
MEETING DATE: Thursday, December 12, 2007
MEETING TIME: 7:00 p.m.
MEETING LOCATION: City Council Chambers, 125 East 3rd Street, Salida, CO

Present: Chairman Kittleman, Boddy, Evaskovich, Graham, Golson, City Planner Dara MacDonald

I. CALL TO ORDER

Chairman Kittleman called the meeting to order at 7:04 p.m.

II. APPROVAL OF THE MINUTES

A motion and second were made to approve the minutes from the November 15, 2007. The motion was made by Golson to approve the minutes and Boddy seconded the motion. All were in favor.

III. UNSCHEDULED CITIZENS

None

IV. AMENDMENT(S) TO AGENDA

Boddy requested that the plaque discussion be continued until the following meeting. The Commission agreed to amend the agenda.

V. PUBLIC HEARINGS

None

VI. UNFINISHED BUSINESS

1. **Historic Windows** – **Boddy, Evaskovich** and **Golson** presented the draft language for changes to the *Downtown Salida Design Guidelines* with regard to windows. **Kittleman** noted that the language should be modified to fit in the organization of the *Design Guidelines* document. **Golson** suggested changing the phrase “can be” to “are” in the first sentence. She also suggested that we define “missing window”. **MacDonald** suggested that it be made clear that deliberate removal of a window would not constitute a “missing window”.

Evaskovich likes the proposed graduated approach explaining that windows on the primary façade are most important, then those on the secondary façade and finally the windows on the tertiary façade. The windows on each of these facades are treated differently under the proposed language. **Graham** suggested that the language about “repair only unless... replacement” should be taken out of parentheses and be reworded. **Boddy** commented that they had tried to think about why you would want to replace a window and what conditions might warrant replacement.

Golson asked about a situation where replacement is justified for some, but not all windows on a secondary façade. This was discussed and there was agreement that

each window would be considered individually. There was discussion about integrating the proposed language into the *Design Guideline* and the differentiation made in the guidelines between contributing and noncontributing structures. **Boddy** thinks that the proposed language should apply to all buildings in the district, but that noncontributing should follow the secondary or tertiary façade standards. **Kittleman** volunteered to work on integrating the proposed language into the *Design Guidelines*.

There was discussion on how to encourage people to bring noncontributing structures back to contributing status where possible. **Golson** asked about how to determine the proper period to restore to. **Kittleman** asked what was meant by “constraints” in the beginning of the second paragraph. **MacDonald** suggested focusing on the importance of the public view rather than drawing attention to potential hardships of restoration.

There was discussion of appropriate materials and asking applicants to provide samples of all materials for an application. 16-18-80(2)c of the code allows the HPC to require this. The Commission agreed they would prefer physical samples rather than catalogs.

There was discussion about who can evaluate the condition of windows. Questions were asked about whether architects have additional certification requirements to become preservation architects or whether there was an investigation certificate that could be awarded through the CMC preservation program.

The Commissioners discussed the importance of education in making property owners, designers and contractors aware of both the requirements and understanding the reasons behind the regulations. **Golson** and **Graham** will start working on some education materials. **Tom Pokorney** suggested a brochure or something that be easily passed on to new property owners. **Boddy** suggested that education efforts be placed on the next meeting agenda. **Boddy** and **Evaskovich** will revise the proposed language based on these discussions.

VII. NEW BUSINESS

1. **Bode Stewart House** – **MacDonald** introduced the nomination to the National Register and the request from the Colorado Historical Society for comments from the HPC. The Commission agreed that they felt the house was eligible for listing on the Register. **Boddy** made a motion to endorse the nomination, **Evaskovich** seconded the motion. All were in favor.
2. **Appoint new chair** – William Boddy was appointed as the new chair of the HPC.

VIII. COMMISSIONER'S COMMENTS

There was discussion about having one or more commission members attend the Saving Places conference in Denver in February.

Boddy presented a proposed logo for the HPC. **MacDonald** will investigate use of the logo from the City's perspective.

IX. ADJOURN.

The meeting was adjourned at 8:21 p.m.