



MINUTES

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

Members Present	Members Absent	Others In Attendance
Ron Carsten, Chair		Gretchen Ricehill
Haley Carmer		Stephen Bershenyi, City Council
Edward Chusid		Mike Pritchard
Marice Doll		David Hauter, HPC Alternate
Bobbi Hodge		
Brittany Strautman		
Kathy Thissen		

Call to Order

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

Announcements

Gretchen Ricehill announced the following:

1. There will be a Historic Preservation Symposium Saturday April 30th in Arvada. Anyone interested in attending needs to notify her no later than April 22nd.
2. The Western Hotel has been placed on the National Register of Historic Places. The Secretary of the Interior approved the listing the last week of March.

Minutes

The March 7, 2016 minutes were unanimously approved.

New Business

Roaring Fork Mountain Bike Association (RFMBA)

Mike Pritchard provided each Commissioner with a written plan to establish mountain bike trails in South Canyon. He indicated that RFMBA intended to flag the routes sometime this spring. In 2016 the group will spend their time building consensus for the plan. He is looking for feedback from the commission.

Mr. Pritchard also discussed the RFMBA plan to construct trails on Red Mountain using the existing Jeanie Golay trail. The group proposes calling the new trail the “Granstaff” trail.

Marice Doll asked if the group was working with the Lower Valley (LOVA) trail organization. Mr. Pritchard explained that the two groups were working together. The LOVA trail will be hard surfaced and it is intended that they connect with the RFMBA

soft trails. Stephen Bershenyi added that development of the LOVA trail was rated as #2 in importance in the state.

Marice inquired about the trails and proximity to the burning coal seam vents. Mr. Pritchard explained that the trail plan avoids these areas.

Mr. Pritchard further explained that one section of the trail crosses Bureau of Land Management land. The proposed bike trail will use the existing road that was the historic tramway and it will parallel South Creek on the west side, and pass near the hot spring. Because it crosses BLM land, RFMBA is required to go through the NEPA (National Environmental Protection Act) analysis process. This will be done this summer.

Ron Carsten recommended that the trail avoid conflicts between the people using the hot spring and the bikers by careful planning. Commissioners felt that the hot spring was part of the historic inventory of South Canyon and it should be considering while planning and interpreting the rest of South Canyon.

Ron Carsten discussed the importance of completing the archaeological survey prior to trail construction. The survey will form the basis of the Commission's understanding of the historical significance of the area and should form the basis of the RFMBA trail plans. The point is to make sure that the trails are done in a sensitive and thoughtful way without impacting the historic resources.

Edward Chusid expressed concern regarding the active vents and asked if RFMBA should consider installing signs warning bikers not to go off-trail.

Mike Pritchard requested that the Commission consider offering a statement of support, highlighting the partnership between it and RFMBA.

Ron Carsten and other Commissioners indicated that they needed time to review the RFMBA plan and thanked Mr. Pritchard for his presentation.

Section 106 Review – Grand Avenue Bridge – 8th Street Connection

Gretchen Ricehill explained that as part of its research for the bridge project, CDOT determined that the Aspen branch of the Denver & Rio Grande Railroad and the adjacent freight depot were eligible for the National Register of Historic Places under Criterion A; meaning, the property is associated with events that have made a significant contribution to the broad patterns of history.

CDOT studied two options to connect 8th St to Midland Ave. The overall goal was to provide a detour route for 60 to 90 days when the bridge is permanently closed.

Option 1 involves removing the tracks and not replacing them in anticipation of the City constructing a permanent connection. This option was found to have an adverse effect on the historic railroad.

Option 2 temporarily removes the tracks for the 60 to 90 day period that the bridge was going to be closed. This option re-installs the tracks and restores the embankment after the bridge is completed. This option has no adverse effect on the railroad.

CDOT originally selected Option 2. However, recently the contractor and City decided that the 8th Street connection needed to be in place for the duration of the project and that the City was working on a permanent connection.

So, the detour will remain in place and the rails & embankment will not be restored. This will have an adverse effect on the Denver & Rio Grande –Aspen branch and freight depot. Therefore, CDOT has to go through the process of amending the existing Memorandum of Agreement (MOA). This means that in the near future, CDOT will be requesting comment about how to mitigate the adverse effects. Currently they are considering recordation and interpretive signage. For tonight however, CDOT’s letter simply offers the Commission the opportunity to comment on whether or not it concurs that the proposed work will have a negative impact on the railroad and the freight depot.

Stephen Bershenyi informed the Commission that eventually an underpass for the roadway was going to be constructed and the west [north] track [to the main line] was going to be replaced but not the east [south-bound] track.

The Commission unanimously concurred with CDOT’s findings.

Old Business

2016 Annual Work Plan

Ron Carsten summarized the purpose of the work plan and indicated that ultimately, he wanted to assign names to the tasks. He explained that this is a road map of what the Commission wanted to accomplish by the end of the year. Ron suggested that the Commission create several sub-committees to take on various tasks then report back to the whole group.

Structures of Merit: Ron commented that the process and how the awards are given needs to be formalized. Think about the time of year that this should happen.

Marice reminded the Commission that in the past, building owners wanted the Commission to tour their properties.

Design Review & Education: Bobbi Hodge informed the Commission that in Steamboat Springs it’s HPC had access to training videos. She suggested contacting the State Preservation office.

Stone Monument Entry Sign: Commissioners suggested that staff check the feasibility of locating the third entry sign at the south end of town. The city recently annexed a piece of property south of Walmart.

Tree Preservation: Edward Chusid informed the Commission that Colorado Mountain College currently is undertaking a sustainability project to survey old fruit

trees that have adapted to western Colorado climate. Stephen Bershenyi agreed that preservation of indigenous trees should be included in the code.

The Commission agreed to review the work plan and assign themselves to certain tasks, or inform the group about which tasks are of particular interest. Gretchen will revise the work plan per the Commission's direction, and redistribute the list prior to the next regular meeting.

Section 106 Review – Train Station ADA & Restoration Improvements - update

Gretchen informed the Commission that she and Ron attended a conference call hosted by Amtrak on March 28th. The State Historical Society and Railroad Museum representatives also attended. During the call, Amtrak reviewed its ADA plans in detail. She and Ron requested that Amtrak's designers look at constructing alternatives to the exterior ramp which is proposed for the east side of the building. The request was to study locating a ramp on the west side of the building or one that was closer to the 7th Street sidewalk on the east side of the building. The point is to lessen the visual impact on the building.

Gretchen indicated that Amtrak representatives and designers would be in town on April 15th at 11 AM to meet with the Commission, state and others.

6th Street Corridor Master Plan project- update

David Hauter updated the Commission about the project stating that he, Marice and Kathy were all part of the project steering committee. He indicated that this was a recommending committee to the consultants and to Council. One of the most exciting things about the project is transforming the sidewalk which will be a promenade from Pine to Laurel Street. This, along with the Park, will be in phase one of the construction project.

He also informed the Commission that, at the project committee's request, there will be an economic analysis of North Glenwood which will indicate how much retail, restaurant, hotel and housing development the area can support, and at what density.

Development Code Re-write -update

Gretchen explained that Clarion held a kickoff meeting with the Planning & Zoning Commission and with the recently appointed steering committee on March 29 & 30. The process of revising the Development Code will take approximately one year.

Commission Comments and Other Business

None.

Adjournment

Hearing no further business, Ron Carsten called for adjournment at 7:07 P.M.

Respectfully submitted,
Gretchen Ricehill

