



# HISTORIC SALIDA JOURNAL

2010

## *From the President...*

*By Donna Francis*

I am happy to be the new President of Historic Salida, Inc. Much of my life has been devoted to history – my degrees from the University of Chicago are in history, and part of my career with Housing and Urban Development involved developing historic preservation regulations for that agency.

In Kansas City, I was on the board of the Historic Kansas City Foundation, and I was on the San Diego Historic Sites Board. I've been active with HSI for several years, and am committed to its mission.

As you can see from the rest of this newsletter HSI continues to be active in Salida. We are working on a slide show that we can present to community groups about Salida's historic resources. We will also continue having house tours and open houses.

HSI has an even more important role in the community now, due to the uncertain future of the Salida Historic Preservation Commission. We will stay on top of things and keep promoting the value of historic preservation throughout the community.

We would love to have new members, with new ideas for programs, and volunteers to help develop and present our slide shows. Many of the volunteers conducting the Heritage Area survey are members of HSI, and HSI has supported other similar projects in southern Chaffee County. We meet every third Thursday at noon, at the United Methodist Church Fellowship Hall at 4th and D. You are more than welcome to attend.

Remember, dues fund our programs and scholarships. A membership form is at the bottom of page three of this newsletter.

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## ***Board of Directors 2010***

**Donna Francis, President**  
**Katy Grether, Vice President**  
**Jackie Powell, Secretary**  
**Judith Kinzie, Treasurer**  
**Meriel Gooding**  
**Bonnie Lathrop**  
**Beth Smith**

## *Save the Unique!*

Historic Salida is supporting efforts to save the Salida Opera House/Unique Theater –ALL of it–after its second condemnation for health and safety violations. The community has expressed its opinion loudly and clearly, through petition signatures collected by Katy Grether and Jim Miller, and through letters and emails to Colorado Preservation, Inc. (CPI) supporting the nomination to the 2011 Colorado's Most Endangered Places list Jackie Powell wrote and coordinated. We all need to stay on our toes to provide any help we can if it is needed.

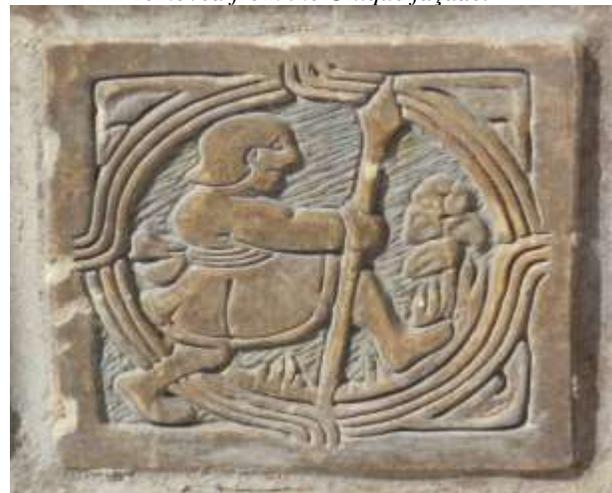
The City has stepped in to stabilize the entire building until a new owner can be found who will rehabilitate it for long-term use. The City found a creative way to raise funds to temporarily stabilize the building. Special thanks to Rob Vance, whose streets program was the source of the borrowed money.

The City wants to leave the option open for a buyer to demolish the rear portion. Some members of the City Council are receptive to that alternative, but many preservation-minded residents and business-owners oppose that option.

A past Historic Preservation Commission approved demolition of the back, but it is unclear that a decision made so long ago remains in effect. The decision was made before the building was designated as a Local Landmark. The City Council is currently functioning in the place of the HPC.

A potential buyer continues to collect information to see if the project is doable, and has expressed the intent to keep the theater portion. But it's not over until it's over, and if someone buys it who decides they don't want to save the theater portion, there will be little we can do about it.

*Below: One of the Art Nouveau tiles revealed when the stucco was removed from the Unique façade.*



## *New Design Guidelines Proposed*

The City of Salida Historic Preservation Commission (HPC) spent a year developing new Design Guidelines for the Salida Downtown Historic District.

The City Attorney had reminded the HPC that their decisions, being quasi-judicial, must be based on the standards and guidelines and no other factors. The HPC felt a revision was necessary in order to make consistent, defensible decisions. Also, several former applicants had observed that the expectations for projects were unclear, and the HPC had been inconsistent in its decisions.

