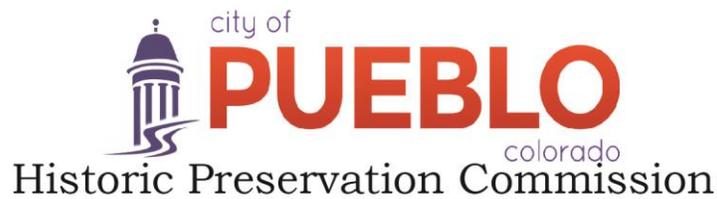


Laurel Campbell  
*Chair*

Chris Markuson  
*Vice Chair*

Maria Tucker  
*Secretary*



Jason Falsetto

Karen Knight

Andy Sanchez

Vacant

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## **Minutes for Wednesday, October 10, 2018**

City Council Chambers, 1 City Hall Place

### **REGULAR MEETING CALLED TO ORDER**

Called to order at 1:35 p.m. with Vice-Chairperson Markuson presiding.

**Commissioners Present:** Jason Falsetto, Karen Knight, Chris Markuson, Maria Tucker

**Commissioners Absent:** Laurel Campbell, Andy Sanchez

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

### **I. APPROVAL OF AGENDA**

Motion by Tucker to approve agenda for October 10, 2018, seconded by Knight; unanimously approved.

### **II. PUBLIC HEARINGS AND COMMISSION ACTIONS**

#### **CONSENT AGENDA**

#### **1. HPC-18-14 (Colorado Forests and Grasslands)**

Programmatic agreement that will govern Section 106 review (administratively approved July 24, 2018).

#### **2. HPC-18-15 (304-308 South Union Avenue (Donnegan Block, contributor to Union Avenue local & national historic district))**

Certificate of Appropriateness for mural on non-historic stucco (administratively approved July 7, 2018).

#### **3. HPC-18-16 (325 South Union Avenue (Tivoli Building, contributor to Union Avenue local & national historic district))**

Certificate of Appropriateness for a window sign (administratively approved September 12, 2018).

Regarding CLG (Certified Local Government) review of Section 106 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, and 3 by Tucker, second by Falsetto.

Motion passed 4 – 0.

## REGULAR AGENDA

1. **HPC-18-07a (230 South Union Avenue, DeReimer Block, contributor to Union Avenue local & national historic district)** *Continue to the next regular public meeting*

Certificate of Appropriateness for telecommunications facility (plan revision).

*Owner Bill Schwabe for Applicant for Herb Quintana for Verizon Wireless, Q3 Consulting, Inc. present*

Lamberg presented an amended staff report and focused on the new request for painted steel beams for structural reinforcement. Markuson and Knight asked Lamberg about the size of the beam, if paint color will match the façade, and whether the parapet will conceal beams along the roofline.

Schwabe stated that structural reinforcement has been a concern since the early 2000s permit review before the Architectural Review Board. A result of improvements to the side wall include new windows and doors with reinforced features. The north-adjacent building's façade was damaged during past renovation and was rebuilt with reinforcement.<sup>1</sup> The Donnegan Block at 304 S Union to the south with the rooster and sunflower murals has reinforced plates.<sup>2</sup> If the HPC is concerned steel as a material, and he is considering an alternative with brick that will visually blend in.

Commissioners asked several questions. Markuson confirmed with Schwabe that the intent of the application is to support proposed telecommunications facility on the roof. But the plans and exhibits are not consistent about how far down to street level will the steel beams extend. Schwabe stated it does not need to extend below the 3<sup>rd</sup> story. Fortunately, the basement has a concrete pad foundation. Falsetto added that the 1<sup>st</sup> and 2<sup>nd</sup> stories appear to carry the load of those floors and the goal of proposed reinforcement will prevent the 3<sup>rd</sup> story from buckling outward. (This may answer Knight's later comments about her preference that the south reinforcement beam extend to grade level. Furthermore, the south beam will not connect with the adjacent building.)

Markuson asked Schwabe to follow up with Lamberg with paint colors proposed from Verizon.

Markuson was concerned that a horizontal beam would be visible in the parapet gap behind a shed roof historic feature. Falsetto was concerned that same beam is set in a cut-through parapet. Schwabe agreed that the plans should be revised to clarify whether these are matters of fact.

There was no testimony in support nor opposition, nor public comment.

Commissioners discussed whether the plan provided enough information to decide. Some of the drawings seem to conflict. Markuson observed that the exposed steel beams, painted or not, conflicts with the Secretary of Interior Standards.<sup>3</sup> He questioned if the engineer's report considered an interior solution as a reasonable alternative. What would an exterior brick plan would look like.

