

Historic Preservation Board
Minutes – August 2, 2011

Present: Kathy Jordan, David Bailey, Michael Menard, and Chris Endreson

Not Present: Scott Aker and Jon Schler

Also Present: Kristen Ashbeck, City Neighborhood Services and Bennett Boeschstein

The Board convened at 3:00 pm at City Hall

Minutes of June 7, 2011 Meeting. Michael Menard made a motion to approve the minutes of the June 7, 2011 meeting as presented. The motion passed unanimously (4-0) on a second by Chris Endreson.

Regional Historic Preservation Forum. The Colorado Historical Society is hosting a Historic Preservation Commission Forum on Saturday, September 10, 2011 in New Castle. Given the potential that the Board may be taking on new responsibilities when the North Seventh Street Historic Residential District Guidelines are adopted, it may be of value to have a few Board members attend this learning opportunity. David Bailey and Chris Endreson expressed interest in attending. Kristen will contact the State to find out details of the topics to be covered.

Letter to Council Regarding New Appointment to Fill Board Vacancy. The City Clerk has solicited input from the Board on any thoughts about the current membership and its needs. The position to be filled was previously occupied by someone with professional expertise rather than a layperson. The Board discussed the current membership with the following ideas: a person with expertise is more desirable to replace the position and it would be helpful that it be someone that had expertise and experience in the areas of historic archaeology or construction. Kristen will draft a letter for Kathy's signature to provide the City Clerk to be distributed to City Council.

Additionally, concerning Board membership, Scott Aker is no longer on the DDA Board and, thus, the DDA will need to appoint someone to fill his position on the Historic Preservation Board.

Ideas for Nominations to 2012 Most Endangered Places List. Colorado Preservation Inc. is soliciting applications for the 2012 Most Endangered Places List, due August 10, 2011. Kathy Jordan stated that Vickie Felmlee is working on an application for the Old Spanish Trail and elsewhere in the southwest region someone is working on an application for the Lizzie Night Cabin near Rico. David Bailey suggested perhaps the Kannah Creek School be nominated. He and Michael Menard will look into it more to see what the current situation is with the private property owner. It would be considered significant since it is one of only a few remaining one room school houses in the vicinity. Kristen will draft a letter of support from the Board for the Old Spanish Trail nomination.

Handy Chapel. Kathy Jordan reported that the Handy Chapel had received a grant from the State Historical Fund for the major rehabilitation work needed to preserve the Chapel itself. The total project cost is \$205,000 of which, \$68,000 must be raised as a cash match. Kathy suggested the Board be involved in fundraising efforts. The National Trust for Historic Preservation has already committed \$8,000 towards the match and Colorado Preservation Inc. has been writing other grants to help raise the matching funds needed.

Proposed North Seventh Street Historic Residential District Guidelines and Standards: The Board discussed the proposed guidelines and standards developed by the North Seventh Street Historic District property owners over the past 18 months that will be proposed for adoption by the City and be used to guide future development within the North Seventh Street District.

Kathy Jordan summarized the process that has taken place to including several neighborhood meetings and questionnaires and information provided to every property owner in the District. The document proposed is acceptable to the majority of property owners and reflects the level of regulation the property owners expected to be imposed.

Jon Schler was unable to attend the meeting but relayed comments that Kristen read to the Board. Overall, he felt the document was well done and a good place to start for implementing guidelines and standards. He expressed concern that it was heavier on regulation for new construction rather than the historic structures. Jon also suggested that the reference to the plant list maintained by the CSU Extension Service be removed since it may not exist in the future. It would be better to just include a recommended plant list in an appendix.

Chris Endreson agreed that the guidelines and standards were definitely needed for the future of the district and noted that the document was a good step in that direction. He thought that the appendix with the property inventory information represented a good "time stamp" of what the district looks like today for future reference as it evolves and changes are proposed/made to the structures.

Michael Menard and David Bailey confirmed they were comfortable with the role and responsibility that the proposed guidelines and standards create for the Historic Preservation Board and agreed that they are needed in order to avoid continued degradation of the properties in the District.

Upon discussion, the Board reached consensus that it supported approval of the North Seventh Street Historic Residential District Guidelines and Standards, citing that the Historic Preservation Board has the ability to and will review items prescribed by the document and has the tools to carry out the review as necessary.

September 2011 Meeting. Since the September meeting falls the day after the Labor Day holiday, it was decided that there would be no regular September meeting. Kristen stated that there may be an application for historic designation in the next month so the Board decided a special meeting could be called in September if needed to respond to the application.

The meeting was adjourned at 4:20 pm.