

Laurel Campbell  
Chair

Karen Knight  
Vice Chair

Anthony Perko  
Secretary



## Historic Preservation Commission

Jason Falsetto

Gregory Howell

Vacant

Vacant

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### Minutes for Wednesday, November 21, 2019

City Council Chambers, 1 City Hall Place

#### SPECIAL MEETING CALLED TO ORDER

Called to order at 11:25 a.m. with Chairperson Campbell presiding.

**Commissioners Present:** Laurel Campbell, Gregory Howell, Karen Knight, Anthony Perko

**Commissioners Absent:** Jason Falsetto

**Staff Members Present:** Senior Planner Alan Lamberg

#### I. APPROVAL OF AGENDA

Motion by Howell to approve agenda for November 21, 2019, as amended by Lamberg, adding consent agenda item 3, seconded by Knight; unanimously approved.

#### II. PUBLIC HEARINGS AND COMMISSION ACTIONS

##### CONSENT AGENDA

**1. HPC-19-16 (224 South Union Avenue – Union Avenue Historic District)**

Certificate of Appropriateness for paint color (administratively approved November 7, 2019).

**2. HPC-19-23 (1500 North Santa Fe Avenue – Mineral Palace Park)**

Certificate of Appropriateness for sign for Pueblo Arts Guild (administratively approved November 11, 2019).

**3. HPC-19-24 (2130 Lake Avenue – Coronado Hotel)**

National Register nomination (CLG recommendation; transmitted to HPC on November 19, 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 accept consent item 3 and recommend approval of said nomination by Howell, second by Perko. Motion passed 4 – 0.

Motion to grant consent items 1 and 2 by Perko, second by Howell. Motion passed 5 – 0.

**REGULAR AGENDA**

**1. HPC-19-22 (317 South Union Avenue - Union Avenue National and Local Historic District)**

Certificate of Appropriateness for facade restoration plan.

*Applicant Anthony Knowlton present.*

Lamberg presented a staff report and recommendation. Knight stated that it is possible to “grandfather” in code required features, regarding the second-story entry door. Knight stated that the Anderson company offers products with historic window configurations. Lamberg, referring to the 100 Series product guide, affirmed this in general, but cautioned that there appears to be no product for six-over-one tall fractional pattern, so if and when the second-story windows are repaired or replaced, it will require a custom product not available in the Anderson 100 Series. The applicant Knowlton provided background about the project; that the building had been vacant for 25 years, interior remodel for his dental office and two apartments upstairs, and he intends to restore the storefront to 1920s era facade as close as possible. He intends to comply with ADA requirements for the entry door. He clarified that two ground floor storefront windows are in good condition to remain. His consultant Dennis O’Quin from C&O Windows recommended that he hire a company in Colorado Springs to repair and restore the existing historic second story window. Campbell inquired about the extent of wood paneling around the fenestration. Knowlton indicated that new paint will be from a historic palette, and Lamberg stated the colors may be administratively reviewed at a later time. Howell inquired about when the apartments will be ready for occupancy, and Knowlton replied in 2020.

There was no testimony in support nor opposition, nor public comment. Campbell instructed the Secretary to consider all five requests in one reading of finding of facts. Commission members unanimously found finding of facts affirmative, with one exception that request #2, fenestration rehabilitation, will have a negative impact on the exterior features of the landmark, as discussed in the staff report.

Commission Action:

Motion to grant conditional approval by Knight, second by Howell. Motion passed 4 – 0 with standard permit and staff conditions.

**III. APPROVAL OF MINUTES**

Motion by Knight to approve the minutes for October 9, 2019, seconded by Howell; unanimously approved.

**IV. OLD/NEW BUSINESS**

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

Lamberg reported that the City Clerk’s Office had advertised the vacancies but had not received applications. Lamberg confirmed with Senior City Clerk Tammy Martinez that standing committee members may apply to become regular commission members. They must use the City Clerk’s standard application. Campbell mentioned that Barclay Clark might be interested.

2. **Administration (Legislative): Resolutions** to be adopted by HPC to recommend certain actions to City Council.

**Resolution No. 2019-01** – **Revising the Pueblo Historic Preservation Code**, so that owners of newly listed National Register properties may decline automatic cultural resource listing on the local historic register.

Lamberg presented the resolution, originally drafted to require a separate process for nominations. Perko advised an alternate approach, which would keep the automatic listing, provided that a property owner have an opportunity to be heard as to whether said property should be added to the local register. Owners of National Register-listed properties may decline the automatic listing on the local register within statutory procedures. