

Maria Tucker
Chair

Chris Markuson
Vice Chair

Laurel Campbell
Secretary



Kristi Alfonso

Andy Sanchez

Vacant

Vacant

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Minutes for Thursday, November 10, 2016
City Council Chambers, 1 City Hall Place

MEETING CALLED TO ORDER

The meeting was called to order at 12:05 p.m. with Vice-Chairperson Chris Markuson presiding.

Commissioners Present: Chris Markuson, Laurel Campbell, Kristi Alfonso, Andy Sanchez

Commissioners Absent: Maria Tucker

Staff Members Present: Paul Willumstad, HPC Attorney; Steven Meier, Planning Director; Alan Lamberg, Planner; Richard Hubler, Planning Intern.

I. APPROVAL OF MINUTES

Motion to approve the minutes from the meeting September 8, 2016, by Campbell, second by Alfonso.

Motion passed 4 - 0

II. PUBLIC HEARINGS AND COMMISSION ACTIONS

No public hearings.

HPC-16-14 (126 South Union Avenue)

A Certificate of Appropriateness for historic window replacement on a contributing cultural resource to the Union Avenue Historic Business District.

Applicant Massimiliano Innocenti present

Massimiliano stated he is the tenant and restaurant business owner, newly opened *La Forchetta*. He assumed that since rear windows were previously replaced, that this project would match those. He stated that the wood is rotten, hardware non-functional.

Markuson asked Massimiliano if he asked other companies for estimates; yes, but they don't want to accept historic restoration projects.

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Markuson stated that, in principle, historic window replacement is important because the choice of material may impact the integrity and longevity of the building. Vinyl material has a shorter service life per the Secretary of Interior's Technical Preservation Briefings. Brick buildings move and settle with time, which damages vinyl more than wood. He affirmed that staff recommendations are in line with Union Avenue Historic Business District guidelines. And, the front of the building, the streetscape, is more important than the rear.

Massimiliano stated that the frame will remain. Markuson suggested contacting Pueblo Window and Door, and that companies in Colorado Springs and Denver are willing to work in Pueblo. Cost is about the same, life span a lot longer, and that recommended repairs are conducive to tax credits. Massimiliano stated his intent to work with the HPC.

Campbell questioned why previous work (in the back of the building) was not reviewed by the HPC. Sanchez stated that he bought double hung windows from C&O Window company; wood from Pella or Anderson with glider in existing form would allow original operation. Campbell asked Massimiliano who will pay the cost of windows, to which the applicant stated that the property owner would absorb the cost through rent abatement.

No public comments.

Alfonso clarified the motion. Sanchez motioned to approve with staff conditions, that the applicant work with contractors for restoration or wood replacement options only, that selection of materials in character with historic district; no tinted glass; no storm windows. Campbell seconded. Discussion included Sanchez clarifying with Lamberg and Hubler that material is limited to wood and options for cladding. Markuson clarified that the intent is to conform to design guidelines.

Markuson asked to restate the motion, which included repair, if possible, and seek expert advice; or, replace with new, painted wood; with option for metal cladding appropriate to Union Avenue; historic color scheme; remove storm windows; no tinted or reflective glass.

Commission Action:

Motion to grant by Sanchez, second by Campbell.

Motion passed 4 – 0 with staff conditions and standard permit conditions.

Motion to ADJOURN made by Laurel Campbell, seconded by Chris Markuson. Motion passed at 1:55 pm.

Respectfully submitted by Lamberg.