

Weston Burrer  
Chair

Richard Cherry  
Vice Chair

Deborah Espinosa  
Secretary

# PUEBLO



## Historic Preservation Commission

Tanya Jones

Chris Markuson

Marie Schwager

David Webb

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### *Historic Preservation Commission*

City of Pueblo, Colorado

Thursday, September 8, 2011 –12:00 p.m.

Interim City Council Chambers – 301 West B. Street

### Minutes

#### MEETING CALLED TO ORDER

The meeting was called to order at 12:00 p.m. with Vice-Chairperson Richard Cherry presiding.

*Commissioners Present:* Tanya Jones, Chris Markuson, and David Webb.

*Commissioners Absent:* Weston Burrer, Deborah Espinosa and Marie Schwager

*Staff Members Present:* Jeff Bailey, Assistant City Manager for Development Services, Paul Willumstad, Board Attorney, and Wade Broadhead, Planner.

#### APPROVAL OF MINUTES

Motion to approve the minutes for the Historic Preservation Public Hearing held on August 11, 2011 by Markuson, second by Webb.

**Motion passed 4-0.**

#### OLD/NEW BUSINESS AND UPDATES

1. Revised Historic District Application

Broadhead: David Webb modified the Historic District application. The Northside Historic District is looking to expand by about 80 houses. The application needed to be updated and make very clear that the signature of applicant is required. I will send the modified application out to you and if you have any changes or additions please let us know.

2. 5 County Heritage Tourism updates

Broadhead: The five counties in Southeast Colorado have banded together to work collaboratively to promote tourism. A consultant has been hired to help out.

Markuson: The group is looking at ways that Pueblo can become the nexus of operations for folks that are coming to do heritage tourism activities. For example, they can go see the Royal Gorge or another

location while in the area. The Goodnight Barn is a good place for people to see when they are on heritage and cultural visits. This concept was included in The City of Pueblo's application for E-district funds. The heritage tourism piece was part of that application.

Broadhead: El Pueblo is visitor ready and there are other places that work with walkability and tourism downtown.

Markuson: The consultant can help to point out areas that are exciting to visit and also suggest hours of operation for those shops that rely on tourists stopping in.

3. Pueblo Modern Project and logo update

Broadhead: The draft will be turned in at the end of this month. Mary Therese has found a lot of things about Pueblo. She will have a mid-century style guide. Last Leaf design has finished two logos and I want everyone to be happy with the logo. The first logo has art deco sun with race lines and has a fun 50's font with starbursts.

4. Bessemer CLG Project Update

Broadhead: The project has just begun. The research has just started. There were a lot of single men in Bessemer in the early days. There were only three women in the reverse directory as the Mill was just starting which is interesting. The three women ran boarding houses.

5. Endangered Places Nominations update

Broadhead: We are working on the Nurses' quarters at the state hospital. The building looks fine; it was going to be torn down because of asbestos. The reviewer came down from Manitou to visit. The endangered places coordinator liked the idea nominating the older part of the Eastside. It is important to tell the story at a state level.

6. Colorado Youth Summit Planning

Broadhead: The same consultant that is working on heritage tourism is also working on the Colorado Youth Summit. This year they are coming to Pueblo. They will be learning about the area, it is preservation based. We have had the first meeting with Judy and setting the themes. We are thinking about using breathing life into old properties. The Bessemer grant will end at the same time so we may try to have the public meeting at the same time the kids are here. The kids have never done urban architecture, so it would be good to talk to them about it.

7. Text Amendment Discussion and Planning

Broadhead: I am working on suggestions to change the ordinance and David Webb has been working on it as well.

Webb: Instead of relying on city-wide ordinances we should create some regulations written into the Historic District application. Those regulations would affect only certain Historic Districts.

Bailey: I think you are talking about a District overlay. We have discussed this in our department. The overlays would in certain areas. While some things may not be accepted in the historic areas, they may be accepted in other areas of the city.

Broadhead: People would understand these regulations in a historic district. They would have to abide by certain standards while living in these districts.

Webb: It would be good to offer homeowner incentives to taking care of their properties in a historic area. For example, the tree lawns in front of person's property, sometimes they are not taken care of because the property owners believe it is up the City to take care of that portion of the property.

8. Proposed text amendment language for other changes in a historic district (Webb)

Broadhead: In my suggestions for a text amendment, I have changed the paragraph that had three contradictory portions.

Webb: I think as a commission we need to review section 14-4. We need to get rid of the ambiguity in the ordinance it is allowing interpretation to take place where it really should not happen. I would like to see the commission to come to a work session with some suggestions for the change.

Broadhead: I will give my suggestions a week or so before the work session so that there is time to review and redline my suggestions.

9. Eiler's Area Study/Survey

Broadhead: Our CLG application should be different this time. We had a meeting with them and they want to do a community survey. It would be Eiler's, the church and the property owners. This project should be self sufficient. We should work on a grant so that a few of us can go to the national conference.

**ADJOURN**

There being no further business, the meeting was adjourned at 12:59 p.m.