The proposed guidelines are more detailed than the existing ones, providing clearer guidance on what is expected. There is also a section at the beginning that lays out the principles of good preservation practice that amplify the Secretary's Standards for Historic Preservation, which are:

- 1) Preserve character-defining materials and features.
- 2) Retain the sequence of historical development.
- 3) Consider later changes as potentially significant.
- 4) Protect distinctive construction and craftsmanship.
- 5) Repair rather than replace.
- 6) Avoid destructive physical and chemical treatments.
- 7) Protect significant archeological resources.
- 8) Make alterations and new additions compatible
- 9) Make new additions reversible.
- 10) New uses should require minimal change to character-defining materials and features.

To read both current and proposed guidelines, please go to the HPC web page at <http://cityofsalida.com/boards-commissions/historic-preservation-commission>

Cities that have historic preservation programs that meet the criteria are designated as Certified Local Governments (CLGs). They must have an HPC that meets certain expertise qualifications, must have guidelines that incorporate the Secretary's Standards (above), and their criteria for listing local landmarks must be consistent with those for the National and State Registers.

A CLG qualifies to receive no-match-required grants for preservation planning and education, and the local landmarks can receive grants from the State Historical Fund as well as take advantage of other financial incentives.

Former HPC members and local builders attended an informal review session and made suggestions for revisions to the proposed guidelines. In general, they felt they were easier to use and would help them prepare a successful application. A City staff member used the proposed guidelines as a go-by for one project review to test them, and felt they made staff review much easier.

Work sessions with City Council to discuss the proposed guidelines were unproductive, in one instance derailed by property owners and developers hostile to standard preservation practices.

Upon resignation of four of the six HPC members, the proposed design guidelines were shelved. The City Council has assumed the role of the HPC, and City staff are in the process of collecting information to help the Council decide among alternatives: continue the historic preservation program as it stood; have the Planning Commission restructured to become the HPC; have staff perform the review function of the HPC with Council having the approval function; or whether to do away with the historic preservation ordinance altogether. Stay tuned!



## *Touber Building Receives State Historical Fund Grant*



Exterior rehabilitation of the Rio Grande Hospital portion of the Touber building is underway. The City of Salida was awarded funds from the State Historical Fund of the Colorado Historical Society to assist with this work. Work includes:

- Reconstruct and install two historic doorways including door, sidelites and double transoms
- Remove stucco porch ceiling and rehabilitate original wood bead board ceiling
- Repair and re-paint porch balustrade at second floor
- Repair brick and stone masonry
- Rehabilitate and re-paint cast gypsum frieze, and make and install additional units if funding allows
- Re-paint railing of south porch, pressed metal fascias and soffits at both upper and lower roofs
- Repair and repaint wooden columns

The Touber Building qualified for the funding because it is a local landmark that was designated by a Certified Local Government (CLG) historic preservation program. This is an example of the economic benefits available when the City has a historic preservation program that meets established standards.

Thanks to Dara MacDonald for writing and administering the grant. These and the interior improvements will breathe another 100 years of life into this building originally constructed in 1900.



**Recognize this building?**

**See the answer at**

***Mystery Picture* on p. 3**

**MYSTERY PICTURE**

This Queen Anne-style residence is at 304 Poncha Blvd. in Salida. There is a new addition to the west, and the outbuildings are different, but otherwise it is unchanged from this Denver Public Library photograph – even the fence remains unchanged!

This was a popular design in the late 19<sup>th</sup> century, and many homes closely resembling this one can be found in and near the Potter Highlands National Historic District in Northwest Denver, as well in other parts of Denver and Colorado.

Remember, “Victorian” is a *period* that includes the latter part of th 19<sup>th</sup> century. “Queen Anne” is a style of architecture that was popular during that period. “Eastlake” and “Second Empire” are examples of other styles from the Victorian period.

**WE NEED YOUR HELP!**

The Board of Directors of HSI would like to expand communication with the community in and around Salida. We need volunteers to help develop a slide show to present to various civic groups and organizations. We also need someone to provide our webmaster with more content, and to help him update the website more frequently. We need a person who can develop computer-generated graphics for posters and other materials, as well as publish our newsletters from content provided by HSI members.

Call Jackie Powell at 539-1826, or email her at [jacpowell@bresnan.net](mailto:jacpowell@bresnan.net) for more information on any of these opportunities.

