

Laurel Campbell
Chair

Chris Markuson
Vice Chair

Maria Tucker
Secretary



Karen Knight

Maria Tucker

Jason Falsetto

Anthony Perko

211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

Minutes for Wednesday, January 9, 2019

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, Anthony Perko, Andy Sanchez

Commissioners Absent: 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 Sanchez to approve agenda for January 9, 2019, seconded by Knight; unanimously approved.

II. PUBLIC HEARINGS AND COMMISSION ACTIONS

CONSENT AGENDA

No items.

REGULAR AGENDA

1. **HPC-18-13 (300 North Main Street, Whitcomb Block / Pueblo Savings & Trust / Clark's Building, local landmark)** *Continued from December 12, 2018 public meeting*

Certificate of Appropriateness for restoration plan.

Ashleigh Winans for NeighborWorks Southern Colorado not present.

Commission Action:

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

Motion passed 6 – 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)** *Continued from December 12, 2018 public meeting*

Certificate of Appropriateness for HVAC alternations.

Applicant Ashley Fruhwirth for Sprocket DB present.

Lamberg presented an addendum to the staff report and recommendation for approval, based on the applicant's revised plans, which answered the following questions from the previous meeting:

- 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. Staff found this complies with condition.

- Can three vents for each unit be combined into one?
 - Negative; per Building Department-adopted requirements of the International Code Council. Staff concurred.
- The proposed galvanized vent, painted to match, will probably weather and fade. Is dyed plastic possible?
 - Possibly; will consider alternative manufactured products. Staff found that *In-O-Vate* product is low profile, galvanized and powder coated, fasteners are corrosion-resistant.
- 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. Unit E vents are redirected to less-sensitive area of north elevation, away from architecturally-detailed area. Many vents on the north elevations are vertically planned, which is preferable. Staff concurred.
- 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.
 - Product available in white, tan, and brown. The brown appears to be compatible with the color of the brick on the architecturally-detailed north elevation. In a follow-up question by e-mail, Ms. Fruhwirth stated that brown-color vents are intended for the remainder of the brick color north elevation. Staff concurred.

Fruhwirth offered an apology for engineering feasibility limiting Unit F's vents through the sensitive architectural area on the north elevation facade. Markuson complimented the overall engineering solution and emphasized that it is better to have an active use for this currently vacant building.

There was no testimony in support nor opposition, nor public comment. Commission members unanimously found finding of facts affirmative, except for the "not be an adverse impact on the exterior features."

Commission Action:

Motion to grant approval by Sanchez, second by Markuson.

Motion passed 5 – 0, with Perko abstaining because he was not present at the previous meeting.

III. APPROVAL OF MINUTES

Motion by Markuson to approve the minutes for December 12, 2018, seconded by Falsetto; unanimously approved, with Perko abstaining because he was not present at that meeting.

IV. OLD/NEW BUSINESS

1. **Administration: Members and Officers**, new member, renewal of term and election of officers.

Lamberg introduced newly appointment member Anthony Perko, a Pueblo native with a life-long interest in local history, and he used to live in the Fitch Terrace Apartments on 11th Street. He is a member of the Pueblo County Historical Society. He is an attorney at Gradisar, Trechter, Ripperger & Roth.

Lamberg informed the Commission that Markuson and Sanchez were re-appointed for a 2nd term. However, Sanchez, as co-owner of Walter Brewing Company, needed to focus on recent substantial growth of the business, such as canning operations and distribution, and so resigned and notified the City Clerk.

Motion by Markuson to nominate Campbell as Commission Chair, seconded by Knight; unanimously approved.

Motion by Campbell to nominate Markuson as Commission Vice-Chair, seconded by Sanchez; unanimously approved.

Motion by Perko to table nomination of Commission Secretary, seconded by Falsetto; unanimously approved.

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

Lamberg listed stakeholders who applied with their preferences for committee memberships:

Planning Committee: HPI member Jane Cawlfeld (“the mother of Lone Tree, Colorado”), and Stakeholder Alexandria Romero (certified public accountant). This committee now has eleven (11) members.

Education Committee: Stakeholders Spencer Little (Pueblo Heritage Museum Coordinator) and Steven Trujillo (President & CEO of Latino Chamber of Commerce). This committee now has seven (7) members.

