



MINUTES

Glenwood Springs Historic Preservation Commission

Place: City Hall

Council Chambers, First Floor

Date: May 2, 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		
Bobbi Hodge		
Brittany Strautman		
Kathy Thissen		

Call to Order

Ron Carsten called the meeting to order at 5:16 p.m.

Announcements

Ron Carsten announced that the Chamber was hosting a lunch at the Hotel Colorado on May 10th at 2 pm. Colorado Public Television was coming to Glenwood Springs to assess whether or not there was enough material to build a show around historic places in Glenwood Springs and the Roaring Fork Valley. CPTV was looking for story ideas and connections to location historians and writers. Brittany Strautman volunteered to attend the lunch. Marice indicated that Patsy Stark from the Frontier Historical Museum was also attending.

Minutes

The April 4, 2016 minutes were approved with the following corrections:

Page 3, Old Business: under the subheading "Tree Preservation" Edward Chusid corrected the paragraph to read: "...Colorado Mountain College considered but chose not to pursue a sustainability project to survey old fruit trees..."

Page 2, 3rd paragraph. The last sentence was corrected to read: "Commissioners felt that the hot spring was part of the historic inventory of South Canyon and it should be considered while planning and interpreting the rest of South Canyon."

New Business

Chadwick House

Commissioners noted that the agenda included an incorrect address of this property. The correct address is 1102 Pitkin Avenue. Gretchen Ricehill informed the Commission that owners Glenn and Kris Chadwick will be remodeling and adding onto this home. The Chadwick's plan included keeping the Dutch Colonial theme when they construct a two-story addition on the south side of the home and two new single-story wings on the east side of the home. The home sits just outside the downtown area and therefore the changes are not subject to compliance with the Downtown Design Standards.

Additionally, the home has not been evaluated in any of the city's architectural and historical surveys so, there is no process for Commissioner in-put on this project. Gretchen indicated that the alterations are subject to compliance with the Residential Design Standards but that these standards do not necessarily require preservation of significant architectural features.

Commissioners briefly discussed the opportunity to change the current land use code to allow for Historic Preservation Commission in-put on future projects and, discussed the possibility of extending the area covered by the Downtown Design Standards.

Edward Chusid suggested contacting the Chadwick's to see if the home could be photographed prior to exterior demolition.

Old Business

2016 Work Plan

The Commission reviewed the draft work plan which was distributed prior to the meeting. The Commission reviewed, commented, and added dates and names to most of the tasks. Staff will update and redistribute the work plan prior to the next regular meeting.

Regarding the last task under Miscellaneous Projects, "Identify and preserve historic tree canopy along Grand Avenue", the Commission discussed the need for including a tree inventory. The City currently has a contract with Aspen Tree Service and they have an arborist on staff. Staff will contact the Parks and Recreation Department to see if one has been conducted and if not, will research the process by which one could be completed. Stephen Bershenyi informed the Commission that the tree canopy on Grand Avenue used to extend from 13th to 23rd streets.

Roaring Fork Mountain Bike Association

Mike Pritchard informed the Commission that he met with the River and Parks and Recreation Commissions both of which gave motions of support for the Red Mountain and South Canyon trail plans. The plans will be on Council's May 19th agenda at which time the RFMBA will request Council's support for both plans including some initial funding. He stated that Alpine Bank already contributed to trail construction.

He asked the Commission if it had additional comments and stated his desire that the RFMBA and HPC could partner moving forward. It was RFMBA's intent to begin trail construction next summer at which time the archaeological survey should be completed.

Marice Doll asked about use of Granstaff's name for one of the trails on Red Mountain given Mr. Granstaff's questionable character. Brittany Strautman suggested naming it Holiday Hill [not "Holliday" as in Doc Holliday] as there was an old ski area of that name on Red Mountain. Some of the group thought the name was Red Mountain Ski Area or Defiance Ski Area. Regardless, Mike agreed to take the Granstaff name under advisement.

Mike informed the Commission about the growing support for extending the LOVA trail. RFMBA was brought into the discussions to connect the LOVA trail with the soft

mountain bike trails. He indicated that all of the trails would be better if they formed a complete loop. RFMBA was looking at the possibility of connecting the Red Mountain trails with South Canyon but it crossed BLM land in an area identified as critical animal habitat.

Regarding the LOVA trail extension, Stephen Bershenyi added that Council was considering routing the trail through the Cardinell Ranch which would require construction of two bridges. The cost of bridges now is more cost effective than it was in the past.

Ron Carsten commented that there is a lot of history that remains in South Canyon. Although he expressed support for having bike trails in South Canyon, he was not supportive of the trails if they came close to historic resources. He also indicated that the proposed parking areas needed to be studied to see if they would impact any of the historic sites. Mike Pritchard indicated that the proposed trail routes were marked and requested about 45 minutes of Eric Twitty's time to discuss trail location to see if there were any issues.

Ron also suggested that the trails should be located to avoid potential conflicts with hot pot users. Mike stated that the proposed trail is away from the hot spring but this does not preclude bikers cutting a "social" trail directly to the spring.

Haley Carmer commented that the HPC and RFMBA could move forward with the trail planning as partners. Mike agreed stating that to avoid any conflict, the collaboration needs to continue. At this point in the process though, he understood that he did not have the Commission's approval to construct the trails.

Bobbi Hodge made the following motion: The Historic Preservation Commission supports RFMBA trial plans in South Canyon. However, at this time it cannot support a specific trail alignment until the results of the survey are known.

The motion was unanimously approved.

Amtrak Accessibility – Update

Ron Carsten and Marice Doll met with Amtrak representatives on April 15th. The group came to consensus on most of the proposed accessibility changes. The process requires that Amtrak submit plans for formal review. The Commission will be included as one of the reviewing parties and so, will have the opportunity to see and comment on the final proposed alterations.

6th Street Corridor-Update

Kathy Thissen indicated that StudioInsite, the project contractor has done a good job reacting to the steering committee's comments and recommendations. Marice added that the committee discussed possible locations for a parking structure. Initially, they looked at combining the Pool's surface parking lot with a multi-story parking structure that was accessed from 6th Street but now they are looking at a location further west on 6th Street, past Laurel rather than impacting the historic neighborhood. Kathy commented that the

committee looked at a possible location roughly behind the Ramada Inn extending along I-70.

Discussing the streetscape improvements, Kathy indicated that Pine to Laurel was being designed as a pedestrian friendly area. It is the gateway and hub to Glenwood Canyon, downtown and to attractions. She also commented that the designers and the steering committee discussed the need for future infill development to be sensitive to the existing buildings. Some nice concepts have come out of the process.

Development Code Rewrite-Update

Clarion Associates has divided the Development Code into modules. The first module mostly will involve the process by which developments are reviewed. Clarion currently is preparing the first draft which will be reviewed by staff to fact-check, then it will be transmitted to the advisory group. There will be opportunity for public and Commission input on the modules as they are released.

Commission Comments and Other Business

Commissioners asked about the Western Hotel. Gretchen indicated that officially it is listed in the National Register of Historic Places. Edward Chusid asked if the building was structurally sound. Marice commented that Bob Oddo, a local structural engineer toured the building. Although the north wall seems compromised due to water damage, Mr. Oddo felt that the building was safe. It just will be expensive to renovate.

Adjournment

Hearing no further business, Ron Carsten called for adjournment at 6:48 P.M.

Respectfully submitted,
Gretchen Ricehill