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Laurel Campbell
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Kerry Bennett

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Minutes for Thursday, August 10, 2017
City Council Chambers, 1 City Hall Place

MEETING CALLED TO ORDER

The meeting was called to order at 12:00 p.m. with Vice-Chairperson Chris Markuson presiding.

Commissioners Present: Kerry Bennet, Laurel Campbell, Michael Klaus, Chris Markuson

Commissioners Absent: Karen Knight, Maria Tucker, Andy Sanchez

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

I. APPROVAL OF AGENDA

Motion by Campbell to approve the agenda for August 10, 2017, seconded by Klaus; unanimously approved.

II. PUBLIC HEARINGS AND COMMISSION ACTIONS

CONSENT AGENDA

1. **HPC-17-05 (215 West Routh Avenue, King, Dr. Alexander T. House, local landmark & national listing)**

A Certificate of Appropriateness for reroof.

2. **HPC-17-06 (101 South Main Street, contributor to Union Avenue local & national historic district)**

A Certificate of Appropriateness for sign permit.

3. **HPC-17-07 (1821 Court Street, contributor to North Side local historic district)**

A Certificate of Appropriateness for reroof.

The above items were administratively reviewed by Lamberg via e-mail with the applicants. Having conformed to Standards of Appropriateness, they were approved. Markuson and Lamberg agreed on careful attention to substitute material, and staff can contact commission executives for questions. If there's no certainty an application will conform to standards, then it's best to schedule a hearing before the HPC.

Commission Action:

Motion to grant consent items 1, 2, and 3 by Campbell, second by Bennet.

Motion passed 4 - 0.

REGULAR AGENDA

1. **HPC-17-04 (104 South Victoria Ave, Pueblo Southwest Trading Company, contributor to Union Avenue local & national historic district)** *Continue to the September 14, 2017 public hearing*

A Certificate of Appropriateness for modifying fenestration (doors and windows).
Applicant Frankie Reyes with consultant Mark Mihelich for Dana Lambert, Summit Education Group present

Reyes shared background about Summit Education Group specializing in education management for students and professional development of teachers. Mihelich emphasized adaptive reuse must be flexible for a business to occupy this very narrow and long building, which previously housed a trading company for warehousing and small retail space.

Mihelich clarified that the rear service access will not be closed off, but egress from front and back is not enough, and must accommodate Fire inspector concern in lieu of sprinkler and internal firewalls.

Mihelich asserted there is no documentation of a building historically adjacent to the sidewall. There were some windows on the sidewall, but were altered or ill-thought, replaced with vinyl windows in the 1980s. Front windows facing Victoria were original style, metal clad wood, double hung, but have been replaced. Applicant is amenable to replicating front type and style. Ultimately concerned about light and air exchange.

Markuson and members of the HPC generally affirmed importance of adaptive reuse, and asked applicant if there any issues with complying with staff conditions. Mihelich was confident that the application will work and will provide further details soon.

There were no public comments.

Willumstad informed the new members of the HPC that the Commission has a right to continue a case without closing the hearing.

Markuson stated that the plans need detail to address staff conditions, along with questions about materials, correcting the plan to show a rear door, and if the mural will be removed. Klaus agreed.

Commission Action:

Motion to continue by Campbell, second by Klaus.

Motion passed 4 - 0.

2. **HPC-17-03 (Santa Fe Avenue between 4th Street and Baxter Road)**

A Section 106 review of CDOT project. *Continue to the September 14, 2017 public hearing*

3. **HPC-17-09 (Traffic signal replacement at four locations)**

A Section 106 review of CDOT project. *Continue to the September 14, 2017 public hearing*

Lamberg suggested continuing items 2 and 3 because his office received them in April and did not have time to properly review them. He worked with the Planning office to make these applications accessible to the HPC via PDF links on the online agenda.

III. APPROVAL OF MINUTES

Motion by Campbell to approve the minutes for February 9, 2017, March 9, 2017, April 12, 2017, and June 8, 2017, seconded by Klaus; unanimously approved.

IV. OLD/NEW BUSINESS

1. (301 North Union Avenue, El Pueblo (local landmark))

A Master Plan presentation by Capital Improvements Manager Bill Zwick. *Continue to a future work session*

Markuson and Zwick agreed that this presentation can be deferred until an HPC work session scheduled for Wednesday, September 13, 2017, at 1:30 p.m., in the Council Chamber.

V. WORKSESSION

Due to ongoing difficulty to maintain attendance on the second Thursday of the month at noon, Markuson and Lamberg agreed with Willumstad's suggestion that a work session be scheduled on Wednesday, September 13, 2017, at 1:30 p.m., in the Council Chamber. That meeting will address this agenda's items for work session. One of the items will discuss whether to reschedule the regular meeting of the HPC for a different time, starting in October. The next regularly scheduled meeting remains on Thursday, September 14, 2017, at noon in the Council Chamber.

Motion by Klaus to adjourn the meeting at 1:00 p.m., second by Campbell, unanimously approved.

Minutes respectfully submitted by Lamberg.