



MINUTES
Glenwood Springs Historic Preservation Commission
Place: City Hall
Council Chambers, First Floor
Date: January 4, 2016
5:15 p.m.

Members Present	Members Absent	Others In Attendance
Ron Carsten, Chair	Frances Fielder	Gretchen Ricehill
Kathy Thissen	Allen Cunningham	Stephen Bershenyi
Marice Doll	Edward Chusid	
Bobbi Hodge		

Call to Order

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

Announcements

Long-time resident and historian Oscar McCollum is moving to Denver.

Kathy Thissen sent the owner of a home at 7th & Blake the local landmark application form. A write up of the home's history was in today's Glenwood Post.

Bobbi provided the Commission with her new contact information.

Allan Cunningham has resigned from the Commission.

Minutes

The Commission made the following changes to the December 2015 Minutes:

Page 4, Old Business: corrected spelling of name to Jim Ingraham.

Page 1, New Business, 1st paragraph: add comma after "interior", and "Criteria A".

Page 2, 5th paragraph: add "also" to the following sentence: "...the building should be listed *also* under Criteria B...."

Page 3, 7th Street Enhancement Project: add comma after "plans" in the last sentence.

The December minutes were unanimously approved as corrected.

New Business

Section 106 Review – Train Station ADA & Restoration Improvements

The Commission reviewed Amtrak's proposed plans to restore and to make the train station handicap accessible. Regarding accessibility alterations, the Commission questioned the location of the proposed exterior ramp around the east side of the building, indicating that it takes away from the look of the station; that it appears too close to the windows on the east side of the building; that it may be a maintenance issue due to its location partially under the roof overhang; and, that it may cause moisture build up against the building.

Regarding the design of the proposed railing, the Commission generally felt that it did not match the historic character of the station and that it created a visual barrier.

Amtrak's plans include remodeling the existing men's restroom. The Commission questioned the location of a proposed new exhaust fan facing 7th Street as it appeared that the vent would require removal of a portion of the stone building wall. The Commission felt that the vent would detract from the look of the building. Additionally, the Commission questioned the installation of an automatic door opener and the removal of one or more of the historic urinals.

Amtrak's plans include constructing an elevator inside the building which requires the relocation of the existing women's restroom. Regarding the new restroom, the Commission questioned the proposed finishes and requested additional detail to ensure that they were appropriate to the era of the building. The Commission also questioned the removal and discarding of the existing flooring rather than re-using the existing floor. The Commission questioned plans to lower the ceiling to 8 feet and the installation of an exhaust fan though, or above, a north-facing window. The Commission was concerned that the vent grille may detract from the look of the building.

Regarding the elevator, some Commissioners questioned the need for an elevator inside of the building. There was insufficient detail provided to the Commission for it to make recommendation or comment. Gretchen Ricehill indicated that she received over 1,000 pages of plans and specifications so she would send the Commission additional details of the elevator construction.

Amtrak's plans include lowering the existing ticket window counter to make it handicap accessible, but leaving the window in-place. The Commission agreed that the ticket window in its current configuration was an important historic feature of the building. The proposed remodeling would have a significant negative impact on the historic integrity of the building's interior. The Commission recommended that Amtrak assess the feasibility of ramping to the ticket window rather than lowering the counter, or lowering the entire window assembly.

Amtrak proposes to remove and replace the track-side doors with a new door unit. The Commission recommended that the door finish be bronze or anodized aluminum in dark brown or black. The Commission also recommended that Amtrak replace the existing front doors with units that are more era-appropriate.

Gretchen agreed to distribute to the Commission an updated draft of a letter to Amtrak that incorporates these comments. She reminded the Commission that Amtrak must receive the Commission's comments no later than January 22nd.

Old Business

716 Cooper - Western Hotel National Register Nomination – update

Gretchen informed the Commission that City Council signed off on the Commission's support of the Western Hotel's National Register application. The State nomination review committee is meeting on January 15th in Denver to consider the application.

6th Street Corridor Master Plan project-update

Gretchen invited the Commission to attend the first 6th Street public open house on January 13th.

Commissioner removal – recommendation to City Council regarding removal of Frances Fielder

Gretchen explained that the Commission's by-laws require that when requesting that Council remove a Commissioner, the Chair and city staff first are required to send a certified letter, signed by the chair and staff, stating the reasons for requesting the removal. The Commission makes its recommendation to Council following confirmed receipt of the letter.

The Commission unanimously directed staff and the Chair to send a certified letter to Frances Fielder requesting her removal for non-attendance.

Grand Avenue Bridge – update

Gretchen indicated that the bridge project has begun with work in the river and provided the Commission with a CDOT website to sign up for regular updates regarding traffic impacts and detours.

2016 Annual Work Plan – Discussion

The Commission reviewed the 2015 work plan as a basis for creating its 2016 work plan. It added or updated the following activities:

1. Historic Preservation Commission webpage - since this has been created, the Commission recommended updating the page as needed.
2. Attend commission meetings in other communities – the Commission requested that staff provide the meeting days for surrounding communities.
3. Complete windshield survey – staff recommended that the survey include all properties within the area covered by the Downtown Design Standards. Additionally, staff recommended that this be a grant-funded activity and completed by a qualified consultant.
4. Inclusion of historic preservation reference materials in the new library – the Commission recommended that this be expanded to include museum displays.
5. Seeking Financial Advisory Board funding for a Pikes Peak Ocean to Ocean sign – the Commission recommended that this also include adding a sign on 6th Street informing people about the historic district.
6. Raising awareness of the city's ghost signs – the Commission recommended hiring someone to photograph the signs and creating a financial incentive to preserve and restore the signs.
7. Revising the historic preservation ordinance – the Commission recommended that this be expanded to the Commission remaining involved in the efforts to revise the entire development code.
8. Structures of Merit – the Commission recommended holding the awards the same month every year.
9. The Commission added –
 - a. Update the landmark brochure as needed.
 - b. Create a north Glenwood historic district.

- c. Survey west Glenwood.
- d. Identify and preserve the historic tree canopy along Grand Avenue.
- e. Assess the significance of the Chatfield ranch house ruin.

Staff agreed to create a draft 2016 work plan with the noted changes and additions for review at the February meeting.

Adjournment

Hearing no further business, Ron Carsten called for adjournment at 7:15 P.M.

Respectfully submitted,
Gretchen Ricehill