

Laurel Campbell
Chair

Chris Markuson
Vice Chair

Vacant
Secretary



Karen Knight

Maria Tucker

Andy Sanchez

Vacant

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Minutes for Wednesday, April 11, 2018 City Council Chambers, 1 City Hall Place

WORK SESSION CALLED TO ORDER

Called to order at 1:35 p.m. with Chairperson Campbell presiding.

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

Commissioners Absent: None

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

I. APPROVAL OF AGENDA

Motion by Campbell to approve agenda for April 11, 2018, seconded by Markuson; unanimously approved.

II. PUBLIC HEARINGS AND COMMISSION ACTIONS

CONSENT AGENDA

1. **HPC-17-12 (101 South Main Street, Waterfront Building, contributor to Union Avenue local & national historic district)**

A Certificate of Appropriateness for sign plan (administrative).

2. **HPC-17-13 (Ilex I-25)**

Section 106 CLG review of CDOT project, public improvements (administrative).

3. **HPC-17-14 (Boone Bridge)**

Section 106 CLG review of CDOT project, bridge replacement (administrative).

4. **HPC-17-15 (209 West 19th Street, contributor to North Side local historic district)**

A Certificate of Appropriateness for re-roof (administrative).

5. **HPC-17-16 (US HWY 50 & Dry Creek)**

Section 106 CLG review of CDOT project, bridge replacement (administrative).

6. **HPC-18-02 (SH 96 between West Orman and West Abriendo)**

Section 106 CLG review of CDOT project, improvements to traffic signals, sidewalks, drive access, curb ramps, asphalt resurfacing (administrative).

7. **HPC-18-04 (Thames at New Market; Moore at Northern)**

Section 106 CLG review two (2) Mobilitie projects, telecommunications facilities (administrative).

Regarding CLG (Certified Local Government) review of Section 10 projects, staff and HPC agreed applicants' findings of no adverse impact to historic properties. Regarding the Certificates 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, 3, 4, 5, 6, and 7 by Markuson, second by Sanchez.

Motion passed 5 – 0.

REGULAR AGENDA

1. HPC-18-03 (300 North Main Street, Whitcomb Block / Clark's Building)

A nomination for local landmark designation.

Applicant for NeighborWorks Southern Colorado present (Chief Executive Officer Ashleigh Winans and staff)

Lamberg presented staff report, followed by testimony in support by Winans, including stated intent to restore the building to 1922-era (post flood) historic period, which would support community development and revitalizing of Downtown Pueblo. Markuson inquired about costs of project and how grant funding and tax credits can support it. Non-profit organizations such as NeighborWorks may sell tax credits on their property in exchange for private investment. Winans mentioned benefit of raising capital in an Enterprise Zone. The development would benefit from the State of Colorado's approval of an Opportunity Zone overlay of downtown. The building was recent environmentally abated while photographing evidence of historic features. C-PACE (Commercial Property Assessed Clean Energy) may support financing energy efficient improvements. Sanchez and Campbell voiced their appreciation for preservation of "rich history" of downtown, and that its revitalization is important for Southern Colorado.

There was no testimony in opposition.

Public comment by Realtor Kendal Curtis, who hopes this case will encourage area realtors to support historic preservation. Markuson asked Curtis to educate fellow realtors about historic district nomination.

Commission Action:

Motion to grant by Tucker, second by Markuson.

Motion passed 5 – 0.

2. HPC-18-05 (201 West B Street, Pueblo Heritage Museum, listed on Colorado State Register and zoned H-B)

A Certificate of Appropriateness for sign (administrative).

Applicant for Pueblo Heritage Museum present (Debra Mulay)

Lamberg presented staff briefing about administrative review of the application. Informal discussion between Commission and Mulay, generally clarifying intent of administrative review and staff recommendation. Staff will welcome a revision of the application.

