



MINUTES

Glenwood Springs Historic Preservation Commission

Place: Meeting held remotely via Zoom

Date: March 1, 2021

5:15 p.m.

<u>Members Present</u>	<u>Members Absent</u>	<u>Others in Attendance</u>
Ron Carsten		Gretchen Ricehill
Edward Chusid		Randy Henrie
Debra Bosna		Candace Whipple
Haley Carmer		Seth Hmielowski
	Carolyn Cipperly	Bob Oddo
Marice Doll		
Patricia Stark		
Deborah Williams		

Call to Order

Chair Ron Carsten called the meeting to order at 5:15 PM.

Public Comment: None.

Announcements: None.

Minutes

The February 2021 minutes were approved as written.

Old Business

Public Hearing - Western Hotel-

Ron Carsten introduced the project informing the Commission that purpose of the hearing was to consider a landmark alteration certificate of the Western Hotel, 716 Cooper Ave, a building that is listed on the National Register of Historic Places.

Gretchen Ricehill provided a powerpoint presentation and summarized the project in accordance with the staff report which are attached to and made a part of these minutes. She reviewed landmark alteration criteria and findings. She recommended approval with 3 conditions:

1. The third-floor addition shall be stepped back from the primary, front façade by a minimum of fourteen feet.
2. Notify Community Development Department staff prior to demolishing the 1945-era rear addition and allow access for photo documentation.
3. Any chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the building, if appropriate, shall be undertaken using the gentlest means possible.

Questions of Staff:

Marice Doll asked about the color of the third floor addition stating that it appeared mauve. Gretchen referred discussion of color to the owner or applicant.

Debra Bosna asked about the Secretary of the Interior's standard #4 as it related to removal and replacement of the glass block transoms on the front elevation. Gretchen clarified that Randy Henrie or Candace Whipple wanted to discuss certain changes to the front elevation. Her staff report simply tried to caution the Commission that the front elevation is considered a historic part of the building.

Owner/Applicant Presentation:

Candace Whipple introduced her vision for the building renovation clarifying that the proposal is to add 11 units in the building and not 14 as was referenced in the staff report. Architects Randy Henrie and Seth Hmielowski provided a powerpoint summary of their proposed renovations.

- The most visible piece of the proposed 3rd floor addition was from the Pullman and provided photos showing the view from various locations.
- Discussed Cooper Street elevation. Decided that it should be kept as shown today. But ask that the glass block be removed and replaced with a fixed single pane window.
- Provided interior photos showing on going water damage to the building causing settling, cracking brick walls, tilting stairs, drainage issues.
- Detailed structural issues with a 20-25 foot section of the building adjacent to the north alley. This was a 1904-07 addition and sits on brick foundation. The original building is on a stone foundation. The building framing in this section is inconsistent – some sitting directly on dirt. Bob Oddo, structural engineer provided additional technical information about the proposed remedy to the issues which entails constructing a new foundation and floor system.
- Agreed that the proposed 3rd floor addition should be pushed back 14 feet from the front of the building.
- Discussed using corrugated metal siding installed horizontally in the new rear addition as they felt this orientation coordinated with the brick texture and mimicked the horizontal brick pattern.
- Exterior colors of the new additions are proposed to be light and dark gray in tone.

Questions of the Applicant:

Deborah Williams asked about parking. Gretchen informed the Commission that providing off street parking is not required. The property is located in the general improvement district where the property owners pay an extra mil in property taxes that is used to create public parking.

Debra Bosna asked for clarification if the existing cornice was being increased in height or changed. The architects clarified that they were not changing the cornice. The roof area in front of the new 3rd floor will be a roof deck for the apartment that faces Cooper. The existing parapet will serve as the code-required barrier.

Ron Carsten asked about the following:

- The finish wall materials of the proposed 25-foot section. Henrie clarified that corrugated metal siding is proposed.
- The overhang on the original building, north elevation, is shown as being removed in some plan sets. Mr. Henrie clarified that currently it is part of the roof framing that is in bad condition. The overhang will be replaced but will resemble the original. The overhang in the 25-foot section will be removed and not replaced.
- The location and materials of the windows in the new 25-foot section. Mr. Henrie and Mr. Hmielowski clarified that the windows will be shifted from their current location to be in alignment. The window frames are not original. All are proposed for replacement with metal clad for maintenance and longevity. The windows will have a thin profile to replicate the historic profile.

