



**MINUTES**

**Glenwood Springs Historic Preservation Commission**  
**Place: Council Chambers, First Floor, City Hall**  
**Date: May 6, 2019**  
**5:15 p.m.**

**Members**

<b>Present</b>	<b>Members Absent</b>	<b>Others In Attendance</b>
Ron Carsten	Debra Bosna	Gretchen Ricehill
Haley Carmer	Edward Chusid	Tony Hershey, City Council
Marice Doll		
Bobbi Hodge		
Patricia Stark		
Deborah Williams		

**Call to Order**

Chair Ron Carsten called the meeting to order at 5:18 p.m.

**Public Comment:** None.

**Announcements:**

1. The Commission welcomed Tony Hershey as their Council liaison.
2. Marice Doll informed the Commission that Santa Fe, NM charges a historic preservation tax on hotel stays. She thought that it was a good idea to support preservation efforts in the community.

**Minutes**

The April 2019 minutes were approved as written.

**Old Business**

ANB Bank

Gretchen Ricehill informed the commission that ANB bank proposes to demolish two existing commercial buildings in the 900 block of Grand Avenue and construct a new two-story building. The property is immediately adjacent to the Federal/Forest Service Building. She discussed the review procedures and the Commission’s role as a reviewing agency.

The Commission discussed the following:

Regarding demolition –

The Commission generally did not support the demolition of the existing buildings. However, assuming that it was inevitable, the Commission requested that prior to demolition staff be allowed to photograph the interior and exterior; during demolition staff or members of the Commission be allowed to salvage any representative, significant artifacts or architectural elements that reveal themselves during demolition; If any architectural features remain from the original buildings, the bank consider salvaging and donating significant architectural features, fixtures, or materials to architectural salvage companies.

Regarding new building construction -

- The Bank consider incorporating any salvaged architectural elements from the original buildings into the exterior design of the new building.
- The Bank include a photo display of the original building in the bank's interior (see attached for two photographs that could be used);
- The Commission liked the use of the red brick but was disturbed by the metal panel elements as it made the building to appear too modern for the downtown core. Consider reducing the amount of black metal panels. Rather than metal, it recommended using lighter brick as a contrasting element.
- The Bank incorporate brick corbeling for detail.
- The Bank consider using a different cornice treatment. As proposed, the cornice appears modern and not in-keeping with the historic character of downtown.
- The first floor has the appearance as being shorter in height than the second floor. Consider ways to make it appear taller. The code requires that floor height be similar to those of existing historic buildings in the downtown commercial core.
- Consider incorporating a peaked roof element.

The Commission's comments will be forwarded to ANB bank and included as part of the record of review.

#### Freight Building – Update

Staff informed the Commission that a mandatory pre-bid meeting for the Freight building demolition was held last week. The City could receive up to four bids which are due at the end of this week. Staff will inform the Commission about the winning bidder and when demolition is scheduled to begin. The contractor will be cutting out and removing the existing signs. Staff will be present when the building is being cleaned out to retrieve any artifacts. Staff will photo interior after it is cleaned out. The Commission also discussed the schedule for the 8<sup>th</sup> Street improvement project and requested that staff confirm that the mitigation measures remain a part of the project.

#### Interpretive Signage

Staff reminded the Commission that there are three projects that required interpretive signage: The Grand Avenue Bridge, 8<sup>th</sup> Street cut, and the east wye. The sign subjects are:

- Bridge history in Glenwood Springs to be installed in the vicinity of the Grand Avenue Bridge;
- The historic nature of rail in Glenwood Springs installed in the vicinity of the train station [Amtrak]; and
- A history of the Denver & Rio Grande railroad to be installed near the 7<sup>th</sup> & 8<sup>th</sup> Street intersections.

Staff requested assistance in preparing the sign text. Marice Doll, Deborah Williams and Patricia Stark agreed to help.

#### City Council-Historic Preservation Commission Workshop

Staff reminded the Commission that Council would be meeting with each Board and Commission. She requested that the Commission select their top two or three of the following seven topics which were discussed at the April meeting:

- Tree preservation program
- Annual budget – publish landmark booklet annually
- Confluence planning and future development of the area
- Commission's role in design review process, including sign permit review
- Continued development pressure on the city which alters the historic and architectural character of the community

- Hiring a consultant to prepare the Hot Springs Historic District national register nomination
- Coal Camp preservation & interpretation

As of now the workshops have not been scheduled. The Commission agreed it would be difficult to prioritize the topics until they knew when the workshop would be scheduled.

#### Landmark Booklet

Staff reported that the Commission's 2018 annual budget was \$4,000. The department's request for the Commission was \$5,000. If the Commission wanted to publish the booklet annually, we would need to request additional funding. The Commission discussed approaching Council directly for additional funding to publish the booklet as it promotes or enhances the tourism experience. Haley Carmer pointed out that publication is institutional and needs to be part of the annual budget. The first year, the Commission should track the booklet's popularity then adjust the budget accordingly in subsequent years.

#### **Commission Comments and Other Business**

None.

#### **Adjourn**

Hearing no further business, the Commission adjourned at 6:32 PM.