Mulay added that 85% of Museum visitors surveyed stated that learn about the Museum by walking in Union Avenue Historic Business District. Mulay would like to know if the City (being property owner)

would support cutting back of landscaping that presently obscures portions of the monument sign fronting B Street.

No Commission Action.

3. HPC-18-01 (330 South Union Avenue, McClaughlin Building, contributor to Union Avenue local & national historic district)

A Certificate of Appropriateness for repair treatments.

No application yet.

Lamberg briefed the Commission about staff communication with property owner (McKenna family) regarding repair and treatment of exterior façade. An e-mail on January 9 advised “if historic masonry buildings are kept watertight and in good repair, water-repellent coatings should not be necessary.” If there was water damage from within the walls (via deteriorated downspouts, missing mortar, cracks, open joints around window openings), then sealing it will only make the problem worse in the long run. Necessary repairs should focus on making it watertight. After the building has dried out completely, if moisture appears actually to be penetrating through the repointed and repaired masonry walls, then the application of a water-repellent coating may be considered in selected areas only. This decision should be made in consultation with an architectural conservator. For details, see technical preservation brief (#1 “Cleaning and Water-Repellent Treatments of Historic Masonry Buildings”).¹

No application was made for a certificate of appropriateness. No building permits are active.

No Commission Action.

III. APPROVAL OF MINUTES

Motion by Sanchez to approve the minutes for September 14, 2017, and January 10, 2018, seconded by Markuson; unanimously approved.

IV. OLD/NEW BUSINESS

1. Administration: Members and Officers, vacancies, recruitment, renewal of term and election of Secretary.

Lamberg introduced Jason Falsetto, an architecture and civil engineering student at Colorado State University – Pueblo, with interests in history and genealogy (he is a Sixth-generation Puebloan). Falsetto intends to apply for membership to HPC, and declared his support for “moving our historic town into the future.”

Lamberg informed the Commission that applications for re-appointment by Tucker and Knight will be accepted by the City Clerk’s Office.

Motion by Sanchez to nominate Tucker as Commission Secretary, seconded by Markuson; unanimously approved.

V. WORK SESSION

1. Communication: Economics of Historic Preservation Speakers in Downtown Pueblo, Trinidad (Laurel Campbell; Alan Lamberg)

Campbell informed the Commission that the City of Trinidad will host a seminar with guest speakers Donovan D. Rypkema, an authority on economics of historic preservation, and Dana Crawford, notable preservationist

¹ National Parks Service. *Technical Preservation Briefs*. <https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm#waterproof>

and developer. Campbell hopes that members of the City Council will attend because it is an educational opportunity.

2. Administration: Grant Funding application to continue survey and inventory of Historic Downtown Pueblo (Main Street)

Lamberg informed the commission that the grant application, *Historic Downtown Pueblo Intensive Survey and Outreach, Part 2*, was denied because the consultant bid needs major revision, and public meetings need explicit outcomes. Staff will continue encouraging participation by downtown property owners, and revise and submit for a State Historic Fund grant by October, 2018.

3. Other discussion

Signs: Sanchez suggested that City consider a new approach to commercial signs in historic districts, particularly a revocable permit with criteria to allow signs in the public right-of-way. Another idea is wayfinding signs, where State policy should allow billboards to promote communities that are in need of economic growth. Markuson clarified that the City has a wayfinding sign plan and is updating it. See Victoria Avenue for examples. Furthermore, digital and social media, done smart, can reduce dependency on physical signs.

City-County Joint Commission: Markuson stated that Pueblo County staff are supportive of this initiative. Hobson and Kogovsek will advise on how to proceed with City Council and County Commissioners.

Goodnight Barn: Campbell stated there is improvements to stone and mortar.

Keating School: Markuson stated that a private development is interested in adaptive reuse, such as the Planned Unit Development of Ivywild in Colorado Springs.

VI. ADJOURN

The meeting adjourned at 2:45 p.m.

Minutes respectfully submitted by Lamberg.