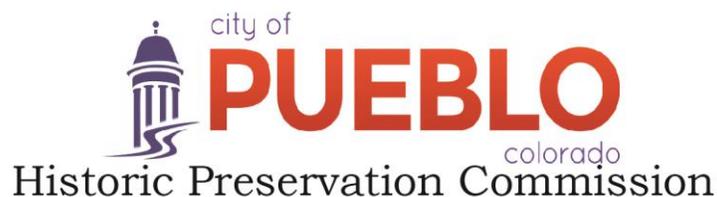


Laurel Campbell
Chair

Chris Markuson
Vice Chair

Maria Tucker
Secretary



Jason Falsetto

Karen Knight

Andy Sanchez

Vacant

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Minutes for Wednesday, December 12, 2018

City Council Chambers, 1 City Hall Place

REGULAR MEETING CALLED TO ORDER

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

Commissioners Present: Laurel Campbell, Jason Falsetto, Karen Knight, Chris Markuson,

Commissioners Absent: Andy Sanchez, Maria Tucker

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

I. APPROVAL OF AGENDA

Motion by Markuson to approve agenda for December 12, 2018, seconded by Knight; unanimously approved.

II. PUBLIC HEARINGS AND COMMISSION ACTIONS

CONSENT AGENDA

1. HPC-18-20 (127 East Abriendo Avenue, Broadway Arcade)

Section 106 review for telecommunication facility (administratively approved December 12, 2018).

2. HPC-18-21 (1693 North Basalt Drive, Pueblo West)

Section 106 review for telecommunication facility (administratively approved December 12, 2018).

Commission Action:

Motion to grant consent items 1 and 2 by Falsetto, second by Knight.

Motion passed 4 - 0.

REGULAR AGENDA

1. HPC-18-13 (300 North Main Street, Whitcomb Block / Pueblo Savings & Trust / Clark's Building, local landmark) Continued from November 7, 2018 public meeting

Certificate of Appropriateness for restoration plan.

Ashleigh Winans for NeighborWorks Southern Colorado in writing to staff requested continuing this item.

Commission Action:

Motion to continue to a date and time mutually agreeable by Markuson, second by Falsetto.

Motion passed 4 - 0. *Continued until the next meeting.*

2. HPC-18-17 (207-211 North Main Street, Mechanics / Masonic Building, listed on National Register and local landmark)

Certificate of Appropriateness for HVAC alternations.

Applicant Ashley Fruhwirth for Sprocket DB present, with Andrew Dalzell.

Lamberg presented a staff report and recommendation. Markuson affirmed that the street-facing facade is a primary concern, but the portions of the side elevations visible from the street are constructed of unique architectural details, which should also be considered for preservation. Furthermore, structural reinforcement is a concern for masonry penetration; it is better to remove a whole brick instead of cutting through and leaving a partial brick. This is because locally-sourced brick is softer compared to Midwestern brick. Markuson and Knight posed the following questions that Fruhwirth and Dalzell answered:

- Is it possible to redirect vents to the north facade in lieu of the east? Affirmative; unit E ductwork can be contained above Unit F per condition #1.
- Can three vents for each unit be combined into one? Negative; per Building Department-adopted requirements of the International Code Council.
- The proposed galvanized vent, painted to match, will probably weather and fade. Is dyed plastic possible? Possibly; will consider alternative manufactured products and will confer with city staff.
- Can vents locate in less-sensitive masonry areas? Possibly; adaptive reuse and tenant finish of residential units will limit venting areas; however, some units can stack vents vertically in lieu of horizontally.
- Selection of vent color should align with an appropriate color palette. Black is typically an appropriate color, but it is preferable to match and blend in with existing materials.

Campbell and Falsetto voiced their hesitation to vote on the project as-proposed with conditions, and it would be best to provide further details that answer the above questions.

Commission Action:

Motion to continue to a date and time mutually agreeable by Markuson, second by Campbell.

Motion passed 4 – 0. *Continued until the next meeting.*

III. APPROVAL OF MINUTES

Motion by Knight to approve the minutes for November 7, 2018, seconded by Falsetto; unanimously approved.

IV. OLD/NEW BUSINESS

1. **Preservation (Restoration): Hose Company No. 3** (local landmark) will be listed by Colorado Preservation Inc. as an Endangered Place in 2019.¹

Campbell has been to this Denver-based conference in the past three years and suggested that Falsetto, Knight, and Sanchez consider attending. Lamberg will follow up with them by e-mail.

2. **Preservation (Adaptive reuse): Keating School** – Pueblo School District 60 & Historic Pueblo Inc. (HPI) to nominate to National Register.

Lamberg briefed HPI's effort, led by Corinne Koehler, as requested by the School District's attorney, to advise on a development plan driven by preservation and adaptive reuse. To that end, the School District will support a National Register listing, and HPI will co-sponsor funding of a consultant. Lamberg will coordinate with the Planning Department and related development agencies on zoning and related regulations. Knight and Markuson commented on the national significance of the architecture and history that would merit the nomination, and that it could add to the market value of the building.

