% cash match. There was general discussion of the interior of the theater and changes that had been made over the years.

**Bergin** agrees that the City should landmark the building and take advantage of the opportunity to work with the applicant to improve the building. **Evaskovich** pointed to the Repertory Theater in Creede as a good model and asked if the Unique would possible compete with the Steam Plant Theater. **Grether** replied that the Steam Plant is limited in capacity and that the Unique has potential for double the capacity so they would be targeting different sizes and not competing if the Unique were used as a live venue. **Shomion** suggested the potential for collaboration with other theaters that have been rehabbed.

**Cronenwett** noted the significance of the theater to the city because of the associated history. **Bergin** thinks it is a testament that the town fathers thought it was so important to construct the theater for the community. **Kittleman** noted the history with the "Silver Circuit" theater circuit.

**Cronenwett** moved that the Commission recommend to the City Council that the building

be locally landmarked because of the historic role in the development of the community. **Boddy** made a second and all were in favor.

## VII. UNFINISHED BUSINESS

1. **HRRMC Hospital landmark designation - MacDonald** updated the HPC on her conversation with Greg Messmer. Mr. Messmer will revisit the application and **MacDonald** hopes to have an application on the January HPC agenda.

**Cronenwett** inquired what part of the grounds are included in the designation. There was general discussion about the potential designation.

2. **Brochure Update – Boddy** would like to include more information about financial incentives of historic preservation. He will draft some changes and get them to **MacDonald**.

3. **Grants – MacDonald** noted that the CLG grant application deadline is November 15<sup>th</sup>. **M. Bergin** thinks plaques on the buildings downtown would compliment the ghost signs brochure and help people who are walking around and discovering downtown. **MacDonald** suggested that funding for the development of a preservation plan was also a possibility. It was decided that plaques would provide more immediate gratification. **Boddy** had recently seen an example of good plaques in Manitou Springs. **Bergin** noted that it would help to draw heritage tourists. It was determined that contributing structures in the downtown district should get plaques.

4. **Elks Lodge Fence – MacDonald** explained the recent Minor Certificate of Appropriateness application that had been approved for a fence at the Elks Lodge. **Cronenwett** noted that the watering troughs at the West End were not a good example of how fences should be handled. **MacDonald** asked for advice on design of elements, such as fences, that were not there historically and noted that the Secretary of Interior's Standards recommend that you not try and create a period piece that was never there originally. **Shomion** and **Evaskovich** noted that there are situations where people get hurt with chain type fences.

## VI. NEW BUSINESS

There was none

## VIII. COMMISSIONER'S COMMENTS

There was none.

## IX. ADJOURN.

The meeting was adjourned at 8:15 p.m.