

MEETING DATE: Thursday, July 20, 2017
MEETING TIME: 5:30 p.m.
MEETING LOCATION: City Council Chambers, 448 East First Street, Suite 190, Salida, CO

Present: Klein, Harris, Krebs, Hunnicutt, Zeman, Jefferson, Franklin, Van Nimwegen

Absent: Alexander

I. CALL TO ORDER: The meeting was called to order at **5:31 PM**

II. APPROVAL OF THE MINUTES:

Thursday, May 18, 2017- Hunnicutt made a motion to approve the minutes. **Zeman** seconded the motion. All voters were unanimous and the motion carried.

III. UNSCHEDULED CITIZENS: None

IV. AMENDMENT(S) TO AGENDA: None

V. REVIEW OF APPLICATIONS:

1. Unique Theater, Major Certificate of Approval –129 W. First Street - The request is to receive approval to replace 12 windows on the second story façade of the “Unique Theater” at 125-131 West First Street.

A. Staff Review of Application Jefferson gave a summary of the application. The Unique Theater” is requesting to replace 12 windows. Staff was provided a letter from Mr. Duhaime of Architectural Glass, as to the condition of the windows along with his recommendations. The new windows will be the same size, retain the historical presence, and maintain the outside trim. Staff recommends approval of the application.

B. Applicant’s Presentation – The applicant was represented by Anne Parks of Architectural Glass. They are requesting to remove the 12 windows on the second floor front façade and replace them with aluminum clad windows. They would like to achieve energy efficiency while retaining the character of the windows. **Krebs** asked Anne to describe the new window. She stated they are insert windows and they will remove the sash and replace it by sliding in a new frame with a narrow profile aluminum clad, single hung with the top being a fixed sash allowing the bottom to open smoothly. **Zeman** asked about the small curved panes if they would be replaced, Anne said they will be covering them with a single pane to make them more energy efficient, which will be located on the inside. **Klein** spoke about painting the outside to match the current paint; Anne said they could get an Anderson product and have the same finish throughout the windows. He also asked if the window seals were going to be replaced, Anne stated they have been replaced by granite on the interior. **Harris** confirmed the size of the windows, two high by two wide. **Hunnicutt** complemented on their craft, and thanked her for the quality work.

C. Commission Discussion:

D. Commission Recommendation: **Hunnicut** made a motion to approve staff's recommendation and adding the following conditions:

1. That the fixed glass for the arched windows be installed on the interior.
2. That the applicant install the metal cladding around the arched windows to match the proposed double-hung metal clad windows.
3. Upon completion of the project the applicant contact staff for inspection of the approved work.

Zeman seconded motion. All in favor and motion carried.

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

VI. **UNFINISHED BUSINESS:** None

VII. **NEW BUSINESS:** **Jefferson** told the commission that Kevin Crowley is no longer with the City. The new maintenance manager is Will Taliaferro. Both he and Theresa Casey are concerned about the railing and would like to preserve the views from the deck. **Krebs** does not want to see wire or cable and suggested cattle panel. **Harris** mentioned checking with the building code and if it would be acceptable.

VIII. **COMMISSIONER COMMENTS:** **Jefferson** mentioned that there is no longer a window specialist to consult. **Zeman** will ask Tom Zeman if he would be interested in evaluating the historic windows for the City of Salida, she will get back to **Jefferson**.

IX. **ADJOURN: 6:04PM**