

March 26, 2015 County Historical Commission (CHC) Meeting Summary

Present: Commission members George Greenbank, John Wontrobski, and Chair J.J. Ossola; applicant representatives Peter Sante and Shane Jordon, Sante Architects; visitor Ted Wilson and staffer Linda Luther-Broderick.

Request to Change Declaration of Covenants, Stone House – Liberty Bell 4, Idarado Legacy Subdivision

Staff gave a brief background including the following. In 2005, the CHC had opposed a proposed demolition of the Stone House, and recommended mitigation of the building's lead contamination stating that the building is one of the last remaining standing structures representative of Idarado Mining Company's long history in the Telluride Valley and as such should be decontaminated, stabilized and protected.

According to Peter Sante, Klinke and Lew Preservation Contractors of Silverton were hired to assess the structure. Klinke and Lew recommended dismantling the building in order to do the necessary work and some of the original stone was re-used. The end result was a stabilization/reconstruction of the historic building known today as the Stone House which is protected by a Declaration of Covenants. Sante also noted the building is labeled as a boiler building in the Sanborn Insurance maps. He showed photos from the Rio Grande Southern Rail Road books in which the building had roof gables and a chimney.

Staff outlined the task before the CHC as reviewing the proposed changes to the building and making recommendations regarding changes to the building and the modifications to the language in the Declaration of Covenants, if proposed changes to the building are approved.

Sante Architects representing the owners presented construction plans which include a separate garage with guest quarters and an addition to the north side of the Stone House. Plans include basement living quarters. The Stone House will be the main building rather than an attachment to a main building as anticipated in the Declaration of Covenants. The architects noted changes in grade elevation between the original construction and stabilized Stone House.

The design features prohibited by the Declaration of Covenants are the issues of concern for CHC. These features include a window well on the west side of the Stone House and a 3-wide glass door on the southeast side of the Stone Building. The 3-wide glass door will be covered by a sliding barn door when the house is not in use. The sliding barn door has a window opening which allows for a semblance of the original windows whether over a window at the north end or the glass doors at south end. See attached plans dated 3/23/2015 by Sante Architects.

John Wontrobski said he thought the requested changes were reasonable and the treatment sensitive.

George Greenbank agreed that the architects had produced good work. He said he was startled by the grade change. He asked if the architects would help document that the original stones were re-used. He noted how appreciative the commission would be if the owners would consider nomination of the structure to the county's Historic Register. He asked that architects try to utilize the original retaining

wall-look in the patio, per a photo of the original structure. He also asked that the architects temper the 3-wide door.

J.J. Ossola said he loved that the owners are keeping their project small.

Staff reported that the county attorney suggested the applicant provide language to amend paragraph 1.3.3 of the Declaration of Covenants to allow for the proposed changes.

Motion by John W. to recommend approval of the proposed remodel of the Stone House, Lot 4, Liberty Bell as presented on drawings dated and narrative dated 3/23/2015 by Sante Architects noting the suggestion that the Stone House be nominated to the County's Historical Register as a County Historical Landmark. Second by Greenbank. Approved unanimously.

Motion by John W. that paragraph 1.4 in the Declaration of Covenants is amended to read as follows:

It is anticipated that the Stone House will be attached to or otherwise incorporated within other improvements being constructed on the Property. The attachment to the Stone House may only be made along the rear/north façade of the Stone House. All efforts shall be made to maintain the visibility of all four corners of the Stone House from East Colorado Avenue and the Interpretative Trail. All other terms and conditions contained in the Declaration shall continue to otherwise apply. Seconded by Greenbank. Approved unanimously.

Update on Pandora Mill

Staff gave a quick update on the quotes for roof repair on the Pandora Mill and discussions with Idarado Operations Manager Larry Fiske. The county and Idarado Mining Co have not yet determined a course of action.

The CHC set the June 4, 2015 as the Public Hearing Date to nominate the Log Cabin in Norwood to the County's Historic Register and as a County Historic Landmark.

Meeting Adjourned at 7:10 PM