

Historic Preservation Board Meeting

Minutes - July 1, 1996

Present: Sandy Karhu, Pat Gormley, Steve Schulte and Phil Born

Not Present: Greg Walcher, Ed Chamberlin, David Bailey

Also Present: Kristen Ashbeck, Community Development Department, Barbara Creasman, Downtown Development Authority

The meeting was called to order at 4:10 pm by chair Sandy Karhu at the C.D. Smith Building.

MINUTES: Chair Karhu asked for approval of the minutes of the June 3, 1996 meeting. The minutes were approved as submitted on a motion by Pat Gormley and second by Phil Born.

BOARD APPOINTMENTS: Sandy Karhu submitted her letter of resignation from the Board. She is taking a job in Denver and will be moving by August 1. Board members thanked Sandy for her enthusiastic participation and leadership on the Board since its inception. The Board discussed appointments to complete Sandy's term. A recommendation was moved and passed that Pat Gormley be appointed to complete Sandy's term (since he will not be seeking reappointment to the DDA) and that Barbara Creasman be appointed as the interim DDA representative until otherwise appointed.

INVENTORY OF PUBLIC BUILDINGS: The Board discussed completion of an inventory of historic public buildings in order to have records as the various entities propose changes or additions. Many of the buildings downtown have already been inventoried but those in outlying areas have not. Kristen will begin to create a list. Barbara suggested that members of the Mesa County Historical Society might be willing to assist with the necessary research.

POTENTIAL MAIN STREET / DOWNTOWN DISTRICT(S): Sandy and Kristen prepared a second map for the Board's review that indicates all properties inventoried thus far and those that were determined to be eligible for designation by either the Phase 1 or Phase 2 survey. The area covered by Phase 1 needs to be re-examined since determination of eligibility was based on national level criteria rather than local. In beginning to determine boundaries, it appears there are at least two districts possible--the Main Street core and north and the Colorado core and south. The parking lots along the north side of Colorado create a strong boundary.

The Board decided that each property in the proposed district should have an inventory form, whether contributing or not and the "application" should include an overall context statement for the proposed district (e.g. historic relationship of period of development, etc.)

Kristen and Sandy had reviewed the local ordinance and determined that we did not set a percentage of buildings that must contribute to a district. The ordinance merely states that 60% of the owners must consent, but it does not specify the number of properties that must contribute. The State uses a guideline of 80% contributing. The Board concurred that this was a reasonable figure to use when reviewing the downtown area. Kristen will sketch a few proposals for district boundaries for the Board to review at the August meeting.

The Board began to discuss how to approach property owners about forming a historic district. Sandy had previously drafted a letter for this purpose. The letter should indicate whether that owner's property contributes or doesn't contribute, a copy of the inventory form, a petition for inclusion, and a copy of the general information brochure to describe incentives etc.

OTHER ONGOING PROJECTS:

Use of Video: Kristen reported that this had been discussed with Mark Achen, City Manager. Rather than show the video to Council, he suggested routing it to them (currently being done). There may be another opportunity to present the activities of the Board to Council at an upcoming Council retreat. Mark also suggested that the 1997 budget be amended to allow some operating funds for the Board. Kristen will work with Kathy Portner, Acting Community Development Director. The board suggested \$1,000 be considered. Mark also gave the go-ahead to allow the Museum of Western Colorado to sell copies of the video, preferably at cost. More copies should also be made if the School District or Library request them.

Public Information Brochure: Steve and Sandy reported that two students are still working on the brochure content and design and hope to have a final draft for the Board's August meeting. The text will be available to be handed out at the Museum's upcoming preservation workshop (see below).

Phase 2 Survey: Kristen reported that the survey work is complete and the Museum is working on the survey report. As a culmination of the project, the Museum Group will be hosting a historic preservation workshop on July the from 10:00 am to Noon at the Museum. The museum's preservation planning specialist, Jane Bask, will be in attendance to present general information and team members will go over specifics of the survey and its results.

The meeting was adjourned at 5:25 pm on a motion by Steve Schulte and second by Phil Born.