- Will the skylight be repurposed as it is one of the unusual features of this building? Mr. Henrie and Mr. Hmielowski commented that they needed to assess its condition to determine whether it can be salvaged. Relocating it over the new interior hallway will not meet fire code. It could be moved over individual apartment units or located over the alley egress stair and serve as a hatch opening to the roof.

Patsy Stark asked about removing the paint from the exterior brick. Mr. Henrie commented that they have not assessed whether this was possible, or the best way to remove the paint. Patsy commented that her husband stayed at the hotel and that she was grateful that the building will be restored.

Gretchen Ricehill asked that the Commission appoint Patsy Stark as a regular member as Commissioner Carolyn Cipperly had to recuse herself from this hearing. Debra Bosna moved to appoint Patsy Stark as a regular member. Seconded by Edward Chusid. Unanimously approved by voice vote.

Public Comments

Chair Ron Carsten opened the meeting to public comment.

Steve Thompson, owner of the neighboring Creamery Building, expressed concerns about the party wall, structural issues, tie-rods, the loss of some windows in his building due to construction of the proposed 3rd floor.

Sheri Scruby, owner of Book Grove, 801 Blake Avenue, appreciated the building being restored. She asked about the metal siding but preferred to see brick to resemble the historic building; she would discuss parking and the impact of the number of units later in the review process; she expressed concern about the appearance of the 3rd floor addition.

April Carver, owner of Hotel Denver, commented that the 3rd floor would be visible from the pedestrian bridge; expressed concern about the proposed new materials; commented that trash collection should be on the east side of the building rather than the north; and expressed concern about parking.

Applicant's Response

Randy Henrie responded to the comments by stating:

- The trash dumpster is located inside the footprint of the building. He will need to fully analyze the movement of a trash truck through the alley.
- Historic preservation standards do not want you to match the original materials when constructing new additions. There needs to be a clear difference between the new and historic.
- Window and party wall issue will need to be addressed through the building code.

Bob Oddo added that the Western's structural work should not affect the Creamery but that he would need to address the tie-rods that support the brick wall as they are shared between the two properties.

Ron Carsten asked for clarification regarding the window in the party wall. Mr. Henrie commented that generally openings in buildings within 5 feet of the property line are limited by building code requirements. On new construction windows are not allowed where buildings are located on the lot line but if there are existing windows in buildings located on the lot line, they need to be fire restricted.

Haley Carmer asked about visibility from the pedestrian bridge and a height comparison to buildings in the immediate vicinity.

Randy Henrie showed a photo of the Western taken from the pedestrian bridge. If the exterior wall color was similar to the surrounding colors it would blend into the background. Regarding height, the new third floor addition will not be as tall as the Hotel Denver, and it will be lower in height to the adjacent Creamery building due to the rising grade as you head south.

Hearing no further comment or questions, the Chair closed the public portion of the meeting.

Commission Deliberation

Ron Carsten appreciated the efforts to preserve and restore the building for a new use. He expressed concern with the proposed use of metal as a finish material but agreed that it needs to appear different than the historic building. He felt that it would be better to blend in with the area and de-emphasize the building mass. Even though one addition is at the rear of the building, it is highly visible from Blake Avenue. Additionally, he pointed out that the city is converting or improving many downtown alleys for pedestrian use. The qualities of material and mass have an impact on what is trying to be accomplished from a preservation perspective.

Haley Carmer agreed regarding the materials. She understood the necessity of replacing the foundation wall but felt that it needed to be of a similar color and material as the original.

Deborah Williams expressed appreciation that the building was being saved. She would like to see the colors coordinate and suggested using the historic yellow brick color in the new construction.

[Gretchen Ricehill noted for the record that Marice Doll had left the meeting but confirmed a meeting quorum.]

