



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City Council Chambers, 448 East First Street, Salida, CO
April 27, 2023 - 4:00 PM

MINUTES

Email public comments to: publiccomment@cityofsalida.com

Please register for the Historic Preservation Commission meeting:
<https://attendee.gotowebinar.com/register/3554519206418386960>

CALL TO ORDER

PRESENT

Chairman Keith Krebs
Co-Chairman Steve Harris
Commissioner Jack Chivvis
Commissioner Patrick Regan
Alternate Commissioner Ryan Short

ABSENT

Commissioner Steve Chapman

APPROVAL OF THE MINUTES

1. December 01, 2022 - Draft Minutes

Motion made by Co-Chairman Harris, Seconded by Commissioner Regan.
Voting Yea: Chairman Krebs, Co-Chairman Harris, Commissioner Chivvis, Commissioner Regan,
Alternate Commissioner Short

THE MOTION PASSED.

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

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. **Curran Finch/Confectioner, Major Certificate of Approval - 138 North F Street** - The request is to receive approval for exterior alterations to the façade at 138 North F Street. The building is also known as "Curran Finch/Confectioner".

A. Open Public Hearing- 4:02pm

B. Staff Review of Application-

Planner Jefferson presented the application. Staff recommended approval with two conditions. The first condition is that upon completion of the project, the applicant must contact staff. The second condition was to apply for building permits if the project called for it.

C. Applicant's Presentation-

Applicant, Michael Hawley, was present and spoke on the application.

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2630 at least 48 hours in advance.

Commissioner asked the applicant whether the applicant knew what was under the stucco and whether the applicant would be willing to test to see if it was brick.

D. Public Input- NA

E. Close Public Hearing: 4:07pm

F. Commissioner Discussion:

Commissioners discussed the following:

- Which stone will you go with on the lower part of the building and what pattern will you decide on?
- Will you have panels about the windows?
- Is there a conforming or contributing building in the downtown area that has glass block?
- What are the functional reasons for making changes to the building and removing the glass blocks?
- Does our historic district have a period of significance? The period of significance does not have to be when the building was built.
- Is there a period of significance associated with the Downtown historic district?
- Does the fact that it is a non conforming building impact what materials are used?

G. Commissioner Decision:

Motion made to approve by Alternate Commissioner Short, Seconded by Chairman Krebs.

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

THE MOTION PASSED.

COMMISSIONERS' COMMENTS

Commissioners spoke about the conference and doing some public lectures.

ADJOURN The meeting was adjourned at 4:30pm