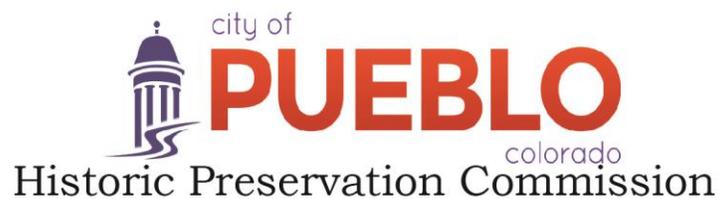


Laurel Campbell  
Chair  
Karen Knight  
Vice Chair  
Vacant  
Secretary



Jason Falsetto  
Gregory Howell  
Vacant  
Anthony Perko

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**Minutes for Wednesday, October 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, Gregory Howell, Karen Knight, Anthony Perko

**Commissioners Absent:** None

**Staff Members Present:** Acting Director of Planning and Community Development Scott Hobson, City Attorney Daniel Kogovsek, Senior Planner Alan Lamberg

**I. APPROVAL OF AGENDA**

Motion by Howell to approve agenda for October 9, 2019, as amended by Lamberg, adding consent agenda item 7 and moving the work session earlier, seconded by Knight; unanimously approved.

**II. PUBLIC HEARINGS AND COMMISSION ACTIONS**

**CONSENT AGENDA**

1. **HPC-19-14 (419 West 18th Street – North Side Historic District)**  
Certificate of Appropriateness for garage restoration (administratively approved July 8, 2019).
2. **HPC-19-15 (801 North Santa Fe Avenue – YWCA)**  
Certificate of Appropriateness for reroof (administratively approved July 26, 2019).
3. **HPC-19-16 (224 South Union Avenue – Union Avenue Historic District)**  
Certificate of Appropriateness for paint color (administrative review pending).
4. **HPC-19-17 (1927 North Greenwood Street – North Side Historic District)**  
Certificate of Appropriateness for reroof (administratively approved August 28, 2019).
5. **HPC-19-18 (102 & 114 West Pitkin Place – Black, Dr. John A. House Complex)**  
Certificate of Appropriateness for solar array (administratively approved September 3, 2019).
6. **HPC-19-19 (322 West 18th Street – North Side Local Historic District)**  
Certificate of Appropriateness for reroof (administratively approved September 16, 2019).
7. **HPC-19-20 (126 Broadway Avenue – Pueblo Masonic Lodge)**  
Emergency repair of tin cornice (administratively approved September 17, 2019).
8. **HPC-19-21 (217 South Grand Avenue - Vail Hotel)**  
Certificate of Appropriateness for solar array (administratively approved September 17, 2019).

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

Commission Action:

Motion to continue consent agenda item 3 to provide applicant time to follow up by Howell, second by Knight. Motion passed 5 – 0.

Motion to grant consent items 1, 2, 4, 5, 6, 7 and 8 by Perko, second by Knight. Motion passed 5 – 0.

**REGULAR AGENDA**

No items.

**III. WORK SESSION**

**1. Project update for Historic Downtown Pueblo Survey & Context, Part 2**

Lamberg presented the 2<sup>nd</sup> public meeting for the project, the purpose being to update the members of the HPC and stakeholders and interested citizens.<sup>1</sup> The members of the HPC each shared their vision for the project. Members of the public are invited to share their thoughts and concerns by or e-mailing [HPC@Pueblo.us](mailto:HPC@Pueblo.us) or calling 719-553-2259. Lamberg reported the project status where the consultant, Logan Simpson Design, had conveyed fifteen draft surveys for review. Lamberg announced ethnographic research with support from the Roselawn Foundation and the Martin Luther King, Jr. Cultural Heritage Center. Comments and questions with Ray Brown about his research of Black Puebloan histories. A briefing about this discussion is available in the project background section on the Internet.<sup>2</sup> Lamberg plans on having the 3<sup>rd</sup> public meeting with the consultant's presentation about findings of the survey and report during the day for press and media, tentatively hosted by a stakeholder meeting in the Spring of 2020.

**IV. APPROVAL OF MINUTES**

Motion by Perko to approve the minutes for July 10, 2019, seconded by Falsetto; unanimously approved.

**V. OLD/NEW BUSINESS**

**1. Administration (Members): Status of appointments to fill two vacancies.**

Lamberg reported no news from the City Clerk's Office.

**2. Administration (Officers): Election of Secretary to fill officer vacancy.**

Campbell asked the Commission for a volunteer to fill the officer vacancy left by Tucker. Perko volunteered.

Commission Action:

Motion to nominate Perko to serve as Secretary by Howell, second by Knight. Motion passed 5 – 0.

**3. Administration: Annual Report in progress and will be conveyed by 10/31 to History Colorado to comply with Federal Certified Local Government (CLG) program.**

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<sup>1</sup> Historic Preservation Commission Work Session (17-minute video by Ray Brown): <https://youtu.be/MfJnS37ZOPI>

<sup>2</sup> Downtown Historic Survey and Context project available at <https://pueblo.us/2264>

**4. Administration (Legislative): Resolution initiatives** reported by Lamberg.

Pueblo Historic Preservation Code:

Consider amendment so that National Register nominations are not automatically landmarked and subject to local standards of appropriateness. In recent years the HPC during their work sessions asked for help with this, starting in 2010 with the HPC's Preservation Ordinance Revision Committee. In 2018, Deputy State Historic Preservation Officer (History Colorado) Mark Rodman surveyed all Colorado CLGs including Pueblo about their Historic Preservation ordinances. Owner consent was identified as a concern for Pueblo. A recent e-mail from Corinne Koehler on behalf of Historic Pueblo, Inc. supports this amendment so that properties such as the Keating School and Green Book-listed places can qualify for grants and tax credits through listing on the National Register without concern of being automatically listed on the local register.

In a related concern, consider an amendment to provide for consensual landmark designation. The current code provision for designation "initiated by application of Council, HPC or the Owner" does not provide for consensual designation if not nominated by an owner. In a 2016 e-mail, History Colorado Preservation Technical Services Manager Mark Rodman cautioned that "consensual designations that provided for dissent should contain a more thorough narrative and description," which would "set a standard for property owners to follow as well as decreases objections to the designation process."

Kogovsek reminded the Commission that the 2016 landmark application of the Pueblo Power Plant did not provide for owner consent by Black Hills Energy. Perko said this question pertains to a regulatory taking through eminent domain. Lamberg reminded that an extensive public hearing with HPC provided Black Hills Energy to opportunity to dissent and reconcile the question of owner consensus. However, amending the code will prevent similar situations from occurring in the future.

Hobson suggested that published communications clarify the differences of regulations between places listed on local, state, and national registers.

Commemorating 150<sup>th</sup> Anniversary of Town of Pueblo: A resolution by the HPC will provide context and a recommendation for a proclamation adopted by the Mayor and City Council. This will assist with programming 2020 events by the Pueblo Downtown Association, Pueblo Urban Renewal Authority, and other stakeholders.

**5. Communication: Letter of support** conveyed for roof restoration of Colorado Mental Health Institute of Pueblo Museum.

**VI. ADJOURN**

Motion by Perko to adjourn the meeting at 2:15, seconded by Falsetto; unanimously approved

Minutes respectfully submitted by Lamberg.