Standards Committee: HPI member Jane Cawlfeld. This committee now has nine (9) members.

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 Sanchez, second by Perko.

Motion passed 6 – 0.

V. WORK SESSION

1. Other Discussion Items

Historic contexts and district nomination. Knight acknowledged the impressive detail of the historic contexts of several neighborhoods, and asked what are the next steps to enable historic district designation. Knight added that designation would make properties eligible for grants or tax credits for historic rehabilitation or restoration. Campbell and Markuson clarified that some may need an architectural study to determine what properties contribute to the historic integrity of a would-be district, and a nomination must go through a public process. They cited the Old Historic North Side neighborhood as an example of a nomination and designation through a public process [through recommendations by the HPC, Planning and Zoning Commission, and adoption by City Council ordinance]. They added that one owner was allowed to “opt-out” from the district. They stated benefits of historic districts as maintaining historic character in ways that zoning does not. Further, historic district guidelines can influence public improvements and streetscape in order to maintain neighborhood character. For Downtown Pueblo and other commercial properties, designation opens the door to unique financing programs, such as state and federal tax credits for income-generating properties, and pairs well with statewide financing program for efficient retrofits, C-PACE (Commercial Property Assessed Clean Energy). Campbell highlighted the historic contexts by Historitecture LLC. She added that district designation need a joint effort with property and business owners. Knight, who lives on the North Side, observed a seeming lack of enthusiasm for historic preservation in her neighborhood.

District designation and due process. Lamberg advised not to do the “opt-out” procedure for nominations because it does not comply with Certified Local Government (CLG) methods sanctioned by History Colorado (State Historic Preservation Office). The U.S. Constitutional right to due process of law can be maintained through a method Lamberg developed while working for the City of Kirkwood, Missouri. Their Landmarks Commission designated their North Taylor historic district based on property score that accounts for several substantive factors, including owner consent. The Preservation Planning Committee may consider adapting this method for Pueblo.

Campbell suggested that the HPC and partner organizations honor owners of property and entire neighborhoods that maintain their historic character. Lamberg, referencing his work for Kirkwood, shared two booklets that illustrated an annual favorite buildings awards during “preservation month” of May. The commission and citizens nominate awards.¹ He suggested that the Education Committee adapt this event with his assistance. In his experience, citizens appreciated recognition by their commission, along with commemorative certificates signed by the mayor.²

Perko and Knight asked Lamberg for an electronic copy of the Pueblo Inventory of Cultural Resources. Lamberg has a database that lists property by address, and each column lists attributes that indicate whether it is listed on a historic register, year constructed, record numbers, etc.

Markuson, on behalf of the County Government, provided an update about the historic Doyle School in Pueblo County, which was mothballed last month. The County secured the roof and will apply for a grant for historic structure assessment from Colorado Preservation, Inc.

Campbell invited everyone to the Goodnight Barn’s art show reception at the San de Cristo Art Center during the First Friday Artwalk.

Lamberg reminded that the Colorado Preservation, Inc. (CPI) Saving Places conference will occur February 4-7, 2019. Attendance fee is a flat \$200 for Certified Local Government (CLG) HPC members. Corrine Koehler of HPI will be there. Tuesday, February 5th luncheon will honor Pueblo Fire Hose Company No. 3. New commissioners are encouraged to attend the Commission Assistance and Mentoring Program (CAMP) on Wednesday.³

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.

VI. ADJOURN

Campbell adjourned the meeting at 2:15 p.m.
Minutes respectfully submitted by Lamberg.

¹ About the Kirkwood Missouri Favorite Building Awards:
About the program:

<http://www.kirkwoodmo.org/mm/files/LANDMARKS/Favorite%20Bldg%20Awards%20Announcement%202011.pdf>

Example of nomination form: <http://www.kirkwoodmo.org/mm/files/LANDMARKS/2017/FBA-nomination.pdf>

² For examples of Favorite Building Awards in Kirkwood, see

<http://agapeconstruction.com/wordpress/2015/06/17/agapefavoritebuildingawards> and

<http://dhcustomhomesstl.com/Blog/entryid/122/DH-Custom-Homes-Wins-Favorite-Building-Award.aspx>

³ Saving Places conference details: <http://www.cvent.com/events/2019-saving-places-conference/event-summary-a834bfc3dcbf435e9776508bc09cde01.aspx>