

Maria Tucker  
Chair

Chris Markuson  
Vice Chair

Laurel Campbell  
Secretary



Kerry Bennett

Michael Klaus

Karen Knight

Andy Sanchez

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**Minutes for Thursday, April 13, 2017**  
City Council Chambers, 1 City Hall Place

**MEETING CALLED TO ORDER**

The meeting was called to order at 12:05 p.m. with Chairperson Maria Tucker presiding.

**Commissioners Present:** Chris Markuson, Maria Tucker, Laurel Campbell, Kerry Bennett, Karen Knight

**Commissioners Absent:** Michael Klaus, Andy Sanchez

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

**I. APPROVAL OF AGENDA**

Tucker added an item for planning new commission executive officers.

**II. PUBLIC HEARINGS AND COMMISSION ACTIONS**

No public hearings

**HPC-17-02 (101 & 103 North Union Avenue)**

A Certificate of Appropriateness to allow additional site features.

*Applicant Carrie & Eddie Lopez present*

Markuson confirmed that the fence requires a revocable permit, which is handled by the City Department of Transportation and adopted by Resolution of City Council. Noted if a liquor license is sought, the outdoor area must be defined and enclosed by a fence.

Knight observed the fence design is ornate, more appropriate for residential, but not commercial district.

Lopez provided background. The Riverside was built by the first licensed architect in the State of Colorado. By 1960s the historic arched divided light transom windows were removed and replaced with stucco. Fence design represents original design of the original windows. The plaque on the sidewalk shows them. They hope to restore the original windows within 2 years.

Markuson, Campbell, and Lopez confirmed that the new teal colored paint matches the color that faded, and that it is complementary to the color of sandstone. At some time the building was painted yellow, and efforts to remove the inappropriate paint was successful.

Knight asked paint can impact tax credits. Markuson answered that qualifying pantone palette are approved by the National Trust or Secretary of Interior. Confer with the paint vendor and/or grant writer to be sure.

Markuson and Lopez confirmed that mortar repair includes removing inappropriate caulking and applying matching mortar. Markuson recommended a chemical analysis of original mortar to ensure that the new mortar doesn't overpower the original as the building weathers.

Lopez added that the bay window copper will be restored, and intends the fence material to match with painted copper.

Markuson cautioned to not create a caricature of history, per the objective of the Secretary of Interior Standards. Appropriate approach for new features is modern or contemporary in this era. Ornate fences aren't common in historic or commercial districts. Still, this plan clearly honors the historic building.

Markuson and Campbell invited Capital Improvements Manager Bill Zwick, who reviews public improvements and streetscapes, and was present in the audience, to participate in the discussion with Lopez. Bent, square steel is a modern technique, and the arches could be enclosed within a square, outer border.

They agreed that the street lights appear to be historic reproductions.

Markuson saw good reasons to support or not support the ornate design, and that this plan would not jeopardize historic tax credits because the fence is not permanent.

No public comments.

Hobson cautioned against any intent to override City Center Streetscape Standards for an amenity zone, because this is subject to review by the City's Technical Advisory Committee (Directors of Public Works, Planning, Parks, and Water Engineer).

Tucker stated intent to grant appropriateness for four (4) scopes of work: patio fence as additional site feature; awnings; masonry repair, and, new paint. Markuson motioned to approve the application with staff conditions, except replacing condition #3 (new awning application), because a previous awning permit is on file, and that the new condition should ensure the awnings are being replaced like-for-like and comply with zoning code.

Commission Action:

Motion to grant by Markuson, second by Campbell.

Motion passed 4 - 1 with staff conditions (as amended by Markuson) and standard permit conditions, with Knight dissenting.

### **III. WORKSESSION**

#### **Outreach**

Campbell concerned about businesses not considering Union Avenue Historic Guidelines and sign standards. Several businesses have unpermitted, permanent signs over transom windows. A yearly outreach letter to all property owners and businesses of landmark and historic district properties could educate them to the standards and reduce instances of noncompliance.

Lamberg affirmed the importance of this, and added that it should be part of a commission work plan.

#### **Officers**

Markuson informed that it's not appropriate for him to be an officer while on the County Commission working on recently approved proposition 1A funded projects. Campbell willing to serve as chair with guidance from the others.

Meeting ADJOURNED.

Respectfully submitted by Lamberg.