Haley Carmer requested that the Commission confirm the front façade was to remain as is. The issue of the glass block needed resolution. After discussion and to keep the project moving forward, the Commission agreed that the applicant and owner would come back before the Commission with a final materials and color board for review and approval. This would include materials of the third floor and rear additions. In addition to the materials/color board, the applicant/owner would provide a front elevation showing the single pane glass. It was noted that the new foundation wall material and color should replicate or match as closely as possible the original/existing foundation wall.

Motion:

Haley Carmer moved to approve the landmark alteration certificate with the finding and conditions listed on page 6 of the staff report with the added conditions that the applicant/owner provide the Commission with a color and material board for the rear and third floor addition; that the replaced foundation wall materials and color replicate the existing foundation wall; and the applicant/owner provide a mockup of the front elevation showing existing and proposed windows.

Patricia Stark seconded the motion. Unanimously approved.

Old Business

2021 Workplan– discussion

A draft copy of the workplan was distributed prior to the meeting. Ron Carsten indicated that there remained a few items at the end of the draft that still needed to be addressed and added to the plan.

However, he liked the month-to-month format. He recognized that the meeting was running long and encouraged everyone to review the plan prior to the April meeting.

Commission Comments

Gretchen announced that the April meeting would be Ron's last meeting as he is term limited. A new chair will need to be elected at that meeting. She and the Commissioners thanked Ron for his service and leadership.

Adjournment

The meeting adjourned at 7:17 pm.



Historic Preservation Commission Staff Report

Date: March 1, 2021
 To: Historic Preservation Commission
 From: Gretchen Ricehill, Asst. Director Community Development Dept.
 Subject: Western Hotel – Landmark Alteration Certificate

REQUEST	Consideration of a Landmark Alteration Certificate for the Western Hotel- 716 Cooper Avenue
APPLICANT	Candace Whipple
OWNER	Western Hotel LLC
SURROUNDING LAND USES	North: Hotel, Offices South: Commercial, residential East: Residential, parking West: Commercial, residential

PROJECT SUMMARY

The Western Hotel was constructed in phases with the first story of the original brick portion likely constructed by 1888. The other phases were constructed as follows:

- Between 1904 & 1907 – middle, two-story addition
- Between 1907 & 1912 – second floor constructed over the original brick section
- Circa 1945 – rear two-story addition
- 1951- first floor of the original brick building remodeled to provide a more modern appearance

In 2016 the Western Hotel was entered into the National Register of Historic Places. The building is historically significant for its long association with providing area residents, visitors, and guests with accommodations of a restaurant, saloon, rooming house and working-class hotel. The period of significance spans the years 1888 to 1966. The building has been vacant since about 2013. The National Register nomination is attached for reference.

On December 7, 2020, the Historic Preservation Commission (HPC) met with Candace Whipple, the prospective owner of the Western Hotel and her design team and discussed possible exterior changes to the building to support its conversion to fourteen multifamily units. The Commission provided comment on the following proposed alterations:

- Adding a third floor
- Demolishing the rear concrete block addition and constructing a new addition
- Altering the location of certain windows on the north elevation
- Adding windows on the north elevation
- Constructing a new foundation wall along a portion of the north side of the building

Since that meeting, Ms. Whipple has purchased the building and has submitted revised/updated plans for consideration of a Landmark Alteration Certificate.

REVIEW PROCESS

According to Municipal Code section 070.050.040, where landmarked buildings are slated for exterior alterations, the owners are first required to obtain a landmark alteration certificate. The Commission may grant the certificate upon a finding that the proposed alterations would not detrimentally alter, destroy, or adversely affect any significant architectural feature that contributes to the landmark designation, and that the proposed alterations are visually compatible in terms of design, finish, material, scale, mass, and height. Further, the Commission must consider the extent to which the proposed alterations meet the Secretary of the Interior's Standards for Rehabilitation, copied below along with a brief analysis of the proposed alterations.

