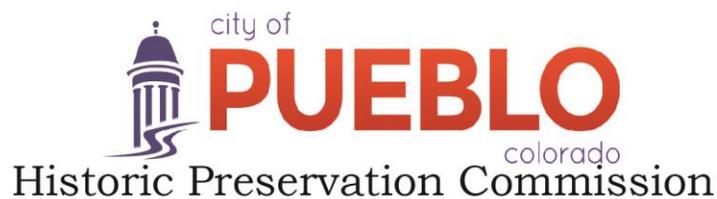


Laurel Campbell  
Chair

Chris Markuson  
Vice Chair

Maria Tucker  
Secretary



Jason Falsetto

Gregory Howell

Karen Knight

Anthony Perko

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## Minutes for Wednesday, March 13, 2019

City Council Chambers, 1 City Hall Place

### REGULAR MEETING CALLED TO ORDER

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

**Commissioners Present:** Laurel Campbell, Jason Falsetto, Gregory Howell, Anthony Perko

**Commissioners Absent:** Karen Knight, Chris Markuson, Maria Tucker

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

### I. APPROVAL OF AGENDA

Motion by Perko to approve agenda for February 13, 2019, as corrected by Lamberg, seconded by Falsetto; unanimously approved.

### II. PUBLIC HEARINGS AND COMMISSION ACTIONS

#### CONSENT AGENDA

#### 1. HPC-19-04 (739 North Edgewater)

Section 106 review for telecommunication facility (administratively approved March 11, 2019).

Regarding the Certificates of Appropriateness, the application was administratively reviewed by Lamberg and recommended for approval, having conformed to Standards of Appropriateness.

Commission Action:

Motion to grant consent item 1 by Howell, second by Falsetto.

Motion passed 4 – 0.

#### REGULAR AGENDA

#### 1. HPC-19-05 (229 West 12th Street, Bowen Mansion, listed on National Register of Historic Places)

Certificate of Appropriateness for veranda rehabilitation.

*Weston Burrer for Pueblo County Facilities Department present.*

Lamberg presented a staff report and recommendation. Perko confirmed that Burrer works for Pueblo County. Burrer stated background and referenced a previously approved re-roof [case HPC-14-06]. Burrer responded to the staff report condition by elaborating on the epoxy treatment, which consolidates historic materials and keeps it intact by penetrating thin cracks and locking in to prevent further dry rot. For example, he applied this treatment on windows for the Denver Rio Grande Freight Station on B Street. The epoxy treatment enables repair without resorting to replacement.

Campbell asked if the color palette referenced in the application will be for the re-paint. Burrer clarified that choice of color is not yet decided. Lamberg assured that the re-paint request may be administratively reviewed for approval.

There was no testimony in support nor opposition, nor public comment. Commission members unanimously found finding of facts affirmative.

Commission Action:

Motion to grant approval by Perko, second by Howell.

Motion passed 4 – 0 with staff conditions and standard permit conditions.

Campbell offered an anecdote about the Thomas Mead Bowen, where he lived in a house that is no longer extant at 323 Colorado Avenue in Mesa Junction near the Pueblo Community Health Center.

Perko asked Burrer who he might recommend from the Pueblo County Government to discuss an initiative for a County-wide HPC. Burrer suggested including County Planning Director Joan Armstrong.

### III. APPROVAL OF MINUTES

Motion by Perko to approve the minutes for February 13, 2019, seconded by Howell; unanimously approved.

### IV. OLD/NEW BUSINESS

#### 1. Administration: Members and Officers.

Lamberg introduced newly appointed member Gregory Howell, a storyteller, curator and creative economy consultant. In his formative years in Southern California, he earned degrees in Asian Studies and Art History, and then cultivated his life and work in Japan. When Gregory moved to Pueblo in 2010 he could see “the powerful and yet untold story of the creative economy in one of America’s great industrial landscapes.” He’s incubated many art projects and small businesses in historic buildings, including the Tutt Building on Central Plaza and the Nuckolls American Alpha Beta Packing Plant on Santa Fe Avenue, now rebranded Watertower Place.

