

Angela Rayne

Gregory Howell  
Vice Chair

Jason Falsetto  
Secretary



## Historic Preservation Commission

Anthony Perko  
Vice-Secretary

Laurel Campbell

Megan Moore

Alyssum Skjeie

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### Minutes for Wednesday, November 11, 2020

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

#### SPECIAL MEETING CALLED TO ORDER

Called to order at 1:33 p.m. with Vice-Chairperson Howell presiding.

**Commissioners Present:** Laurel Campbell, Jason Falsetto, Gregory Howell, Megan Moore, Anthony Perko, Alyssum Skjeie

**Commissioners Excused:** 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 Campbell to approve agenda as revised by Lamberg, seconded by Falsetto; unanimously approved.

#### II. PUBLIC HEARINGS AND COMMISSION ACTIONS

##### REGULAR AGENDA

##### 1. HPC-20-09 (102 South Oneida Street, Quaker Flour Mill)

Certificate of Appropriateness for a mural and signs.

*Applicant Matt Smith present with Terry Montoya*

Hobson briefed the Commission on background about staff's handling of the case, and that in retrospect the Planning & Community Development Department should have not begun with an administrative review of the mural, instead should have required a rendering of the mural before work proceeded. Odom stated the department intends to adopt standards for murals and require review.

Lamberg presented a staff report and recommendation. Campbell and Howell questioned staff and concurred that it will be necessary to review mural, especially since the Pueblo Conservancy District is considering applications for murals for the levy wall, and so they anticipate an increase in murals. There was discussion with Kogovsek clarifying the terms that would regulate murals – Standards of Appropriateness, and not covenants. Falsetto added that a goal of mural standards should balance free speech with historic integrity.

Applicant Matt Smith was sworn in. Smith provided background about the remodeling of the building and that the documentary did contribute to a fast-paced process but appreciated working with staff on this case. Montoya offered facts pertaining to his experience as the muralist.

Howell asked Smith to affirm his understanding of the conditions of approval. Smith affirmed. Lamberg clarified Smith's question about the company sign being presently temporary, and that it should require a sign permit for permanent installation.

Campbell advised that there should be no more pushing these projects so quickly without a complete review. She offered a brief history of the building, how it related to a partnership with Charles Goodnight. She stated her disappointment about the mural as implemented. Falsetto, Skjeie, Perko, and Howell added to the discussion, generally concurring that a process should be required before painting a mural while balance the free speech interests of artists. Campbell added that good standards are found in Charleston, South Carolina, and Fort Collins, Colorado.

Pertaining to the subject mural, Falsetto stated that the white background feels out of historic context, and Campbell concurred. Montoya interjected, asking if mural standards would influence design, even though the color white is a historic color. Further discussion by commissioners agreed that an artist could start with a historic palette, but vary in gradients of color, and that the goal is to honor historic integrity. Howell welcomed Montoya and fellow artists as stakeholders to help write the mural standards.

There was no testimony in support nor opposition, nor public comment. Howell instructed Secretary Falsetto to consider read the finding of facts. Commission members in varying degrees found some of the finding of facts negative for both requests.

Commission Action:

Motion to grant with staff conditions by Perko, second by Falsetto. Motion passed 5 – 1, with Campbell dissenting for reasons stated above.

2. **HPC-20-13 (114 West Pitkin Avenue, Black House Complex)**

Certificate of Appropriateness for a mural and signs.

*Peter Bossard for Applicant Rebecca Knapp present*

Lamberg presented a staff report and recommendation. Bossard was sworn in by Kogovsek. Bossard provided background about having moved to the house recently. His wife, Knapp, is a landscape architect. They are very familiar with the history of the house, and this is the third historic house that they are owner-occupiers and renovating. Previous owners had paved the backyard, so the greenhouse would absorb heat from afternoon sunlight.

Howell asked Bossard to affirm his understanding of the conditions of approval. Bossard affirmed. Campbell stated that there were greenhouses historically in the neighborhood.

