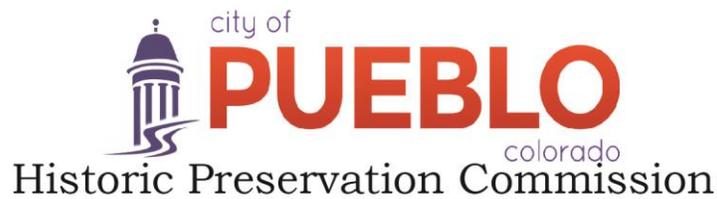


Maria Tucker  
Chair

Chris Markuson  
Vice Chair

Laurel Campbell  
Secretary



Kerry Bennett

Karen Knight

Andy Sanchez

Vacant

---

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, September 14, 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 Tucker presiding.

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

**Commissioners Absent:** Karen Knight (Michael Klaus resigned, effective September)

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

### I. APPROVAL OF AGENDA

Motion by Markuson to approve amended agenda for September 14, 2017, seconded by Campbell; unanimously approved.

### II. PUBLIC HEARINGS AND COMMISSION ACTIONS

#### CONSENT AGENDA

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

Section 106 CLG review of CDOT project.

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

Section 106 CLG review of CDOT project.

3. **HPC-17-10 (326 North Union Avenue, contributor to Union Avenue local & national historic district)**

A Certificate of Appropriateness for sign plan (administrative reviewed).

Regarding CLG (Certified Local Government) review of Colorado Department of Transportation projects, staff and HPC agreed with CDOT's findings of no adverse impact to historic properties. Regarding the Certificate of Appropriateness, the application was administratively reviewed by Lamberg, and approved, having conformed to Standards of Appropriateness.

Commission Action:

Motion to grant consent items 1, 2, and 3 by Markuson, second by Sanchez.

Motion passed 5 - 0.

III. REGULAR AGENDA

1. **HPC-17-04 (104 South Victoria Ave. Pueblo Southwest Trading Company, contributor to Union Avenue local & national historic district)**

A Certificate of Appropriateness for modifying fenestration (doors and windows).

Commission Action:

Motion to continue public hearing to next regular meeting by Campbell, second by Markuson.

Motion passed 5 – 0.

2. **HPC-17-11 (201 & 203 South Union Ave. Headlight Livery Building, non-contributor<sup>1</sup> to Union Avenue local & national historic district)**

A Certificate of Appropriateness to modify cladding, fenestration with awnings, color, and new lights and courtyard.

*Applicant Janey Lattimer-Bonham present*

Lattimer-Bonham shared background about the building, including reinforcing structural integrity, and an interest in replacing damaged D Street curb with more parking spaces. She is generally amenable to conditions outlined in the staff report and can revise plans accordingly. Campbell provided applicant with Sanborn maps that confirmed the original use was a livery with a recessed area. Then that area had a building up to the property line. After the 1921 flood that portion presumably was damaged and removed.

Lattimer-Bonham elaborated on the function of the Union Avenue façade, where there are French doors, not fixed windows, to service a courtyard. Lamberg, Markuson, and Sanchez considered whether the triple grille, a traditional pattern, is appropriate. They caution that improvements should not impress a caricature of history; that is, to confound here history begins and ends.

Sanchez confirmed with Lattimer-Bonham that the stucco finish will be sand style, which is appropriate.

There were no public comments.

Markuson and Lamberg confirmed that the divided light style of windows and doors is not a condition.

Markuson encouraged the applicant to inquire about incentives for offsetting renovation costs, because this property is in districts that include historic<sup>2</sup>, urban renewal<sup>3</sup>, clean energy<sup>4</sup>, and enterprise zone<sup>5</sup>. For instance, the latter program may leverage 25% of building costs as a state tax credit.

Commission Action:

Motion to grant by Markuson, second by Campbell.

Motion passed 5 – 0 with staff conditions and standard permit conditions.

---

<sup>1</sup> Note, official agenda incorrectly listed this property as “contributing” – it is in fact “non-contributing” per the original National Register nomination.

<sup>2</sup> National Register of Historic Places, <https://www.nps.gov/nr> Also see Colorado State Historic Preservation Office <http://www.historycolorado.org>

<sup>3</sup> Pueblo Urban Renewal Authority <http://pueblourbanrenewal.org>

<sup>4</sup> C-PACE – Colorado Commercial Property Assessed Clean Energy <https://copace.com>

<sup>5</sup> Enterprise zone and other incentives listed by Pueblo Economic Development Corporation, <http://www.pedco.org/incentives>

**IV. APPROVAL OF MINUTES**

Motion by Markuson to approve the minutes for August 10, 2017, seconded by Sanchez; unanimously approved.

**V. OLD/NEW BUSINESS**

**1. Administration: Meetings.**

At a previous work session, the HPC agreed that the current regular meeting time has resulted in scheduling conflicts and periodic lack of quorum.

Commission Action:

Motion by Campbell to reschedule the regular meetings to the second Wednesday of each month at 1:30 p.m., effective October 11, second by Bennet. Motion passed 5 – 0.

**2. Administration: Officers, annual election**

At a previous work session, the HPC agreed upon a slate of officers.

Commission Action:

Motion to nominate Campbell as Chairperson by Markuson, second by Sanchez. Motion passed 5 – 0.

Motion to nominate Markuson as Vice-Chairperson by Sanchez, second by Tucker. Motion passed 5 – 0.

Motion to nominate Bennet as Secretary by Markuson, second by Sanchez. Motion passed 5 – 0.

**VI. ADJOURN**

Motion by Campbell to adjourn the meeting at 1:15 p.m., second by Tucker, unanimously approved.

Minutes respectfully submitted by Lamberg.