

Angela Rayne

Gregory Howell
Vice Chair

Jason Falsetto
Secretary



Historic Preservation Commission

Anthony Perko
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Minutes for Wednesday, December 9, 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: Jason Falsetto, Gregory Howell, Megan Moore, Angela Rayne

Commissioners Excused: Laurel Campbell, Anthony Perko, Alyssum Skjeie

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 as revised by Lamberg & Howell, seconded by Rayne; unanimously approved.

II. PUBLIC HEARINGS AND COMMISSION ACTIONS

REGULAR AGENDA

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

Certificate of Appropriateness for a rehabilitation plan (follow up items)
Applicant not present

Lamberg reported that applicant Nathan Stern had requested verbally and in writing to continue the case while the developer finishes revising their Federal tax credit application.

Commission Action:

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

2. HPC-20-15 (300 West Abriendo Avenue, Martin Walter Mansion)

Certificate of Appropriateness for a reroof.
Applicants present, Cindy & Jeff Bailey

Lamberg presented a staff report and recommendation. Applicants Cindy & Jeff Bailey were sworn in. J. Bailey stated that he previously served on an architectural committee in Colorado City. He provided background about the reroof and the timing of applying for permits. During the emergency, when attempting to patch the leaks, contractor found widespread damage. The Baileys were concerned that a full rehabilitation would not be feasible with winter approaching with a pandemic and potential shutdowns to labor and supply chain. As for the historic Italian red tile, they saved pieces of tile and caps, and they will retain them for documentation.

They went on to discuss with Howell and Rayne what to do with unpainted flashing, where national and local standards prefer painting to match roof.

J. Bailey asked if the portion of the roof by the HVAC, which was altered to shingles at some point in the past, was permitted by this Commission. Lamberg searched the Building Department's permit records on the Internet and found a record for 1990, which would have preceded the 2002 Historic Preservation Code.

Falsetto and Rayne agreed with the Baileys that it was important to protect the historic interiors.

Rayne asked about the timing of staff explaining the process. Lamberg replied, while recognizing the urgency in September, stated that J. Bailey had inquired about the process for a reroof and Certificate of Appropriateness on July 30, 2020. J. Bailey, replied, however, having received that information, assumed it would take months to go through the process.

J. Bailey stated that when construction commenced (in early November), the roof contractor initially used a brown-colored shingle. The Baileys ordered the change of color to red.

There was no testimony in support nor opposition, nor public comment. Howell instructed Secretary Falsetto to consider read the finding of facts. Commission members found mostly affirmative finding of facts, except for Falsetto for negative impact on historic features.

Commission Action:

Motion to grant with staff conditions by Falsetto, second by Moore. Motion passed unanimously.

3. **HPC-20-16 (209 North Main Street, Masonic/Mechanics Building)**

Certificate of Appropriateness for a repaint.

Applicant present, Cam Borges

Lamberg verbally briefed on the issue and made a recommendation. Borges was sworn in by Kogovsek. Borges provided background. He studied several examples of historic buildings that were rehabilitated for mixed use. After some discussion between him, staff, and the Commission, Rayne affirmed Lamberg's recommendation that there be no more than three (3) colors for trim, which is in addition to the building material colors existing for the red masonry and sandstone. Borges settled on a historic color palette derived from the Benjamin Moore Historical Colors collection: Chrome Green (HC-189) for the existing trim on windows, Charcoal Slate (HC-178) for repainting storefront trim, and black (HC-190) for other trim, along with the building's primary colors of masonry red and sandstone (for the transom/sign panel).

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 Rayne, second by Falsetto. Motion passed unanimously.

III. APPROVAL OF MINUTES

Motion by Falsetto to approve the minutes for November 11, 2020, seconded by Moore; motion passed unanimously.

IV. OLD/NEW BUSINESS

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

Lamberg briefed the Commission about the ordinance's revision by City Attorney's Office. He had conferred with Commissioner Perko and they made one final revision to ensure clarify about how to handle historic districts, which should be all or nothing; it is not appropriate to the Historic Preservation Code for owners to opt out of historic district areas. With no further comments or concerns by the Commission, there was a motion by Rayne to recommend that the City Council adopt the revised ordinance, second by Falsetto; motion passed unanimously. The Planning Department will forward the ordinance to the Mayor's Office for placement on a City Council agenda.

2. **Administration** – Nomination of Officers for 2021

Lamberg reported hearing from members of the Commission about ideas for nomination. After some discussion, the Commission nominated a slate of officers as follows: Howell for Campbell nominated Falsetto for Chair, Falsetto had nominated Howell as Vice-Chair, Howell nominated Perko as Secretary, and Howell nominated Rayne as Vice-Secretary. All had accepted the nominations (except Perko, who was not present at the meeting, will have the opportunity at the next meeting to accept or decline his nomination). Motion by Falsetto to adopt the nominations for the above slate of officers for 2021, second by Moore; unanimously approved.

V. ADJOURN

Motion by Falsetto to adjourn the meeting at 3:05 p.m.; second by moore; unanimously approved.

Minutes respectfully submitted by Lamberg.