Secretary of the Interior's Standards for Rehabilitation

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining exterior characteristics of the building, its site, and environment.**
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

Historically, the upper floor of this building was a working-class hotel. The ground floor was a restaurant & saloon and was eventually used as a long-term residence. The proposal calls for converting the building to apartments. In doing so, the owner proposes adding a third floor, demolishing and reconstructing the rear 1945-era addition, and altering the location of some windows on the north elevation.

The greatest potential impact is the proposed third floor addition. As indicated in the submitted plans, the owner prefers to extend the new addition as shown below. However, during the December 7th meeting, the Commission recommended that it be stepped back such that it would not be visible from the sidewalk. Staff agrees with the Commission's assessment. The owner's preferred option changes the defining exterior characteristics of the building and would not meet the Secretary of the Interior's Standards.



2
A-2 NTS
PROPOSED: PREFERRED 3RD STORY, COOPER AVENUE

Therefore, staff recommends a condition that the third-floor addition be constructed as shown below – stepped back no less than 14 feet from the front face of the building.



The proposal also calls for demolishing and reconstructing a 1945-era, 2 story rear section of the building. The demolition is necessary due to severe deterioration, and other structural issues. During the December 7th meeting, the Commission felt that demolishing and reconstructing the rear addition would not remove, alter, or negatively impact significant or historic features of the building. The Commission recommended that the new design, and material and texture not mimic but rather blend with the existing building. As shown below, the proposed design and materials are contemporary. The design does not mimic the historic building, but floors are defined through material and color changes, and the windows maintain a traditional narrow, double hung appearance.

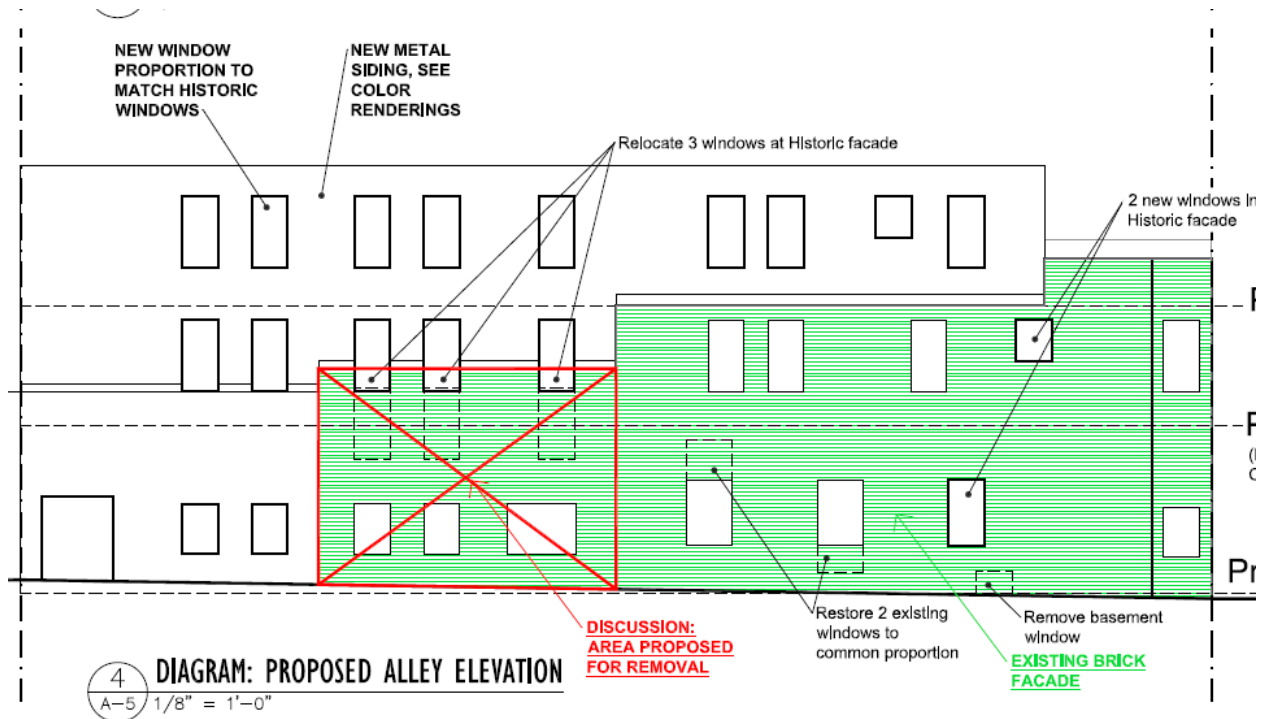
**RIBBED METAL SIDING,
CONTEMPORARY MATERIAL WITH
SENSE OF SCALE SIMILAR TO BRICK**