¹ A proposed amendment to HPC bylaws to reestablish HPC committees, as drafted and revised November 9, 2018, is attached to these minutes.

- 3. Administration (Grants): Goodnight Barn** (listed on National Register and local landmark) – Status of grant request to Colorado Department of Local Affairs (DOLA).

Campbell reported that DOLA awarded the City of Pueblo, in partnership with the Goodnight Barn Preservation Committee, a grant of \$530,000, which will match another \$530,000 raised through other grants and donations over the past six years.² An endowment account will enable investment and further capital gain. Consultant bids begin by February, 2019. Hobson added that a newly hired land use planner, Chelsea Stromberg, previously positioned at DOLA for four years, was helpful with preparing the grant request. Campbell thanked Capital Projects Manager Bill Zwick for his “phenomenal work”, along with the support of the City government. Markuson applauded Campbell for her 5 ½ years of leadership with the Goodnight Barn committee.

- 4. Administration: Amendment to bylaws** for reestablishing committees, drafted.

Campbell formerly presented a bylaw amendment on November 7. Lamberg made a correction on November 9 and reported no further comments received. Campbell acknowledged an intended opportunity of committees is to engage with the community. The bylaw amendment will charter the following committees:

A Planning Committee, which will facilitate a preservation plan for the City of Pueblo. This action plan will guide a network of historic preservationists for shared goals and strategies concerning the relevance of preservation to citizens, partners, and government. This committee will invite comment from diverse stakeholders, such as neighborhood and business associations and community and government organizations. It will identify and prioritize working tasks to support plan goals. It will provide other committees with a framework of strategies.

A Standards Committee, which will maintain the *Standards of Appropriateness* in a manner conforming to the Pueblo Historic Preservation Code. This committee will act on strategies approved by the Planning Committee. This committee will invite comment from diverse stakeholders, such as neighborhood and business associations and community and government organizations. This committee will write any continuing material and proposed changes as amendments to the *Standards of Appropriateness*.

An Education Committee, which will provide education on all phases of historic preservation to the community. This committee will act on strategies approved by the Planning Committee. The HPC and Historic Pueblo, Inc. will work together to further education goals. This committee will invite comment from diverse stakeholders, such as neighborhood and business associations and community and government organizations.

Commission Action:

Motion to adopt committee charter amendment to bylaws by Knight, second by Markuson.

Motion passed 4 – 0.

- 5. Administration (Committees): Member** ratification of standing committees for Planning, Standards, and Education committees.

Lamberg listed members of the HPC and members who applied for committees, all with their stated preferences for committee membership:

Planning Committee: HPC members Falsetto, Knight, Markuson, and Tucker, with HPI member Bill Casey (psychologist/management consultant), and Stakeholders Weston Burrer (past HPC member), Michael Mahan (experience in commercial lending), Margaret Ward-Masias, and Matthew Taylor (artist and teacher).

Education Committee: HPC members Falsetto, Knight, and Tucker, with HPI member Corinne Koehler, and Stakeholders Weston Burrer.

² For details, see Severance, R. (2018, December 11.) “Goodnight Barn project receives big boost in funding.” *The Pueblo Chieftain*. <https://www.chieftain.com/news/20181211/goodnight-barn-project-receives-big-boost-in-funding>

Standards Committee: HPC members Campbell, Markuson, and Sanchez, with Stakeholders Weston Burrer, Michael Mahan, Matthew Taylor, and Kerrelyn Trent (past HPC member, interior designer, retired teacher).

There are several other stakeholders in the community who have expressed interest; however, before ratifying their membership, they should indicate their preference for committee in writing by e-mail to HPC@Pueblo.us or survey application: <https://www.surveymonkey.com/r/HPCApplication>

Commission Action:

Motion to ratify committee members by Campbell, second by Falsetto.

Motion passed 4 – 0.

V. WORK SESSION

1. **Administration (Conference): Colorado Preservation, Inc. (CPI) Saving Places** conference from February 4-7, 2019.

Campbell added that this conference is a great networking opportunity because many preservationists and architects attend. The 2018 conference was in Trinidad and the focus was on their downtown historic district how it supports economic development.

2. **Other Discussion Items**

Campbell asked Lamberg to send a courtesy notification to the owner of the McClaughlin Building that a window on the rear elevation facing Main Street is damaged.

Markuson informed that the County Government mothballed the historic Doyle School, located in Pueblo County. The County intends to apply for grant funding for rehabilitation of the 1850s-era school house.³

Markuson, Campbell, and Lamberg affirmed that an initiative for City/County HPC would be a good project for the Planning Committee.

VI. ADJOURN

Campbell adjourned the meeting at 2:30 p.m.

Minutes respectfully submitted by Lamberg.

³ For 2017 photos of the Doyle School, see Eller, S. (2017, June 11.) “Doyle Settlement/School for the History Buffs” *EllerDrone Photography*. Retrieved December 2018: <http://steveeller.org/drone/id36.htm>