***Hutchinson Homestead Update***

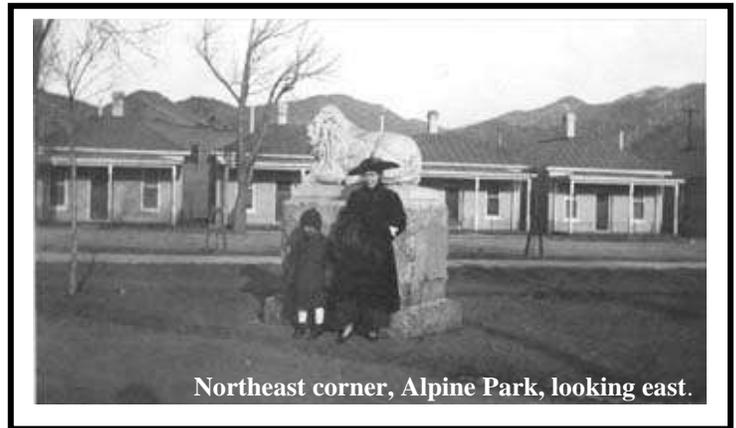
*by Katy Grether*

The past summer's program was a big success, and Guidestone Farms, was an important addition to the educational opportunities at the ranch.

Many thanks are due the docents who gave their time and talent to show our guests around and tell the story of the ranch and the Hutchinson family. Colleen Perschbacher did a great job coordinating all the efforts at the Homestead.

Katy Grether is finalizing the contracts for the two most recent grants to restore the Homestead - one from the State Historical Fund for the interior of the Main House, and one from the National Park Service Save America's Treasures program.

The next big push will be to develop facilities such as parking and a visitor center.



Northeast corner, Alpine Park, looking east.



**Historic Salida, Inc.**

Student K-12 \$5  Member \$25  Sponsor \$50   
Sustaining \$75  Patron \$100  Business \$150  Corporate \$250

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

I am most interested in:  
 Education  
 Membership  
 Preservation Projects

Please send a check with this form to:

Historic Salida, Inc., P.O. Box 70, Salida, CO 81201

## ***NEW CMC HP DIRECTOR***

Townsend Anderson from Steamboat Springs has been named Director of the Colorado Mountain College Historic Preservation Program. This program offers classroom courses that introduce students to the principles of historic preservation, which are applied in hands-on construction courses. Students are immediately able to use this preservation knowledge in their own businesses or as employees of contractors working on historic buildings.

One highly-qualified preservation contractor said, "I'd much rather hire a brand-new high school graduate than hire someone who has experience in new construction. They have to unlearn much of what they've always done. Graduates of the CMC program have what it takes to hit the ground running with preservation work."

This program is unique in that students can attend a full-time residence program, or they can take one course at a time. Either way, students can earn a two-year equivalent Associate of Applied Science (AAS) that can transfer to a four-year college for a Bachelor of Science, perhaps majoring in Construction Management degree at CSU. Or, students can work toward Certificates of Occupational Proficiency in one or more HP specialties: generalist, construction, woodcrafting, masonry, metal, and decorative arts. These courses can also be taken by

experienced trades practitioners to upgrade their skills and knowledge to work on historic buildings.

Leadville High school students can enroll in courses and begin working toward an AAS and eventually a BS, in what is known statewide as a 2+2+2 program.

A certificate in research and documentation is also available. Courses in this track provide the philosophical basis for HP, and then expand into such areas as "Dynamics of Historic Preservation: Law, Business, and Economics." Students can learn to research and document historic properties, potentially leading to nominations to local, state, or national landmark registers. These courses are especially useful for planning staff, and for members of historic preservation commissions and non-profit HP organizations.

Mr. Anderson, other HP faculty, and the Advisory Committee for the program are currently evaluating various aspects of the program to assure its continued success.

HSI continues to provide one \$300 scholarship per semester to two students taking courses in the HP Program at CMC. The scholarship provides for the cost of the course, including class materials and books.

Information about the program and the application form are available on the HSI website at [www.historicsalida.org](http://www.historicsalida.org). For further information, please call Donna Francis at 539-2783 or Beth Smith at 539-4246.



## ***NEW MEETING DATE!***

Meetings Third Thursday at Noon  
Methodist Church Fellowship Hall 4<sup>th</sup> & D Streets

**Everyone is welcome!**

To learn more about Historic Salida, Inc.,  
go to our web site at  
[www.historicsalida.org](http://www.historicsalida.org).



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