2 PROPOSED: ALLEY
A-4 NTS

Finally, the proposal calls for replacing and rearranging some of the windows along the north elevation. Like the rear addition, this north facade is not a character-defining elevation. The Commission did not express concern about adding and relocating windows but recommended

that the new windows match or be proportional to the size of the historic windows, and that their new location maintain a rhythm, rather than have a random appearance.



3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

During the December 7th meeting, the owner and her design team discussed possible renovations to the ground floor front elevation, noting that in the early 1950s this façade was “modernized” and the clipped corner was removed. Some Commissioners felt that reconstructing the original first floor façade was a good idea, others pointed out that the existing façade is a historic part of the building. Some favored removing the glass block transoms and replacing with single glass. The owner plans to continue the discussion at the upcoming March 1st meeting. Staff cautions the Commission that the “modernized” storefront is a historic part of the building as it was constructed in 1951, well within the building’s period of significance (1888 to 1966). Minor renovations such as window upgrades may be considered but any major renovations to this storefront would not meet this Standard.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
See discussions above.

6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.**

There are no apparent plans to replace deteriorated or missing historic features.

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

Staff is not aware of any plans to clean the exterior brick. This Standard has been added to a recommended condition of approval.

8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

This standard is not applicable to the proposed project.

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

See discussion above.

10. **New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Plans call for adding a third floor on this building. If removed in the future, it will not impact the form and integrity of the original historic building.

REQUIRED ACTIONS

The HPC make take one of the following actions:

1. **Grant** the landmark alteration certificate upon a determination that the application meets the established criteria (listed above);
2. **Deny** the landmark alteration certificate upon a determination that the application does not meet the established criteria;
3. **Continue** the hearing to a future HPC meeting with a request for additional information necessary to make a decision.

ACTION ITEM SUMMARY

Action 1: Consideration of a Landmark Alteration Certificate for the Western Hotel located at 716 Cooper Avenue.

Staff Recommendation: Staff recommends that the Historic Preservation Commission **approve** the Landmark Alteration Certificate **with findings and conditions on page 6 of this report.**

Recommended Findings

1. The proposed alterations and additions do not detrimentally alter, destroy, or adversely affect any significant architectural feature that contributes to the landmark designation.
2. The proposed alterations and additions are visually compatible in terms of design, finish, material, scale, mass, and height.
3. The proposed alterations and additions comply with applicable Secretary of the Interior's Standards for Rehabilitation.

Recommended Conditions

1. The third-floor addition shall be stepped back from the primary, front façade by a minimum of fourteen feet.
2. Notify Community Development Department staff prior to demolishing the 1945-era rear addition and allow access for photo documentation.
3. Any chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the building, if appropriate, shall be undertaken using the gentlest means possible.

Historic Preservation Commission

Landmark Alteration Certificate application

Western Hotel

The Western Hotel was constructed in phases

- 1888 – single story brick front elevation
- Between 1904 & 1907 – middle, two-story addition
- Between 1907 & 1912 – second floor constructed over the original brick section
- Circa 1945 – rear two-story addition
- 1951- first floor of the original brick building remodeled to provide a more modern appearance



National Register of Historic Places

- 2016 the Western Hotel was entered into the National Register of Historic Places.
- Historically significant for its long association with providing area residents, visitors, and guests with accommodations of a restaurant, saloon, rooming house and working-class hotel.
- The period of significance: 1888 to 1966.

