

MEETING DATE: Wednesday, January 4, 2012
MEETING TIME: 5:30 p.m.
MEETING LOCATION: City Council Chambers, 448 East First Street, Suite 190, Salida, CO

I. CALL TO ORDER: Krebs called the meeting to order at 5:30.

Present: Cocovinis, Harris, Krebs, Jefferson, MacDonald

Absent: Alexander

II. APPROVAL OF THE MINUTES: December 8, 2011 – Harris made the motion to approve the minutes and **Cocovinis** seconded. All voters were in favor and the motion passed.

III. UNSCHEDULED CITIZENS:

IV. AMENDMENT(S) TO AGENDA:

V. REVIEW OF APPLICATIONS:

1. Hatch Residence and Furnished Rooms, 224 East First Street - Major Certificate of Approval – Continued from the December 8, 2011 meeting - The request is to receive a Certificate of Approval to construct a new single family residence behind the “Hatch Residence and Furnished Rooms” at 224 East First Street.

A. Staff Review of Application: Jefferson gave a summary of the changes to the application. She stated that staff has found the application to be in compliance with the review standards with two conditions of approval regarding height and siding orientation.

B. Applicant’s Presentation: Jon Fritz, 224 East First Street – He discussed the proposed siding and height. Commissioners discussed means to break up appearance of the façade through either siding changes or color. **Cocovinis** suggested adding a cornice to cap the building.

C. Commission Discussion: Commissioners discussed the siding configuration, railing materials and cornice.

D. Commission Recommendation: The HPC recommended that staff approve the application subject to conditions listed below.

E. Decision by Staff: Staff will accept the recommendation of the HPC and will approve the application subject to the following conditions:

1. That the siding be a horizontal lap throughout with a 4” lap on the upper story with a break at the belt band at the deck level and a wider exposure in the lap below, on the first level.
2. That the design be modified to include a cornice or stepped fascia other termination at the top of the walls.
3. That the deck railing be a less contemporary material than the metal cable.

VI. UNFINISHED BUSINESS:

VII. NEW BUSINESS:

VIII. COMMISSIONER COMMENTS: None

IX. ADJOURN: The meeting was adjourned at 5:57 p.m.