
MEETING DATE: Thursday, March 23, 2017
MEETING TIME: 5:30 p.m.
MEETING LOCATION: City Council Chambers, 448 East First Street, Suite 190, Salida, CO

Present: Krebs, Hunnicutt, Klein, Zeman, Jefferson, Franklin

Absent: Alexander, Harris

- I. CALL TO ORDER:** The meeting was called to order at **5:34**
- a. APPROVAL OF THE MINUTES: Thursday, December 15, 2016- Klein** made a motion to approve the minutes with corrections. **Krebs** seconded the motion. All voters were unanimous and the motion carried.
- II. UNSCHEDULED CITIZENS:** None
- III. AMENDMENT(S) TO AGENDA:** None
- IV. REVIEW OF APPLICATIONS:**
- 1. Review of Manhattan Hotel, 228 North F Street- Major Certificate of Approval Application** - The request is to receive a Certificate of Approval for renovations to the exterior and construction of an addition for the structure at 228 North F Street.
 - A. Staff Review of Application: Jefferson** gave a summary of the application and presented the staff recommendations.
 - B. Applicant’s Presentation- Steve Riden, project Architect** explained that it is their desire to keep the character of building, while installing new windows. The addition will be using the same materials complementing the current deck.
 - C. Public Comment – None**
 - D. Commission Discussion: Krebs** questioned if the arched windows on the deck would remain the same. Also and if sashes were going to be place around the windows. **Ray Kitson Boathouse Cantina owner**, explained that none of the current windows are original. All new windows will be custom made. Hunnicutt was wondering if the windows would open on the addition facing F Street. The addition has a canvas covered awning. There was discussion regarding the addition’s triangle view from F Street and how this could be disguised by a possible false wall, trees and flowers, or a large planter box, so there is not a spill over affect from the patio. Commissioners would like to see the utilities and ac unit covered under the bridge, so that it looks pleasant to the eye. **Klein** was concerned with the two front sides of the building and worries about the integrity of the building as a whole. He does not want to only see a deck and windows. **Hunnicutt** confirmed the length of the deck extension 10 feet and that it will complement the existing deck.
 - E. Commission Recommendation: Zeman** made a motion to approve staff’s recommendation with the following conditions:
 1. That the addition is constructed as presented in the application.**Hunnicutt** seconded motion. All in favor and motion carried.
 - F. Decision by Staff:** Staff will accept recommendations of the HPC.

V. UNFINISHED BUSINESS: Krebs, asked about the new Community Development Director.

VI. NEW BUSINESS:

VII. COMMISSIONER COMMENTS: None

VIII. ADJOURN: Meeting was adjourned at 6:20.

DRAFT