

Vacant

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Gregory Howell
Vice Chair

Jason Falsetto
Secretary



Historic Preservation Commission

Anthony Perko
Vice-Secretary

Laurel Campbell

Angela Rayne

Vacant

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, October 14, 2020

Virtual Meeting ID: 941 6966 6847 (*Zoom.us*)

SPECIAL MEETING CALLED TO ORDER

Called to order at 1:30 p.m. with Vice-Chairperson Howell presiding.

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

Staff Members Present: Planning and Community Development Department Acting Director Scott Hobson, City Attorney Dan Kogovsek, Principal Planner Beritt Odom, and Senior Planner Alan Lamberg

I. APPROVAL OF AGENDA

Motion by Falsetto to approve agenda for October 14, 2020, seconded by Rayne; unanimously approved.

(Note: HPC-20-11 was handled first since the applicant was not present for HPC-20-09.)

II. PUBLIC HEARINGS AND COMMISSION ACTIONS

REGULAR AGENDA

1. HPC-20-11 (400 South Union Avenue, Holmes Hardware)

Certificate of Appropriateness for a rehabilitation plan.

Applicant for Full Plate Management, Nathan Stern, present with Dan Horvat

Lamberg presented a staff report and recommendation. Howell asked Stern to affirm his understanding of the conditions of approval. Stern provided further background, highlighting the Riverwalk's 20th anniversary where Holmes Hardware is a bookend to the historic district. He hopes to that this project will catalyze further historic rehabilitation and adaptive reuse. "Downtown is vibrant and fully-activated if people live there." He and Hovart also described the purpose and benefit of the food hall. Stern is confident that the conditions will be fulfilled quickly because the building permit plan review will start this Friday. As for HVAC, he assured that much of this will not be visible from public streets, and while electrical units may be visible on the southeast facade but removes eye-sore power poles. Southwest facade windows are currently bricked in, so removing the annex will also improve that facade. Stern focused on the overhead doors, which he is having a hard time finding a project that has the same divided lights, and asked the Commission to consider modern alternatives. Hovart also asked if it matters if internal TVs are visible from the street. They also mentioned they are pursuing historic tax credits, including federal part one and two, and state.

Kristi Miniello, architect and preservation consultant, was introduced.

Howell confirmed the purpose of overhead doors for seating area. Falsetto shared an example of modern roll up doors. Rayne suggested a vinyl window wrap. Lamberg will share guidelines from the *Standards of Appropriateness*. Hobson inquired about the elevator. Hovart said the original freight elevator is non-functional, but in the future they intend to upgrade it with an elevator doghouse on the roof, screened by the tall parapets. Campbell inquired about the hopper windows. Hovart is considering whether to retain the hopper windows on the storefront. Hobson inquired if there will be tenant amenities on the roof. Stern answered there are no roof amenities planned because the tin building and community garden will provide amenities. Lamberg verbally added to the staff report that elevator modifications to the roof will be required for a follow-up Certificate of Appropriateness.

There was no testimony in support nor opposition, nor public comment. Howell instructed Secretary Falsetto to consider read the finding of facts. Commission members unanimously found finding of facts affirmative for all requests.

Commission Action:

Motion to grant by Rayne, second by Campbell. Motion passed 5 – 0.

Further discussion: Hobson inquired with Stern if they were aware of the Union Avenue Main Street Master Plan project. Stern was aware but missed recent meetings. Hobson will direct project staff to follow up with them.

2. **HPC-20-09 (102 South Oneida Street, Quaker Flour Mill)**

Certificate of Appropriateness for a mural and signs.

Applicant not present.

There was discussion about the procedure and process of Certificate of Appropriateness hearing and enforcement of the Historic Preservation Code. Hobson advised that the Commission could choose to act now or continue the case to the next meeting. At the next meeting if the applicant is not present, then it would be reasonable to act. Furthermore, Hobson will confer with Law Department to advise on appropriate next steps for enforcement of the Historic Preservation Code.

Commission Action:

Motion to continue by Falsetto; Perko modified the motion instructing Staff inform the Applicant that the Commission will, at the next meeting, consider denying the application on the ground that it was abandoned and withdrawn; second by Campbell; motion passed 5 – 0.

III. APPROVAL OF MINUTES

Motion by Campbell to approve the minutes for September 9, 2020, seconded by Rayne; motion passed 4 – 0 with Perko abstaining.

OLD/NEW BUSINESS

1. **HPC-20-10 (315 South Union Avenue, Scott's Office Supply)**

Certificate of Appropriateness for a reroof and repaint.

Withdrawn; determined to be like-for-like maintenance.

2. **HPC-20-12 (1703 West Avenue)**

Certificate of Appropriateness for a reroof.

Withdrawn; application in error; property not in North Side historic district.

3. **Communications (330 South Union Avenue)**

Letter of support for State Historical Fund grant for preservation and security improvements to McLaughlin Building.

Gregory Howell signed for HPC. Staff also coordinated letters from County Historical Society, Downtown Association, Latino Chamber of Commerce, Pueblo Department of Health & Environment, Pueblo Board of County Commissioners, Steelworks Museum of the West, and Walters Brewing Company.

4. **Communications (132 West B Street)**

Letter of support.

Correction: Staff clarified with Pueblo County Department of Economic Development that the letter is not for the Pueblo Station Plan (which is premature at this time), but instead for LEED Cities and Communities certification of Pueblo for “High Priority Sites,” that is, having a National Parks Service Certified Local Government that enforces a historic preservation program through design review and stay of demolitions. Staff will draft letter accordingly; no further action necessary for this item.

5. **Administration (Members)**

Status of appointments to fill two vacancies.

Lamberg reported that the City Clerk’s Office will forward Megan Moore’s application to the Mayor to consider her appointment. Alyssum Skjeie’s application will be scheduled in late December for consideration due to the 1-year Pueblo City residency requirement of the Historic Preservation Code.

At this time, Campbell was excused from the meeting.

6. **Administration (Committees)**

Resolution supporting City Council renewal of committee members.

Falsetto introduced HPC Resolution 2020-01, which would approve a recommendation to the Mayor and City Council to reappoint members of the Standing Committees of the Historic Preservation Commission. Falsetto read the resolution in full. Discussion among staff clarified that committee member appointments by Mayor are required by the City Charter. Lamberg said that the committee members were originally granted partial 1-year, 8-month terms, which will expire December 31, 2020. Kogovsek suggested that staff brief the City Council at a regular meeting with the original resolution, recommending 4-year terms. Lamberg will check with committee members to confirm their inclusion in the HPC’s official resolution.

Commission Action:

Motion to adopt HPC Resolution 2020-01 as will be modified by Lamberg; by Rayne; second by Perko; motion passed 4 – 0.

7. **Administration (Legislative)**

Resolution regarding Pueblo Historic Preservation Code pertaining to administrative review.

Lamberg briefed the Commission on an initiative to revise the Code to provide for administrative review of certain actions that currently require a full review by the Commission for a Certificate of Appropriateness. Lamberg had met with Hobson and Odom for direction on the intent and substance of the ordinance.

IV. ADJOURN

Motion by Falsetto to adjourn the meeting at 3:00 p.m.; seconded by Rayne; unanimously approved.

Minutes respectfully submitted by Lamberg.