

Maria Tucker  
Chair

Chris Markuson  
Vice Chair

Laurel Campbell  
Secretary



## Historic Preservation Commission

Kristi Alfonso

Andy Sanchez

Vacant

Vacant

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211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

### Minutes for Thursday, February 9, 2017 City Council Chambers, 1 City Hall Place

#### MEETING CALLED TO ORDER

The meeting was called to order at 12:00 p.m. with Chairperson Maria Tucker presiding.

**Commissioners Present:** Chris Markuson, Maria Tucker, Laurel Campbell, Andy Sanchez

**Commissioners Absent:** None

**Staff Members Present:** Scott Hobson, Assistant City Manager for Community Development; Paul Willumstad, Board Attorney, Alan Lamberg, Planner

#### I. APPROVAL OF MINUTES & AGENDA

Motion to approve the minutes from the November 10, 2016 meeting, by Markuson, second by Sanchez. **Motion passed 4 - 0.**

Motion to approve the corrected minutes from the January 12, 2017 meeting, by Markuson, second by Campbell. **Motion passed 4 - 0.**

Motion to approve the updated agenda for February 9, 2017 meeting, by Markuson, second by Campbell. **Motion passed 4 - 0.**

#### II. PUBLIC HEARINGS AND COMMISSION ACTIONS

No public hearings

##### **HPC-17-01 (107 South Grand Avenue)**

A Certificate of Appropriateness to allow masonry work.

*Applicant Daniel Levinson for Arts Alliance present*

Levinson and Markuson conferred that deteriorated sandstone will be repaired and maintained, and not replaced. The Arts Alliance does not yet know how to replace them. Replacement is not prohibited, but structural integrity must be protected. For instance, modern concrete masonry is denser than older brick, while sandstone is more flexible. This is important to know as the building weathers, expands and contracts.

Levinson introduced Charlie Kattnig of Apache Creek Builders, who was working within parameters of an insurance claim. The objective is to make it safe and not allow future deterioration by pulling off loose sandstone and reseal it. Replace only if required for structure. Markuson asserted that Secretary of Interior Standards and Technical Preservation Briefs discourage sealant because it traps internal moisture, and was concerned about the flexibility of an insurance claim forces a short-term scope of work. While the claim will not cover anything other than storm damage, Kattnig willing to consider alternatives to sealant and will look into the alternatives described by the Standards and Briefs.

Markuson considered if History Colorado (State Historic Preservation Office) has grants that may offset costs, but Bill Zwick (Capital Improvements Manager for City of Pueblo) contacted them to find lack of maintenance is not a qualifying event (other than emergencies).

Levinson introduced Jeffery Wood, University of Colorado, Denver, who stated efflorescence (water behind the sandstone) is the source of the problem. It is behind the wall at the non-historic window sills, which needs to be pulled out and reflashed. Stone might need to be relaid. Parapet may be leaking. Sanchez suggested using a ladder to access the elevation to closely observe where water infiltrates the gaps. Wood asserted that caulking and sealing mortar, not brick, is a temporary solution. However, Technical Preservation Brief #1 advises against resealing. Tucker added that contractors should photograph and document work as basis for future grant. Levinson intends to apply for grants for long term solution.

Tucker instructed the Commission to discuss expectations. Markuson advised to broadly apply the Standards and do the best work possible.

No public comments.

Commission Action:

Motion to grant by Markuson, second by Sanchez.

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

### **Presentation for 107 South Grand Avenue**

Façade treatment proposals by architecture students

*Presenter Jeffery Wood for University of Colorado, Denver*

Wood encourages public private partnership with Colorado Department of Local Affairs (DOLA) and Pueblo County Economic Development Department.

Wood introduced Kelsie B., Master of Urban Planning student. Wood identified opportunities for pedestrian activity, streetscape improvement, window display with artist studio visible, garage door style windows, façade features that bump out and attract pedestrians. Features include alternative motifs, such as river attached non-permanent, non-damaging green wall on side courtyard. Motif may continue through interior.

Markuson affirmed that the proposal with eclectic motifs achieve objectives of doing no harm, preserve and protect, and compatible with historic and commercial districts. Wood affirmed importance of moving historic buildings into modern reuse. Markuson shared Pueblo community characteristics and special contexts.

Wood added that, while not having historic photographic evidence, it's probably that the current configuration of storefront windows was a modern alteration. Sanchez speculated that the 1921 flood may have destroyed 19<sup>th</sup> Century ground-floor features, so developers replaced with 20<sup>th</sup> Century period features.

Campbell observed places in Denver like the proposal. Markuson and the Commission applauded the architecture students for their work. Wood stated that the green wall is an awarded grant from DOLA for \$20,000. Markuson reminded Wood that an actionable formal plan will require review for a Certificate of Appropriateness.

## **HPC-16-15 (111 West B Street)**

A Certificate of Appropriateness to allow installation of window decal signage on façade windows. Presented at the January 12, no quorum meeting. This case was brought up so that finding of facts can be ratified.

Commission Action:

Motion to grant by Markuson, second by Sanchez.

Motion passed 4 – 0 with standard permit conditions.

### **III. WORKSESSION**

#### **Commission Appointments**

Campbell stated her intent to renew her service, and Willumstad confirmed this is acceptable as long as reappointment application is made to City Clerk's Office. Meier assured that City Manager's Office will advertise once more for appointments, and City Council may appoint at their discretion.

Markuson and Willumstad conferred that youth are typically not eligible because the City Code requires expertise.

#### **Conference Briefing**

Campbell met State representatives and concerned that historic tax credits are in danger of non-renewal. Discussed Goodnight Barn, Power Plant, solutions like Fort Collins. Colorado Preservation Inc. published a full-color book about success stories and has copies to share with City Council and key staff. Documentary featuring Dana Crawford PowerOfPlace.com.

#### **Summer Workshop**

Campbell and Tucker described an opportunity by Colorado Preservation Inc. for an educational workshop.

#### **Public Art as Sidewalk Chalk**

Tucker conferred with Hobson that this is temporary art form is generally permitted as long as the sidewalk is not closed for access, with a notification that includes a sample and time and date to the Technical Review Committee, which regulates the City Center Streetscape public right-of-way. Chalk on buildings is discouraged because it may damage the exterior. An artist is interested in a sidewalk mural from the Senate restaurant along Grand Avenue.

#### **Other Discussion**

Campbell observed exterior alterations to deck at 102 East Orman Avenue, need to outreach to property owner about process. Campbell announced Goodnight Barn reception at San Cristo Arts Center. Zwick working with a committee on El Pueblo Master Plan. On April 8 at the Rawlings Library a World War One commemoration featuring a living portrayal of Woodrow Wilson.

### **IV. ADJOURNMENT**

Respectfully submitted by Lamberg.