There was no testimony in support nor opposition, nor public comment. Howell instructed Secretary Falsetto to consider read the finding of facts. Commission members were unanimous in their affirmative finding of facts for the request.

Commission Action:

Motion to grant by Campbell, second by Skjeie. Motion passed unanimously.

3. **HPC-20-11a (400 South Union Avenue, Holmes Hardware)**

Certificate of Appropriateness for a rehabilitation plan (follow up items)

*Applicant nor representative not present*

Commission Action:

Motion to continue to next meeting by Falsetto; second by Campbell; motion passed unanimously.

**III. APPROVAL OF MINUTES**

Motion by Falsetto to approve the minutes for October 14, 2020, seconded by Campbell; motion passed 4 – 0 with Moore and Skjeie abstaining.

#### IV. OLD/NEW BUSINESS

1. **Administration (Legislative)** - Resolution regarding Pueblo Historic Preservation Code pertaining to Landmark designation of National Register properties.

Lamberg and Hobson briefed the Commission about the status of the ordinance. They had received instruction from Kogovsek to revise the ordinance so it is consistent with the intent of the Historic Preservation Code and City Charter, which requires Landmark designation to be enacted by City Council after recommendation by Historic Preservation Commission and Planning and Zoning Commission. An action to decline automatic landmark designation of a designated National Register property must reflect that same process. Hobson confirmed with Perko that he will work with Lamberg on the revision. Since the revision is substantial, it will be reported at the next Commission meeting for their consideration and recommendation.

2. **Administration (Annual Report)** - CLG Program

Lamberg reported that the Annual Report was conveyed on time and accepted by History Colorado to comply with National Parks Service Certified Local Government (CLG) program. A copy of the report and attachments are available upon request.

#### V. WORK SESSION

1. **Communication - Letter of Support** for LEED Cities and Communities certification of Pueblo County.

Lamberg briefed the Commission that he drafted a letter of support at the request of Ron Go-Aco of Pueblo County Economic Development Department. The County is pursuing Leadership in Energy and Environmental Design (LEED) Cities and Communities certification. Pueblo qualifies for the "High Priority Site" Historic Preservation option within the Transportation and Land Use framework because of its Historic Preservation Code and being a National Parks Service Certified Local Government. The letter was signed by Vice-Chair Howell and immediately conveyed by Lamberg to Go-Aco.

3. **Administration - Members** filled two vacancies.

Lamberg welcomed new members Megan Moore and Alyssum Skjeie.

Megan Moore, Coordinator for Southern Colorado Innovation Link (SCIL) and Digital Engagement Manager for Pueblo Food Project. She served as a president of Rotaract of Pueblo. Ms. Moore would like to see our community be inspired by history and culture in ways that innovate the future of Pueblo. Megan Moore recently attained a Bachelor's degree focused in Mass Communication/Media Studies from Colorado State University-Pueblo, and graduate of the President's Leadership Program.

Alyssum Skjeie (pronounced "Shea"), Director of El Pueblo History Museum. She moved to Pueblo in December of 2019 and is looking forward to learning more about and promoting Pueblo history. Her expertise and insight will be valuable to historic preservation of our community. Formerly the Program Manager at Pittsburgh's Heinz Architectural Center, Ms. Skjeie spent eight years at the Carnegie Museum of Art. Alyssum Skjeie holds a Master of Architectural History degree from the University of Virginia.

Lamberg reported drafting biographies of members of the commission and standing committees for publishing on the City's Historic Preservation internet site. After necessary revisions, the biographies will be published before 2021.

4. **Administration – Committee** members to be reappointed by Mayor and City Council.

Lamberg updated HPC Resolution 2020-01 to reflect nine (9) members who verbally affirmed their intent to accept reappointment for a 4-year term, along with four (4) persons who stated their intent to apply to the City Clerk’s Office for appointment. After the resolution is signed by Falsetto and Howell, department staff will convey the resolution to the Mayor’s Office.

**VI. ADJOURN**

Motion by Campbell to adjourn the meeting at 3:05 p.m.; seconded by Skjeie; unanimously approved.

Minutes respectfully submitted by Lamberg.