

# HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City Council Chambers, 448 East First Street, Salida, CO  
April 22, 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

### APPROVAL OF THE MINUTES

1. January 14, 2021 - draft minutes

Motion made by Co-Chairman Harris, Seconded by Chairman Krebs.

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

### 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. **Welch House, 128 E. First Street- Major Certificate of Approval** - The request is to receive a Certificate of Approval to construct a new two-unit building behind the existing commercial building at 128 E. First 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 the applicant applies for a building permit as required by the Chaffee County Building Department prior to starting construction.
2. 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, Sarah Whittington explained the proposal and was available to answer questions.

**Public input: Jeannie Sutherland, owner of 134 E. First Street** – Voiced her concerns regarding the proposed height of the building being built right next to her property. Sutherland stated that the construction of the new building will affect her business and income and was opposed the proposal.

**Mariah Sutherland**, voiced her concerns with the economic impact the new construction will have on the adjacent property at 134 E. First Street and was concerned with the loss of privacy. Sutherland feels that the construction of the proposed building will be detrimental to her line of work at the adjoining property. She was opposed to the proposal.

**Commission Discussion:** **Krebs** opened the Commission discussion: **Ragan** stated that the concerns voiced by the Sutherlands do not fall within the HPC preview.

**Jefferson** explained that the Commission is reviewing the application for the Secretary of Interior Standards and the Downtown Design Guidelines. The Community Development Department will review the building permit application for compliance with the Land Use Code. **Regan** said that the only thing he sees that could possibly be an issue is the scale and massing of the new building.

**Harris** stated that as far as meeting the Standards and Guidelines this application is pretty straightforward. He said that he understands the concerns of the neighbor but if the proposal meets the Standards and Code it is hard to deny an applicant when they are proposing something that is legal.

**Krebs** explained that the application is reviewed based on the Standards and Guidelines and the only way they could deny the application is if they did not meet the Standards and Guidelines. **Krebs** stated that the Historic Preservation Commission does not have the authority to deny the application based on setbacks or height. A couple of concerns he saw was that there wasn't going to be much yard space and the application was not using any brick. **Krebs** said that since the proposed building is to be built along the alley and has limited exposure he doesn't see a place to put brick on the building.

**Krebs** is fine with the proposed materials but is concerned with the white stucco color and suggested using a warm color instead of bright white.

**Krebs** stated that the proposed height, massing, scale and proportions of the windows all fit within the requirements.

**Jeannie Sutherland** stated that she will not be able to maintain her shed because of the location of the proposed building. **Chivvis** suggested that she do any maintenance prior to the new building being constructed. **Chivvis** reminded everybody that historically buildings were built lot line to lot line.

**Decision:** **Chairman Krebs** made a motion to approve the application with the two conditions recommended by staff and added conditions 3 and 4:

1. That the applicant applies for a building permit as required by the Chaffee County Building Department prior to starting construction.
2. 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.
3. The stucco color on the new building should not be bright white.
4. The owner work with the adjacent property owner prior to construction so that she can inspect the wall of her shed for any problems to address.

The motion was seconded by Seconded by Commissioner Regan.

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

## **NEW BUSINESS**

3. **Downtown Historic District exterior paint color discussion - Jefferson** explained that Commissioner Chapman requested a discussion on paint color in the Downtown Historic District and she has provided the recommendation of the Secretary of Interior Standards and the Downtown Historic Guidelines. Both recommend repainting with colors that are historically appropriate to the building and district.

**Chivvis** stated that he isn't too concerned with colors that people are painting their buildings because they can always be repainted. He reminded the Commission of a few buildings in the District that were painted bright colors years ago and are now different colors. **Harris** asked if we could make color suggestions to property owners and Jefferson said that when people ask we show them the recommendations of the Secretary of Interior and the Downtown Design Guidelines.

## **COMMISSIONERS' COMMENTS**

## **ADJOURN**