Proposed Exterior Alterations

- Adding 3rd Floor

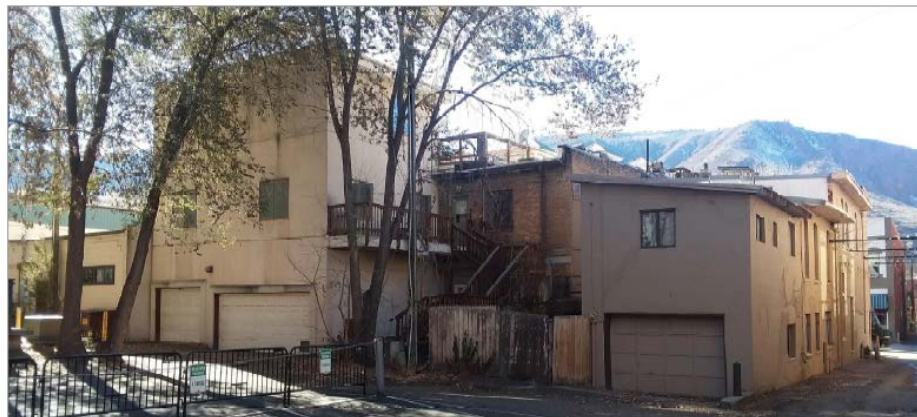


2
A-2
NTS
PROPOSED: PREFERRED 3RD STORY, COOPER AVENUE



Alternative option – 14 foot step back

- Demolishing rear 1945-era addition & Construction new 3 story addition



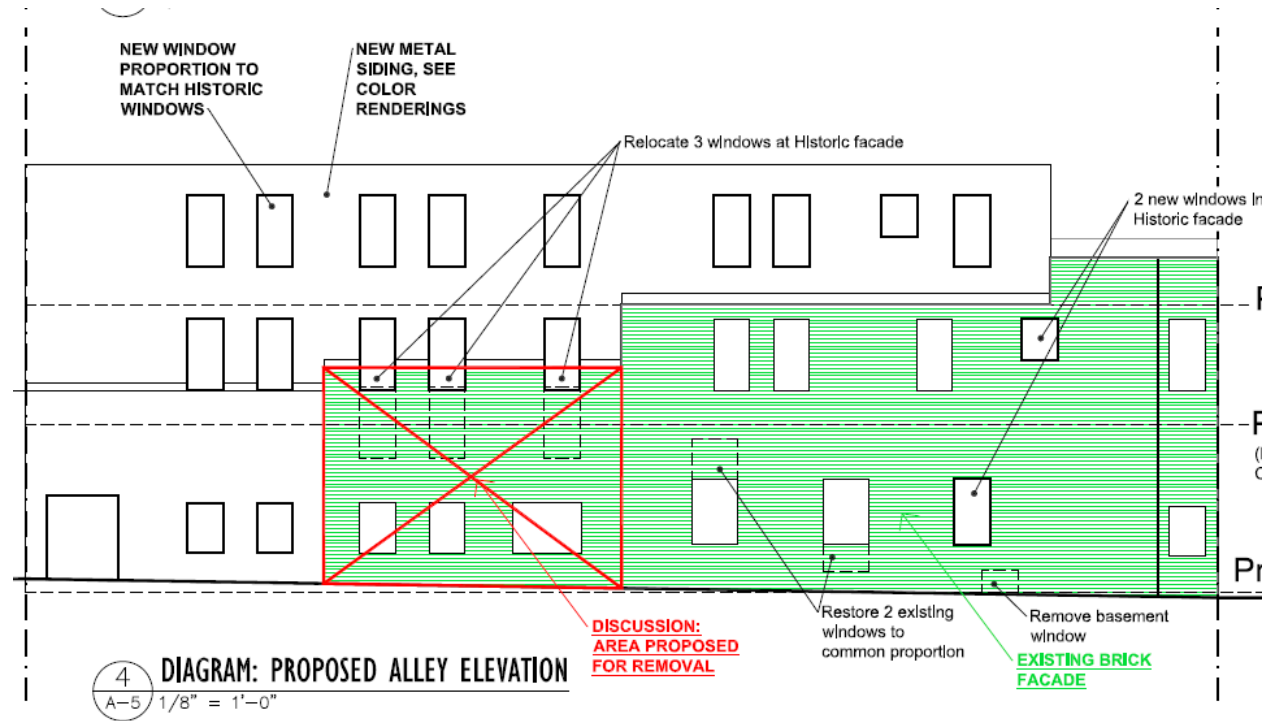
1
A-4
NTS
EXISTING IMAGE: ALLEY



2
A-4
NTS
PROPOSED: ALLEY

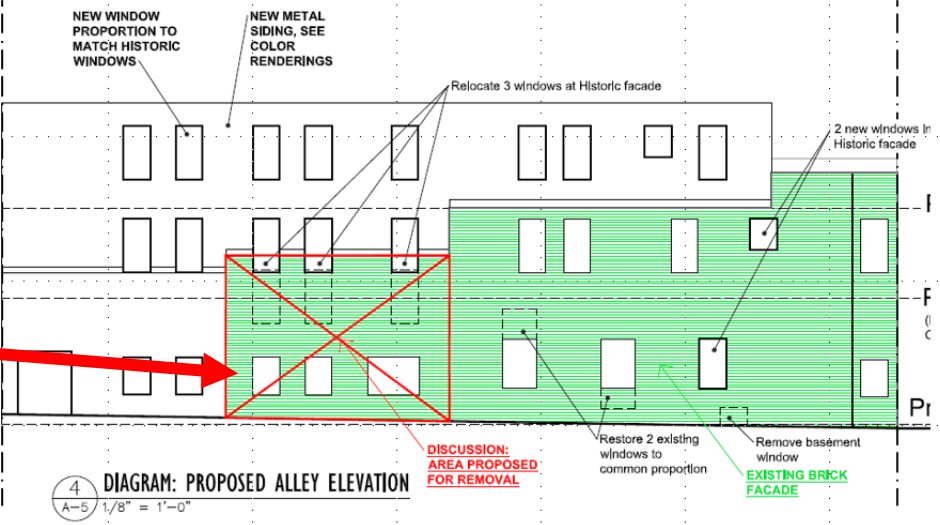
Proposed Exterior Alterations

- Adding & Altering certain window locations on the north elevation
- Constructing new foundation wall north elevation



Other Discussion Topics

Portion North Elevation proposed for removal



Ground floor alterations



Landmark Alteration Certificates

The Commission may grant the certificate upon a finding that the proposed alterations –

1. Would not detrimentally alter, destroy, or adversely affect any significant architectural feature that contributes to the landmark designation, and that the proposed alterations are visually compatible in terms of design, finish, material, scale, mass, and height.
2. The Commission must consider the extent to which the proposed alterations meet the Secretary of the Interior's Standards for Rehabilitation

Secretary of the Interior Standards for Rehabilitation

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining exterior characteristics of the building, its site, and environment.**
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Action 1: Consideration of a Landmark Alteration Certificate for the Western Hotel located at 716 Cooper Avenue.

Options:

1. **Grant** the landmark alteration certificate upon a determination that the application meets the established criteria (listed above);
2. **Deny** the landmark alteration certificate upon a determination that the application does not meet the established criteria;
3. **Continue** the hearing to a future HPC meeting with a request for additional information necessary to make a decision.

Staff Recommendation: Staff recommends that the Historic Preservation Commission approve the Landmark Alteration Certificate with findings and conditions on page 6 of the staff report.

Recommended Findings

1. The proposed alterations and additions do not detrimentally alter, destroy, or adversely affect any significant architectural feature that contributes to the landmark designation.
2. The proposed alterations and additions are visually compatible in terms of design, finish, material, scale, mass, and height.
3. The proposed alterations and additions comply with applicable Secretary of the Interior's Standards for Rehabilitation.

Recommended Conditions

1. The third-floor addition shall be stepped back from the primary, front façade by a minimum of fourteen feet.
2. Notify Community Development Department staff prior to demolishing the 1945-era rear addition and allow access for photo documentation.
3. Any chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the building, if appropriate, shall be undertaken using the gentlest means possible.