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<sup>1</sup> South-adjacent building renovation visible in Exhibit A, a 1980s-era photograph.

<sup>2</sup> Building with rooster mural has reinforcement visible in Exhibit C.

<sup>3</sup> For clarification, Pueblo's Standards of Appropriateness recommends using "period-specific architectural detailing to treat the side wall as a secondary façade to the building." (section 3.1.7, page 20)

Schwabe then submitted exhibits A through D. Lamberg and Markuson observed that proposed conditions for brick treatment<sup>4</sup> accord with Standards of Appropriateness. But further information is necessary about the treatment of the roofline:

- Detail of how it would be anchored into the building?
- Will it include drilling into brick or mortar?
- How would the north beam affect the adjacent building?
- What are the dimensions of the beams?
- How low will the beams extend?

Markuson asked Hobson if it is possible to convene a special meeting as soon as possible if this case is continued. Schwabe agreed that Wednesday, November 7, 1:30 p.m., would be soon enough.

Commission Action:

Motion to continue public hearing to the next meeting by Tucker, second by Knight.

Motion passed 4 – 0.

### III. APPROVAL OF MINUTES

Motion by Falsetto to approve the minutes for August 8, 2018, seconded by Tucker; unanimously approved.

### IV. OLD/NEW BUSINESS

#### 1. **Administration: Committees** for Education, Standards, and Work Plan (Preservation Planning).

Lamberg reported for Campbell. A tentative list of committees with member preferences made available. Kogovsek reminded that any meeting with more than (3) three HPC members must be noticed in accordance with open records law. Lamberg suggested outreach to stakeholders with a variety of viewpoints, formally establishing committees at the next meeting, and starting with committees meeting at least quarterly.

#### 2. **Administration: Grand Funding Request**

Lamberg on September 28 conveyed to History Colorado State Historical Fund for Historic Downtown Pueblo Intensive Survey, Context, and Outreach, Part 2. Electronic copy available upon request.

#### 3. **Communication: Letters of Support**

Lamberg reported for Campbell. Conveyed to Pueblo Archaeology and Historical Society for an excavation and data recovery (possible Charles Autobee Plaza/Homestead), Pueblo Arts Alliance Studios for façade masonry rehabilitation of landmark La Veta Place and Mercantile Building (107 South Grand Avenue), and to Urban Neighborhoods, Inc. for a historic structure assessment of the Pueblo Steam & Power Plant / Black Hills Energy Units 5 & 6 (105 South Victoria Avenue). Electronic copies available upon request.

#### 4. **Communication: Event** for landmark Goodnight Barn

6<sup>th</sup> Annual Fundraiser and Dinner on Sunday, October 21, 3 pm until 6 pm.<sup>5</sup> Lamberg will speak about project status on behalf of Project Manager Bill Zwick.

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<sup>4</sup> Brick treatment visualization in Exhibit D.

<sup>5</sup> <https://www.goodnightbarnpueblo.org>

**V. WORK SESSION**

1. **Preservation, Standards of Appropriateness** amendment for public art, particularly wall murals.

Lamberg reported for and conveyed research on behalf of Campbell. Research includes examples from other cities.

2. **Administration, Preservation Plan** is necessary for Pueblo's Certified Local Government.

Lamberg reported for Campbell. Some grants will score based on a city's preservation plan, but Pueblo has never adopted one. A planning committee should read Colorado's preservation plan<sup>6</sup> for direction in writing a city's preservation plan. The committee can choose priorities from HPC's drafted work plan.

3. **Communication, Historic Tax Credit** program and outreach.

Lamberg reported that most Pueblo citizens and businesses he talks with have difficulty understanding process for tax credits. An education committee could work with History Colorado officials on demystifying the process. Markuson stated that Mark Rodman from History Colorado is interested in accommodating new technologies and a clear process. Markuson added that federal tax credit is typically achievable for large projects requiring skilled expertise. Knight added that Anderson Windows has a historic type product, but it is very expensive. Tucker added that Louisville City leverages sales tax for historic preservation programs.

4. **Administration, City-County HPC**, planning and implementation.

Lamberg reported that a committee could meet with City and Council officials at work sessions to get this moving forward. An education committee could inspire recruitment of HPC members from the County.

**VI. ADJOURN**

The meeting adjourned at 2:55 p.m.

Minutes respectfully submitted by Lamberg.

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<sup>6</sup> *History Colorado*. State Preservation Plan. <https://www.historycolorado.org/state-preservation-plan>