

MEETING DATE: Wednesday April 18, 2018
MEETING TIME: 5:30 p.m.
MEETING LOCATION: City Council Chambers, 448 East First Street, Suite 190, Salida, CO

Present: Krebs, Tomkiewicz, Zeman, Regan, Jefferson, Franklin, Van Nimwegen,

Absent: Klein, Hunnicutt, Harris

I. CALL TO ORDER: The meeting was called to order at **5:30 pm**

II. APPROVAL OF THE MINUTES:

Thursday, February 15, 2018- **Tomkiewicz** made a motion to accept the minutes as written. **Krebs** seconded the motion. All were in favor and the motion carried.

III. UNSCHEDULED CITIZENS: None

IV. AMENDMENT(S) TO AGENDA: None

V. REVIEW OF APPLICATIONS:

1. Major Certificate of Approval – Ladies Cash Bazaar Building, 146 West First Street – The applicant is requesting approval for exterior alterations to the façade and rear wall of the structure at 146 W. First Street.

A. Staff Review of Application – Franklin gave a summary of the application and stated that staff recommends approval with the following conditions:

1. The applicant will need to obtain a recommendation from a mason as to how they will remove and restore the brick on the front façade.
2. That the applicant applies for a building permit as required by the Chaffee County Building Department.
3. Upon completion of the project the applicant contact staff for inspection of the approved work.
4. When the fence is replaced along G Street frontage it must be approved with a minor certificate of approval.

B. Applicant's Presentation – The applicant is **Chris Bainbridge** 146 West First Street, Salida, CO 81201. **Bainbridge** explained the proposed scope of work. It is the hope of the applicant that the front façade, once the brick detail is exposed, will be restored to look like the building at 148 West First Street. **Bainbridge** stated that they will use brick on the front façade from the removal of the brick wall at the rear of the building. **Bainbridge** explained the damage to the rear wall and what was suggested by the engineer. The applicant will be contracting with Architectural Glass for the doors and windows.

C. Commission Discussion: **Krebs** cautioned the applicant on removing the plaster, but appreciates bringing back the brick detail on the façade and character of the building. **Krebs** would like to see the indented panels in the front façade.

D. Commission Recommendation: **Krebs** made a motion to accept the proposal as submitted with the recommended four conditions from staff. **Zeman** seconded the motion. All were in favor and the motion carried.

E. Decision by Staff: Staff will accept recommendations of the HPC.

2. Major Certificate of Approval – Haight & Churcher Terrace, 214-216 East First Street – The applicant is requesting approval for exterior alterations to the existing brick garage at the rear of the parcel at 214-216 East First Street:

A. Staff Review of Application – Jefferson gave a summary of the application for the exterior renovations. Staff recommends approval with the following conditions:

1. That the applicant applies for a building permit as required by the Chaffee County Building Department. 2. Upon completion of the project the applicant contact staff for inspection of the approved work.

B. Applicant’s Presentation – property owner Patrick Regan, gave a brief history of the building and explained the proposed alterations and use of the garage.

C. Commission Discussion: Krebs asked if the building is visible from the alley and if the metal work would be seen. He and **Zeman** both have more concerns for the rear panel garage doors and if they are going to be replaced. Regan explained that he received approval on January 29, 2018 to replace the existing garage doors, with a frame wall, the exterior of which would be comprised visually of four panels, similar in style to existing doors (which, while old, are pretty clearly not the original doors). The four panels will be lap siding, likely a 5 ¼" HardiePlank with 3 ½" exposure on the individual boards. Above the panels will be four 29.5" x 17.5" clerestory windows, hinged to open at the top. **Jefferson** stated that she will email the Commission with the approved plans for the garage doors.

D. Commission Recommendation: Krebs made a motion to accept the proposal as submitted with the recommended four conditions from staff. **Zeman** seconded the motion. All were in favor and the motion carried.

E. Decision by Staff: Staff will accept recommendations of the HPC.

VI. UNFINISHED BUSINESS: None

VII. NEW BUSINESS: Jefferson asked Commission for a meeting date in May and they confirmed May 10, 2018.

VIII. COMMISSIONER COMMENTS:

IX. ADJOURN: 6:08 PM