



**MINUTES**

**Glenwood Springs Historic Preservation Commission  
 Place: City Hall  
 Council Chambers, First Floor  
 Date: March 7, 2016  
 5:15 p.m.**

<b>Members Present</b>	<b>Members Absent</b>	<b>Others In Attendance</b>
Ron Carsten, Chair	Marice Doll	Gretchen Ricehill
Haley Carmer	Edward Chusid	Stephen Bershenyi, City Council
Bobbi Hodge		Andrew Gorgey, Interim City Manager
Brittany Strautman		
Kathy Thissen		

**Call to Order**

Ron Carsten called the meeting to order at 5:15 p.m.

**Announcements**

Interim City Manager, Drew Gorgey thanked each of the members for volunteering their time on the Commission and briefly reviewed its role in the city’s organization.

**Minutes**

The January 2016 minutes were unanimously approved.

**New Business**

The Commission welcomed new members Brittany Strautman and Haley Carmer.

**Old Business**

Section 106 Review – Train Station ADA & Restoration Improvements - update  
 Gretchen Ricehill informed the Commission that Amtrak called a meeting the morning of April 15<sup>th</sup> to discuss proposed accessibility changes to the train station. Invited participants include the HPC, State Historical Society, and Railroad Museum. Amtrak will be looking for ideas to mitigate the impacts of their ADA proposals. Amtrak has also proposed an on-line pre-informational meeting.

In its review of the proposed changes, the State Historical Society commented that the majority of Amtrak’s proposed work complied with the Secretary of the Interior’s Standards for Rehabilitation. This included the elevator and other interior work. However, like the Commission, the State found that the proposed exterior ramp would have an adverse visual effect on the historic station. The State suggested that the ramp be located on the west side of the building which is consistent with the Commission’s recommendations. This will be one of the topics of discussion at the April 15<sup>th</sup> meeting. Kathy Thissen asked Gretchen to send the Commissioners a copy of the State’s letter.

#### 6<sup>th</sup> Street Corridor Master Plan project- update

Gretchen reminded the Commission that the City contracted with StudioInsite, a planning & design firm, to develop a master plan for the 6<sup>th</sup> Street corridor and North Glenwood neighborhoods. The project designers have held two public open houses since the Commission's January meeting. They also met with key stakeholders, which included commercial property and business owners along the 6<sup>th</sup> Street corridor. So far, there has been good turn-out for both the stakeholder meetings and open houses. The Commission can keep up-to-date by accessing the project website: [www.6thStreetGlenwood.com](http://www.6thStreetGlenwood.com). Marice Doll is the City's appointed HPC representative.

#### Grand Avenue Bridge -update

Gretchen explained that CDOT notified the Historic Preservation Commission of some minor changes to the I-70, west-bound off ramp design. The changes involve permanently widening the off-ramp which means that CDOT will be paving over a narrow strip of grass between North River Road and the Interstate, in front of the Hot Spring Pool.

Because the work is in the historic district boundary, CDOT asked for the Commission's comments regarding impacts to the historic district.

There are a couple of other changes to existing roadways within the district area. Specifically, CDOT needs to create a temporary turnaround where North River meets 6<sup>th</sup> Street and another near the Hot Springs parking lot. However, these changes are just for the duration of the construction project.

Gretchen recommended that the Commission find that both the permanent and temporary changes have no significant effect on the historic district or on adjacent individual historic properties.

After some discussion, the Commission agreed that there was not significant impact but reiterated that the temporary turn arounds shall be rectified upon completion of the bridge project.

#### Development Code Re-write- update

Gretchen informed the Commission that Clarion Associates is under contract to lead the City's Development Code re-write efforts. Clarion will be in town to kick off the project the week of March 28 – 31. A specific date has yet to be determined.

Also, City Council will be appointing a project advisory group so there is a call for applicants. Applications are due March 9<sup>th</sup> and are available on the City's website.

#### 2016 Annual Work Plan – discussion

Ron Carsten reviewed the 2015 work plan draft and noted the highlighted items that require further discussion. The Commission agreed to delay discussion to the April meeting when all Commissioners could be present. Gretchen agreed to send the

Commission an electronic copy of the 2016 draft work plan draft, and a copy of the 2015 work plan for reference.

### **Commission Comments and Other Business**

Gretchen updated the Commission about Coal Camp by stating that she and Marice met with Eric Twitty, archaeologist and mining historian. Eric recommended that the Commission not submit a state grant for surveying Coal Camp. He estimated that surveying the upper mining area may be \$10,000 to \$15,000, which Gretchen stated was well within what the City has budgeted for the project. Eric's reasoning was that it would be more cost-effective to finance the project with city funds rather than grant funds. There is a lot of additional research & paperwork for grant funded projects that may not be necessary in the case of Coal Camp. Gretchen also informed the Commission that Mike Pritchard continues to work on a plan to create bike trails in South Canyon. He recently submitted a written trails report.

Councilor Stephen Bershenyi discussed ideas to extend the Lower Valley Trail (LoVa) though South Canyon, which is challenging due to the terrain, and the location of the Union Pacific Railroad and the Interstate. He introduced a plan that utilizes the former Chatfield / Cardinell ranch property, which is owned by the City and which is located below the wastewater treatment plant. The plan calls for construction of a pedestrian bridge from Mitchell Creek across I-70 and the Colorado River to the former ranch. The trail roughly would parallel the south bank, then cross (bridge) the river and interstate again at the west end of the wastewater treatment plant. This concept includes creating camping sites, and a picnic area on the Chatfield/Cardinell property.

Kathy Thissen briefed the Commission about outreach techniques from Delta County and provided examples to Gretchen for the file.

Bobbi Hodge informed the new Commissioners about the Saving Places Conference which is held annually in Denver. She stated that it offered very good training about a variety of preservation-related topics.

### **Adjournment**

Hearing no further business, Ron Carsten called for adjournment at 6:45 P.M.

Respectfully submitted,  
Gretchen Ricehill