

Historic Preservation Board
Minutes – September 13, 2011

Present: Kathy Jordan, Jody Motz, Jon Schler and Chris Endreson
Not Present: Michael Menard and David Bailey
Also Present: Kristen Ashbeck, City Neighborhood Services

The Board convened at 4:00 pm at City Hall

Introduction of New Board Member. Kristen introduced new Board member, Jody Motz who was appointed to fill one of the vacant positions. Jody summarized her background in design, construction and restoration of historic houses.

Minutes of August 2, 2011 Meeting. Jon Schler and Kathy Jordan stated that the correct amount for the cash match for the Handy Chapel grant is \$68,000 rather than the \$75,000 stated in the minutes. Chris Endreson made a motion to approve the minutes of the August 2, 2011 meeting as corrected. The motion passed unanimously (4-0) on a second by Jon Schler.

Letter to City Council Regarding Board's Review of North Seventh Street Historic Residential District Guidelines and Standards. Per the discussion at the August 2, 2011 meeting, Kristen drafted a letter to City Council regarding the Board's review of the North Seventh Street Guidelines and Standards. The Board agreed that the letter accurately reflected the Board's review and discussion. Kathy Jordan stated that the City Attorney, John Shaver said that she could sign the letter as Board Chair and suggested that it be dated to coincide with Council's review of the Guidelines and Standards for adoption. Kristen will make the appropriate changes and keep the letter until such time.

Request by GSA for Review and Comment on Design Drawing Phase of Wayne Aspinall Federal Building Partial Modernization Project. The GSA had sent 100% design drawings to Kristen and requested a response from the Board regarding the required Section 106 review. The Board reviewed the drawings and the letter previously sent to the GSA during conceptual review in December 2010. Of primary interest to the Board is the exterior treatment for adding an accessible ramp on the south façade, placing a PVC array on the roof of the building, and treatment of the doors and windows. On the interior, the Board was interested in the relocation of the WPA mural so that it will be accessible for viewing by the general public.

Generally, the Board concurs with the proposal as presented, noting that the GSA and the architectural design team have done a good job with the design of the exterior features (accessible ramp and solar array) so as to minimize impacts to the overall historic character of the Aspinall Building. The Board is interested in receiving more information about how the building will be used as a "learning tool" regarding energy production and use and the LEED rating attained.

The plans indicate that the existing windows and doors will remain intact and that any treatment to them to increase energy efficiency will meet the Secretary of the Interior Standards for Rehabilitation. Thus, the Board was satisfied with this aspect of the design.

The plans also indicate that the WPA mural will be relocated to a wall within the first floor lobby. Most of the wall separating the entrance vestibule and the lobby will be glazing from floor to ceiling so the mural will be easily visible from both the vestibule and the main lobby. The Board was satisfied with the proposed design.

Additionally, the Board would like to tour the building upon completion. Kristen will draft a letter with these points and send it out to Board members for approval before forwarding to the GSA by the September 19, 2011 deadline.

Other Updates. Kathy Jordan updated the Board regarding the status of the Handy Chapel, Stranges Store and Depot projects. Colorado Preservation Inc. (CPI) is presently writing grant applications to help raise the match funds needed for the Handy Chapel grant. Other donations are being solicited and a Handy Chapel Building Fund has been established.

CPI is nearly finished with a nomination for the Stranges Store to the National Register of Historic Places which, if approved, will make grant applications to the State Historical Fund for the building more competitive. The owner, Marge Montgomery, is in agreement with the national designation.

The Friends of the Depot group and CPI continue to work on a proposal to transfer ownership of the property and obtain the matching funds needed for the State Historical Fund grant received in 2010. The most feasible scenario would be a public-private partnership to restore and operate the property. CPI and consulting investors and the Friends group presented a proposal to the Downtown Development Authority Board in August 2011.

Jon Schler brought up the idea of conducting a design charrette of the Depot area to help bring together ideas, maintain the momentum for the project and continue to raise public awareness of the Depot as an important community historic resource. In the past, the City has received funding from the National Endowment for the Arts for this kind of activity. Chris Endreson thought local architects, landscape architects and other professionals would be interested in participating. Kristen will research any funding opportunities and bring some maps of the Depot area to the October meeting for further discussion of the idea.

The meeting was adjourned at 5:15 pm.