



**MINUTES**

**Glenwood Springs Historic Preservation Commission**

**Place: Meeting held remotely via Zoom**

**Date: September 14, 2020**

**5:15 p.m.**

**Members**

**Present**

**Members Absent**

**Others In Attendance**

Ron Carsten		Gretchen Ricehill
Edward Chusid		Tony Hershey, City Council
Debra Bosna		
Haley Carmer		
Marice Doll		
	Patricia Stark	
Deborah Williams		

**Call to Order**

Chair Ron Carsten called the meeting to order at 5:17 PM.

**Public Comment:** None.

**Announcements**

Commissioners asked if the annual Saving Places conference would be held in 2021. Gretchen Ricehill will report back to the Commission at next months meeting. She stated however that the city was not budgeting for any travel and conference attendance in 2021.

**Minutes**

The August 2020 minutes were approved as written.

**New Business**

Building Alterations-general review and discussion

a. Sanitarium/Elms Apartments

Gretchen Ricehill showed an image of the work being completed. She explained that the Elms is a landmarked building and should have gone through the HPC committee review, just as was done for the Durand Opera House/Eagles building on 7<sup>th</sup> Street. There were three problems related to this project. 1. the building department issued a window replacement permit earlier this year without Community Development review/approval, as is normally required. 2. Re-siding does not require a building permit. 3. The building is under new management. The former management company knows that the building is a landmark where exterior work requires a special review. Gretchen will notify the new management company of its responsibilities as owner/representative of a landmarked property. She will also work with the building department regarding any projects involving landmarked buildings.

Gretchen reported that the siding is more appropriate architecturally than the wide asbestos that was on the building, and the windows are double-hung and the size of the openings are not being changed.

Ron Carsten agreed that it was good that the window style and opening were not changing but the danger was replacing windows if they were original to the building. Gretchen did not know if what was removed was original and added that maintaining and restoring original windows is the preferred treatment rather than replacing. Ron commented that window cladding was also important. Maintaining and restoring the original wood is preferred rather than replacing with new wood or using vinyl or metal cladding.

Debra Bosna asked about the replacement siding. She did not feel that it maintained the building's original architectural character. Ron asked if the original siding was revealed under the asbestos and if the new siding was placed over the original siding. Gretchen did not know indicating that when she visited the site, one entire side of the building had been completed and work had not started on the other.

Gretchen agreed to contact the management company ask about the windows and details of the siding work.

b. 727 Blake Avenue

Gretchen Ricehill reported that a home at 727 Blake had undergone a residing project and replacement of porch columns. The home is not landmarked. Ron Sladek, the HPC's historical consultant, was aware of the work.

Commissioners asked about a future historic district, the effect on this house and whether historic districting affected future exterior renovations. Gretchen clarified that if the area became a historic district, the city cannot require owner to remove inappropriate materials but all future exterior work would have to comply with certain design standards that would be developed for the historic district.

Debra Bosna suggested inviting all landmark owners to attend the public meeting at the conclusion of the downtown survey to discuss responsibilities and requirements. Gretchen indicated that the Commission could consider that but cautioned about mixing the two subject matters: downtown survey results and historic district creation.

Commissioners asked if the building department had a method of flagging landmark buildings. Gretchen responded that the city is rolling out an entirely new electronic project tracking system which is currently being implemented in Finance and Human Resources. She was not sure when Community Development's tracking was to come online but it will allow landmarks to be flagged and issues like the window replacement to be tracked and caught.

## **Old Business**

### Preservation Award

The Commission selected a template for the award. Gretchen reported working with a local sign company regarding costs and layout. The plaque will be rosewood with engraved gold lettering on black metal. The Commission decided that the award date should be 2019.

Regarding 2020 awards: Commissioners considered recognizing Bobbi Hodge for work on her home and the retaining wall work at 1120 Grand Ave. Gretchen agreed to photo both and share with the Commission.

### Downtown Survey - Update

Gretchen Ricehill reported that Ron Sladek has completed 19 of 32 properties. The latest submission was 729 Blake which he found to be eligible as a local landmark, and a contributing structure in a potential historic district.

**Commission Comments**

Ron Carsten reminded commissioners about upcoming CLG webinars hosted by History Colorado, one of which was about design review. Debra Bosna indicated that she would be attending that webinar.

**Adjournment**

The meeting adjourned at 5:53 pm.