



## MINUTES

### Glenwood Springs Historic Preservation Commission

Place: City Hall

Council Chambers, First Floor

Date: October 3, 2016

5:15 p.m.

<b>Members Present</b>	<b>Members Absent</b>	<b>Others In Attendance</b>
Ron Carsten, Chair	Edward Chusid	Gretchen Ricehill
Haley Carmer	Marice Doll	
Brittany Strautman	Bobbi Hodge	
Kathy Thissen	David Hauter	

### Call to Order

Ron Carsten called the meeting to order at 5:17 p.m.

### Announcements

Kathy Thissen distributed a handout of properties in Glenwood Springs that are listed on the National or State Registers of Historic Places, or are locally landmarked. It includes suggested properties for structures of merit awards. This is just to begin the discussion of a structures of merit awards program. It is also to be used as the master list when contacting owners of National/State register properties to see if they would be interested in the local landmark program. Kathy asked the Commissioners for opinions on ways to improve the list. Ron thanked Kathy for creating the list. He suggested that one improvement would be working on a timeline of the next steps. Possibly adding a flow chart of steps.

Gretchen Ricehill agreed to email Kathy a copy of a letter that years ago she and Marice sent to owners of National and State Register properties.

### Minutes

The September, 2016 corrected with the following corrections:

- David Hauter was present at the meeting
- Page 3, first sentence should be corrected to read: Bobbi Hodge reiterated her statement that a parking structure should incorporate the depot.
- Page 3, fifth paragraph should be corrected to read: Edward clarified that comments from these groups can be used as additional considerations for the Historic Preservation Commission's comments that will be submitted to City Council.

Action on the minutes was tabled until the November meeting.

### New Business

#### 6<sup>th</sup> Street Update

Gretchen Ricehill and Kathy Thissen provided a brief update as to the progress of the 6<sup>th</sup> Street corridor master plan project. Kathy indicated that the Steering Committee met with City Council in September and provided a project overview but most of the

discussion focused on the new park design options. Some Council members appeared to differ with the committee regarding direction of the park design. Gretchen provided Commissioners with a draft copy of the master plan and indicated that comments were due to her on or before November 11<sup>th</sup>.

## **Old Business**

### 8<sup>th</sup> Street Connection-update & mitigation recommendations

The Commission is reopening discussion about mitigation because of new information. The old freight depot stands in the way of a new 7<sup>th</sup> Street/Defiance Road alignment rather than previously reported that it needed to be demolished for parking.

Ron Carsten indicated that the new Defiance/7<sup>th</sup> St. road alignment could remain in proximity to the east wye thereby preserving the wye and the freight depot. It also preserves the corridor for a future light-rail rail connection. He was looking for a way to preserve the freight depot and the east wye.

Gretchen stated that she would invite Terri Partch, the City Engineer, to the next meeting as Terri would be able to better address the constraints of roadway and rail alignments in this area.

The Commission tabled the mitigation discussion until the November meeting.

### Train Station – ADA Improvements

Gretchen informed the Commission that the DDA's 7<sup>th</sup> Street landscape architect and Amtrak representatives came up with a much better solution to providing ADA access to the station's front entrance. The plan was to drop the 7<sup>th</sup> Street sidewalk to street grade in front of the station. Doing so would allow the station to have a straight ramp and one or two steps rather than a scissor-ramp, as originally designed. She provided copies of the latest plan.

### 2016 Commission Work Plan-Structures of Merit

The Commissioners received a draft copy of procedures to recognize structures of merit which was developed by Ron Carsten. Regarding selecting properties for consideration, Haley Carmer commented that getting recommendations from the Glenwood Historical Society would be helpful. Ron added that Gretchen could alert the Commission about building projects.

The Commission discussed the one-year time frame for nominating properties, feeling that it may be restrictive.

Kathy Thissen suggested not limiting nominations to upgrading properties. She felt that nominations could recognize maintenance and preservation.

Gretchen suggested clarifying the criteria by adding definitions for restoration, preservation and renovation.

Haley asked if the nominations should be opened up to the public. Ron indicated that while this would achieve public outreach, there is a concern if people nominate a property that ultimately is not recognized. What message does that send?

Kathy suggested that the public could talk to a member of the HPC, who then would bring the nomination forward for consideration.

Brittany Strautman suggested that there needed to be criteria in the nomination process because it is hard to compare a preservation project with a restoration or rehabilitation project.

Haley suggested that the Commission could focus on different types of projects in a given year. For example, year one could focus on preservation.

Ron added that this is not intended to be limited to one award per year. Also, the Commission shouldn't feel compelled to give out an award if something does not meet the award criteria.

Kathy asked if the award would be a paper certificate like before, or if it would be a more permanent plaque. Gretchen indicated that it could be a plaque but not as elaborate as the bronze landmark plaque which costs about \$120 each.

Brittany asked about the timeline for this year's award. Ron indicated that it was April, but suggested that the Commission should take time to develop the program correctly. Haley suggested that the Commission could consider nominees at the November meeting. Ron said that the problem with an April nomination was that you would be nominating projects that were completed in the previous year.

Kathy asked if the structures of merit could be photographed and added to the first floor display in City Hall either as individual photos or as a collage. Gretchen indicated that it was possible. Ron stated that the library has space for photographs.

Glenwood Springs-Garfield County Library Outreach:

Gretchen and Ron met with a library representative earlier this spring regarding using some of the shelf space for local preservation-related materials. The idea is to use the library as a way to get surveys, and other general information about preservation to the public.

The structures of merit could be displayed at the library in the main reading room or in a conference room.

The Commission believed that the timeline was okay as drafted.

Ron reminded the Commission that it needed to work on the 2017 work plan. He suggested focusing on the 2016 achievements and the tasks that would be carried over to 2017.

**Commission Comments and Other Business**

None brought forward.

**Adjournment**

Hearing no further business, the meeting was adjourned at 6:54 P.M.

Respectfully submitted,  
Gretchen Ricehill