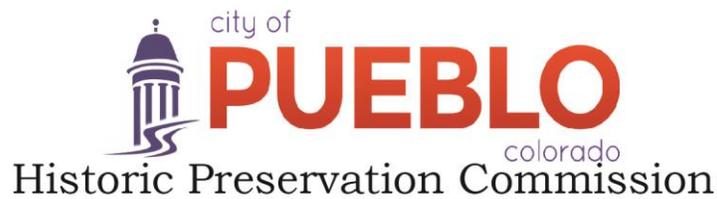


Maria Tucker
Chair

Chris Markuson
Vice Chair

Laurel Campbell
Secretary



Kerry Bennett

Karen Knight

Andy Sanchez

Vacant

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Minutes for Wednesday, December 13, 2017

City Council Chambers, 1 City Hall Place

WORK SESSION CALLED TO ORDER

Called to order at 1:30 p.m. with Chairperson Campbell presiding.

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

Commissioners Absent: Kerry Bennet and Karen Knight

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

I. APPROVAL OF AGENDA

Motion by Tucker to approve amended agenda for December 13, 2017, seconded by Markuson; unanimously approved.

II. PRESENTATIONS

None.

III. WORK SESSION

1. **Communication: Outreach**, letter to property owners, businesses, and service providers about benefits and obligations of local historic designation

The Commission Members and Board Attorney critiqued Lamberg's letter. While it is technically informative, it would be better convey a layperson-friendly brochure that refers to a list of benefits and obligations on our internet portal. It should have an interesting beginning, a powerful conclusion, and no detail in the middle, (to paraphrase Mark Twain). A brochure should express gratitude for their interest in historic property and encourage follow up. Ideally, multifaceted outreach would include frequently asked questions on the internet, an e-mail newsletter, testimonials, and distribution by realtors, builders, and other associations. Lamberg will revise accordingly.

2. **Preservation: Standards of Appropriateness**, murals

Campbell concerned that public is not adequately informed about how painting of murals on local cultural resources is subject to design review (Standards §3.1.9 and §4.3.9 & 10), particularly painting of un-painted brick or other historic masonry. The Cities of Denver and Fort Collins have guidelines and applications specific to artistic murals. Markuson suggested that reasonable regulation of murals should be a city-wide concern. Hobson cautioned that the zoning sign code was recently amended to not regulate content. Sanchez suggested looking at Austin and Portland code about place character and context.

On a related matter, Campbell observed that many signs on historic buildings have been installed incorrectly; anchors must not be drilled into brick or masonry, but in the grout. Lamberg advised that public outreach can solve this problem in the long term, and if isolated problems continue, they will be cited by code enforcement, and, in some cases, show cause to the HPC as to why their certificate of appropriateness should not be revoked.

3. **Administration: Membership** status of filling vacancy

Lamberg reported that the Planning Office received no applications for membership. He will confer with City Clerk's Office about public advertisement.

4. Administration: Process to comment on historic places in Pueblo County

Campbell concerned about historic places in County have no local government support. Lamberg can update Pueblo Inventory of Cultural Resources to include known historic places. Markuson, Campbell and anyone is welcome to provide Lamberg with a list of addresses, place names, and narratives. An inventory could demonstrate need to City and Council elected officials. Willumstad encouraged HPC Executives to confer with County Commissioner Terry Hart and City Council President Steve Nawrocki . Willumstad suggested that a joint commission membership with be citizens, half who reside in county, half in city. Markuson suggested that staff confer with SHPO History Colorado for procedure.

5. Administration: Work Plan, priorities for goals, objectives, strategies

(Survey and inventory, Grant funding) Lamberg reported that a grant-funded architectural survey of Historic Downtown is nearing completion, but more work is necessary to complete the objective of supporting a historic district. Lamberg is writing a new grant request that frames the issue around economic development; historic preservation is one of many tools for downtown reinvestment. A consulting firm, Urban3, educated the Planning Office and city leaders on economic effects of downtown land use and how reinvestment potentially can benefit the region around Pueblo.¹ Markuson suggesting looking at Indianapolis's method for tax credits, their incentives to reinvest,² and vacancy penalties, which are assessed by fees, not property taxes.³

(Protect cultural resources, Legislation) Markuson asked what zoning tools can broadly encourage reuse of historic buildings. Hobson replied that form-based zoning like Denver's could take ten years to implement, so Pueblo is approaching it like Aurora with overlays (special zoning districts placed over existing based zones), which identify special provisions or exceptions. For instance, an overlay over Downtown, Northern Avenue, and other historic business areas would certify conformance for banks and appraisers, and allow flexible mixed-uses. Markuson and Hobson agreed to discuss with the Regional Building Department whether an overlay can reduce International Code requirements such as fire safety sprinklers. Lamberg noted that businesses providing accommodations for individuals with disabilities should look into the Disabled Access Credit incentive from the IRS.

(Effective administration, Extend CLG authority to Pueblo County) Campbell concerned that cultural resources outside city limits in Pueblo County cannot be protected by City HPC, nor benefit from CLG programs. Markuson stated that County Commissioner Terry Hart instructed him to develop a City-County HPC, which would have a larger membership from both jurisdictions. Markuson will confer with County Attorney and City Management. HPC executives, County Planning (John Armstron), Building Department (David Vaughn), and other members of Pueblo Area Council of Governments (PACOG) should convey letters of support.

6. Other discussion

Markuson expressed concern that Congressional bill H.R.3354, which makes appropriations for the Department of Interior, excludes funds for any grant or loan to counties in Southeastern Colorado, including Pueblo, for establishing a national historic district nor similar programs.⁴

IV. ADJOURN

Motion by Markuson to adjourn the meeting at 2:55 p.m., second by Tucker, unanimously approved. Minutes respectfully submitted by Lamberg.

¹ <http://www.urban-three.com/events/2017/6/19/pueblo-co>

² <http://www.indychamber.com/economic-development/why-indianapolis/incentives>

³ <https://www.renewindianapolis.org/>

⁴ H.R. 3354, Section 451, <https://www.congress.gov/bill/115th-congress/house-bill/3354/text>