#### 2. Administration (Committees): Member ratification of standing committees for Planning, Standards, and Education committees.<sup>1</sup>

Campbell asked Lamberg if there are additional committee member applications. Lamberg advised ratifying the two new Commission members, Gregory Howell and Anthony Perko.

Commission Action:

Motion to ratify Perko as member to all standing committees by Falsetto, second by Howell. Motion passed 4 – 0.

Motion to ratify Howell as member to all standing committees by Perko, second by Falsetto. Motion passed 4 – 0.

Lamberg reported that he conferred with Planning Director Steven Meier, so Lamberg will schedule a presentation at a future City Council work session and will invite Madam Chairperson Campbell.

#### 3. Communication (Tourism): Preservation Month

Lamberg asked everyone present to spread the word that museums need volunteers to help with tours during free tour and museum admission day on April 27. This is especially important for Memorial Hall, which was constructed 100 years ago.<sup>2</sup>

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<sup>1</sup> For other stakeholders in the community who have expressed interest, they should indicate their preference for committee in writing by e-mail to [HPC@Pueblo.us](mailto:HPC@Pueblo.us) or survey application: <https://www.surveymonkey.com/r/HPCApplication>

<sup>2</sup> The Chieftain will be reporting on the history and festivities related to Memorial Hall.

**4. Preservation (Design Review): historic place not listed on any register**

Lamberg reported an example of permitting an exterior alteration for a historic building where no agency has no design review authority. A wall sign was planned for a new business tenant at the Pope Block at 317 North Main Street, designed by architect Francis Cooper. Lamberg had advised the sign contractor that it meets standards of appropriateness except for typeface and the white background color obscures the blond brick facade. The sign contractor respectfully disregarded the advice. If this were a historically-listed property, Lamberg would have referred the plan to the Commission, which would have had the discretion to approve a Certificate of Appropriateness, or require changes to the plan to comply with standards.

**V. WORK SESSION**

**1. Committee Administration next steps**

(Lamberg addressed this on agenda item IV.2.)

**2. Preservation adaptive reuse**

Lamberg reported an example of permitting an adaptive reuse of a building listed on a historic register. While there were no alterations planned for the exterior, the Pueblo Zoning Code provides for mixed-used in this historic business (H-B) zone district at 317 South Union Avenue. The Pueblo Fire Department required certain upgrades up to current International Fire Code because the Pueblo Regional Building Department (PRBD) determined that the two (2) new residential units changed the occupancy.<sup>3</sup>

Perko asked what relief historic buildings have from the International Building Code (IBC). Hobson clarified that the PRBD may refer to the International Existing Building Code (IEBC). Lamberg clarified that the objective of his investigation is to find ways to encourage relief for historic buildings without compromising life safety. Howell stated that other cities have adopted legislation to that effect.

Burrer from the audience offered further insight. The IEBC provision for historic buildings allows two pathways for approval. One is administrative, the other is a variance for review and approval by the Pueblo Regional Building Commission.<sup>4</sup> Burrer understands the intent of this variance is to grant approval for non-conforming features that do not compromise life safety. For example, Pueblo County Facilities Department renovated the Old Judicial Building at 320 West 10<sup>th</sup> Street, and was permitted per the IEBC with some historic features intact.

**3. Other Discussion Items**

(No further discussion.)

**VI. ADJOURN**

Campbell adjourned the meeting at 2:10 p.m.  
Minutes respectfully submitted by Lamberg.

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<sup>3</sup> 317 S Union: The Polk Directory indicated a residence in the early 20<sup>th</sup> Century, but vacant in recent decades. Building Department comments include “B” occupancy change for main floor, and “R-5” occupancy change for upper floor. References to 2017 NEC (Electrical), 2015 IFC (Fire), 2015 IMC (Mechanical). Sprinkler systems are a common, but costly upgrade.

<sup>4</sup> The Pueblo Regional Building Commission supervises and directs on matters of public policy the staff of the Pueblo Regional Building Department. The Commission consists of 9 members who service for a 3-year term, and are comprised of representatives from City and County. <https://pueblo.us/161/Regional-Building-Commission>