



MINUTES

Glenwood Springs Historic Preservation Commission
Place: Council Chambers, First Floor, City Hall
Date: April 1, 2019
5:15 p.m.

Members

Present	Members Absent	Others In Attendance
Ron Carsten		Gretchen Ricehill
Debra Bosna		
Haley Carmer		
Edward Chusid		
Marice Doll		
Bobbi Hodge		
Patricia Stark		
Deborah Williams		

Call to Order

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

Public Comment: None.

Announcements: Staff announced the following:

1. Mark Rodman resigned his position with History Colorado. He accepted a director position with a nonprofit preservation organization in Michigan.
2. Staff announced that Patricia Stark arranged for the Commission to tour the Lodge in Glenwood Park. The Commission agreed that noon, Friday April 5th worked best. Patricia also arranged for the Commission to tour the Christ Scientist Church on Cooper Avenue.
3. ANB Bank has purchased 910 Grand Avenue. The proposal is to demolish the two buildings that comprise this property. Staff provided the Commission with early and current photographs of the buildings. Edward Chusid indicated that during the demolition process the Commission should request to inspect the building for potential artifacts.
4. History of the Confluence area written by Patricia Stark. Staff provided the Commission with paper copies but indicated that the history would be uploaded to the Commission’s website.

Bobbi Hodge, Debra Bosna, and Deborah Williams attended an Endangered Places conference March 22nd at the Garfield County Library. Kim Grant with History Colorado was the presenter.

Minutes

The February 2019 minutes were approved with the following corrections and additions:

- Under the Freight Depot: add that the Commission discussed adding rail images on the proposed 8th Street retaining wall and current status of the project; that the group felt under pressure to make a decision during the meeting regarding the proposed demolition without the opportunity to consider ramifications; the existing signs on the building’s exterior will be saved and moved to the “bone yard”; commission asked for advance notice of when a contractor was selected.

Minutes were approved as amended.

Old Business

Freight Depot

City is working on a request for proposals to hire a demolition contractor. The asbestos report found no issues. The RFP included salvaging both ends of the structure to save the existing signs. Staff did not have any timelines of when the RFP would be released or when responses were due.

The Commission recommended that staff take interior photos prior to demolition. Commission members could also tour the building. Staff reported that there remains a lot of items in the building that are stacked against the walls. There may be some interior pieces that the Commission might want to save in addition to the signs. Staff agreed to research the timeframes of the RFP and set up a time when the Commission could tour the building. Commissioners indicated that they could attend a special meeting to put together recommendations if need be, depending on the RFP timeframe.

The Commission discussed the North Landing meeting which occurred in March. Designs were presented all of which included a proposal to replicate the historic/1890s depot on that site to be used as a visitor's center.

Landmark Booklet

Staff received a cost estimate from Print Works to print the booklet, full color: 500 copies would cost \$4,000; 1,000 copies cost \$4,200. Includes a heavy paper front and back, center staple. Staff will determine what remains in the budget. The Commission discussed including the booklet as one of its priorities and printing the booklet every year and building print costs into the annual budget.

Tree Preservation Program

Edward Chusid provided the Commission with a written summary of tree preservation programs from other communities. That summary has been made a part of these Minutes. Edward discussed verbal summary as well. Some programs have been codified. The programs provide some level of protection for historic trees from being cut down. Edward also discussed San Diego's program and its distinction between heritage and landmark trees. He provided information regarding Colorado Mountain College's Heritage Tree Inventory project and a contact for Gabe Riley, a local expert arborist.

The next step is to conduct a tree survey. Edward recommended that the Commission define a focus area for a tree preservation project and request an estimate from Mr. Riley.

Ron Carsten suggested that CMC provide input regarding where the survey should begin prior to the Commission developing a scope.

The Commission expressed its appreciation for Edward's research and summary.

Marice Doll moved that Edward Chusid investigate other entities that will give the Commission feedback on how to approach developing a heritage tree program and tree inventory project. Debra Bosna seconded the motion. Motion carried unanimously with Edward Chusid abstaining.

New Business

Joint Council/HPC Workshop

The Commission discussed the following items for a joint meeting with City Council: tree preservation program; annual budget and the desire to annually publish the landmark booklet; Confluence planning and future development of the area; discussing the Commission's role in design

and development review procedures including signage design; continued development pressure on the city which alters the historic and architectural character of the community; hiring a consultant to prepare the necessary documents to designate the Hot Springs Historic District; Coal Camp preservation and interpretation.

Edward Chusid suggested that the top three to four items may be: Creation of the Hot Springs District; booklet publishing; coal camp preservation; tree preservation program. Ron Carsten pointed out that the common thread among the four topics is the need for additional money.

The Commission will further refine their priorities at the regular May meeting.

Saving Places Conference

Marice Doll attended the February Saving Places Conference. She provided the Commission with written summaries of the sessions that she attended. Those summaries have been made a part of these Minutes.

Structures of Merit

Continued to May meeting.

South Canyon Update

Continued to May meeting.

Commission Comments and Other Business

None.

Adjourn

Hearing no further business, the Commission adjourned at 6:38 PM.