

# HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City Council Chambers, 448 East First Street, Salida, CO

January 14, 2021 - 4:00 PM

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## MINUTES

Please register for the Historic Preservation Commission Meeting:

<https://attendee.gotowebinar.com/register/1894075215676222736>

### CALL TO ORDER

PRESENT

Chairman Keith Krebs

Co-Chairman Steve Harris

Commissioner Jack Chivvis

Commissioner Steve Chapman

### APPROVAL OF THE MINUTES

1. December 03, 2020 - Draft Minutes

A motion to approve the December 03, 2020 minutes was made by Co-Chairman Harris, Seconded by Commissioner Chivvis.

Voting Yea: Chairman Krebs, Co-Chairman Harris, Commissioner Chivvis, Commissioner Chapman

### UNSCHEDULED CITIZENS

### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- A. Open Public Hearing
- B. Staff Review of Application
- C. Applicant's Presentation
- D. Public Input
- E. Close Public Hearing
- F. Commission Discussion
- G. Commission Decision

2. The request is to receive Major Certificate of Approval to restore the arch on the Third Street façade, replace windows in the existing openings and replace the rear garage door on the West wall of the existing building at 139 W. Third Street.

**Staff Review of Application** – Jefferson gave an overview of the application and stated that staff recommends approval of the application with the following conditions.

1. That this approval is to restore the arch on the Third Street façade, replace windows in the existing openings and replace the rear garage door on the west wall of the building. Any other exterior alterations require HPC approval.
2. That the applicant applies for a building permit as required by the Chaffee County Building Department prior to starting construction.
3. Upon completion of the project the applicant contact staff to schedule an inspection of the approved work with staff and a member of the Historic Preservation Commission prior to issuance of certificate of occupancy.

**Applicants Presentation:** The applicant's representative Architect, Steve Riden gave a presentation of the proposal and was available to answer questions.

**Public input:** There was no public comment on the application.

**Commission Discussion:** Krebs opened the Commission discussion: Krebs asked if the owner is wanting to restore the entire building or just the arch. Riden explained that the owner is interested in restoring the entire building. Krebs stated that if the applicant is restoring the entire building, the windows should be restored to the original size up to the bottom of the stone lintels. Riden agreed that the window openings should be restored to original as Commissioner Krebs suggested. Krebs explained that the proposed restoration of the arch does not look like the original photo. Riden said that the arch will be restored as closely as possible to the original photo. Riden stated that the original windows were just one big plate glass and questioned if there can be a dividing lite as shown in the application materials. Krebs stated that if they are restoring the façade then there shouldn't be mullions in the window openings because the original was solid plate glass.

Chivvis asked if the applicant would also restore the wood kick panels and Riden said yes they will restore the kick panels to the original as shown in the historic photo. Harris questioned the current brick kick panels and Chivvis said that over time a lot of property owners replaced their wood kick panels with brick because of the maintenance of the wood.

Krebs asked the Commission their thoughts on the garage doors within the arch entry. Riden explained that the proposed garage doors are not full-size doors and will be full-lite. Krebs suggested adding a condition that the applicant submit to staff specifications and photos of the proposed garage doors, on either side of the front entry within the arch. The specifications must include lights and materials of the proposed garage doors.

Harris explained the process for removing the old paint and prepping the building for new paint. Riden stated that the proposed color will be a warm gray. Harris asked if they will be restoring the transom windows and Riden said yes.

**Decision:** Chairman Krebs made a motion to approve the application with staffs recommended conditions and adding the following three additional conditions:

1. The replacement storefront windows need to be raised to the bottom of the stone lintel and a wood kick plate added below the storefront windows.
2. The Arch is rebuilt including the column extensions, the column corbels and built as close as possible to the original arch as shown in the historic photographs.
3. The applicant must submit to staff specifications and photos of the proposed garage doors, on either side of the front entry. The specifications must include lights and materials of the proposed garage doors.

The motion was seconded by **Commissioner Chivvis**.

Voting Yea: Chairman Krebs, Co-Chairman Harris, Commissioner Chivvis, Commissioner Chapman

## **NEW BUSINESS**

## **COMMISSIONERS' COMMENTS**

## **ADJOURN**