



MINUTES

Glenwood Springs Historic Preservation Commission

Place: Meeting held remotely via Zoom

Date: October 5, 2020

5:30 p.m.

<u>Members Present</u>	<u>Members Absent</u>	<u>Others in Attendance</u>
Ron Carsten		Gretchen Ricehill
Edward Chusid		Tony Hershey, City Council
Debra Bosna		Laura Kirk, DDA Director
	Haley Carmer	
Marice Doll		
Patricia Stark		
Deborah Williams		

Call to Order

Chair Ron Carsten called the meeting to order at 5:35 PM.

Public Comment: None.

Announcements

At the September meeting, Commissioners requested information regarding the annual Saving Places Conference. According to their website, Colorado Preservation Inc. is still assessing whether the conference will be held remotely. They have asked all speakers to provide a video of presentations.

Minutes

The September 2020 minutes were approved as written.

New Business

a. Preservation Awards

Gretchen Ricehill reported that she ordered the 2019 plaques and recommended that only one or two Commissioners present them to the awardees. She suggested sending the paper a news release with photos of just the awardee. Gretchen agreed to contact Commissioners once she has a timeline for fabrication.

Regarding 2020 nominations, Gretchen Ricehill shared photos of the Hodge house and the retaining wall at 1120 Grand Avenue and requested additional information about the work completed to each property. Commissioners indicated that the Hodge house improvements included foundation repair and exterior painting. Improvements at 1120 Grand were more than just the retaining wall. Work involved painting and landscaping as well. Ron Carsten expressed concern that a portion of the wall had been significantly altered and the HPC should see an image of the work if it is to be considered.

Debra Bosna nominated the reconstruction of a garage 11th and Blake. Councilor Hershey reported that the owners replaced their existing garage after the original structure collapsed due to

snow. The new garage looks just like the original. Councilor Hershey offered to send photos. Commissioners were encouraged to consider additional nominations. Consideration of 2020 nominations was continued to the November meeting.

b. Downtown Development Authority Plan Development-Discussion / Presentation

Executive Director Laura Kirk provided the Commission with an overview of the Downtown Development Authority's (DDA) development plan which will replace the current 20-year old plan. Ms. Kirk indicated that the current plan contains several goals and projects that have subsequently been addressed or completed. The DDA is working with Downtown Colorado Inc to complete the update. Once the DDA approves a draft, the plan will be reviewed by the Planning and Zoning Commission and City Council.

Ms. Kirk reported that an important part of the plan is weaving in Glenwood Springs history and honoring that history with certain projects such as placemaking; building preservation and restoration; historic district creation. Commissioners discussed the opportunity for two historic districts and continuing / expanding historic surveys currently underway. Ms. Kirk understood that the North Glenwood district was a high priority for the Commission. She also discussed working with the Commission to provide education; and discussed ways to ensure complementary design when buildings redevelop. Debra Bosna discussed demolition and the Commission's intent to review all permits affecting buildings 50 years old or older.

Commissioners agreed that the DDA plan was an important step for historic preservation in Glenwood Springs and all were excited for the potential of a Preservation Commission/DDA collaboration. Commissioners also discussed the DDA's vacant lot on 7th Street/Grand Ave and opportunities for adding an interpretive plaque; art murals around downtown and themes.

Ms. Kirk concluded by stating that a draft of the plan should be ready in November. It would be circulated to boards/commissions as part of the Planning & Zoning Commission's review process.

Old Business

Downtown Survey - Update

Ron Sladek sent his survey of 727 Blake which was the subject of the Commission's September meeting. With the recent alterations, Sladek found the home not eligible for landmarking and not contributing to a historic district.

Other Business & Commission Comments

Commissioners asked Gretchen Ricehill for an update about residing work at the Elms apartments. Gretchen agreed to provide information at the November meeting.

Councilor Hershey reported that he interviewed four people for the Preservation Commission. The Municipal Code states that if someone is vital, they can serve for more than two terms.

Ron Carsten indicated that he gained from being involved in other commissions where people had served for a number of terms. They brought a lot of background information and knowledge to the group. He believed that when appointments come up for renewal and there is a lack of applicants, it makes sense to reappoint a term-limited commissioner rather than carry a vacant seat. Edward Chusid also indicated that there should be outreach to encourage new ideas. There is value to getting fresh voices. He suggested Council consider giving preference to new applicants over a term-limited commissioner. Marice Doll pointed out that on the Preservation Commission, it takes significant time to see projects come to fruition. Ron Carsten agreed that there should be new blood on commissions but there also needs to be a balance.

Adjournment

The meeting adjourned at 6:35 pm.