



# HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City Council Chambers, 448 East First Street, Salida, CO  
June 23, 2022 - 4:00 PM

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## MINUTES

Email public comments to: [publiccomment@cityofsalida.com](mailto:publiccomment@cityofsalida.com)

Please register for the Historic Preservation Commission meeting:  
<https://attendee.gotowebinar.com/register/2506620843408938511>

### CALL TO ORDER

#### PRESENT

Chairman Keith Krebs  
Co-Chairman Steve Harris  
Commissioner Jack Chivvis  
Commissioner Patrick Regan  
Commissioner Steve Chapman

#### ABSENT

Alternate Commissioner Ryan Short

### APPROVAL OF THE MINUTES

1. May 26, 2022 Draft Minutes

Motion made by Commissioner Chapman, Seconded by Commissioner Regan.

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

### THE MOTION PASSED.

### UNSCHEDULED CITIZENS- NA

### AMENDMENT(S) TO AGENDA- NA

### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

2. **Sherman Hotel - Major Certificate of Approval Application-** The applicant, Greg Kenny, is requesting approval for the following exterior alterations to the Sherman Hotel building located at 121 G Street:
  1. Remove one window and fill in with brick.
  2. Remove two windows and remove removing the brick wall between windows to create an opening to install sliding accordion style glass patio doors.
  3. Add a second story balcony that will connect with the existing balcony and stairs.
  4. Remove one window and expand the opening to accommodate double patio doors.

#### A. Open Public Hearing- 4:05pm

#### B. Staff Review of Application-

Planner Dunleavy, reviewed the application.

### **C. Applicant's Presentation-**

Applicant's Architect, Steve Riden, was present to represent the applicant, Greg Kenny. Mr. Ridden spoke about the history of the building and the plans for the windows.

Commissioners asked Mr. Riden about:

- The empty lot next to the property
- The visibility of the proposed changes
- The placement of the windows

Mr. Riden responds to Commissioners questions and discusses:

- The matching materials that will be used
- The homogenization of different uses of the building over the years
- How other downtown buildings have large openings and that visibility should not be a significant issue

Commissioners propose other alternatives to the glass openings in the original application.

Mr. Riden discusses the different changes that have happened on the property and to the façade. Mr. Ridden argues that the applicant was attempting to tie the rest of the project together to make it viable.

### **D. Public Input- NA**

### **E. Close Public Hearing: 4:41pm.**

### **F. Commissioner Discussion:**

Commissioners agreed that they do not believe this project is consistent with the historic preservation guidelines and historic structure.

Chairman Krebs moved to approve the application for the proposed changes A and C. Proposed changes B and D are denied with a recommendation that the applicant bring forward a new plan before the commission stipulating that the three existing windows become appropriately sized doors. Co-Chairman Harris seconded.

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

### **THE MOTION PASSED.**

### **COMMISSIONERS' COMMENTS**

Planner Jefferson said that Council approved the Historic Plan in the past Council meeting. Lloyd would like to start applying for grants.

**ADJOURN: 4:45pm**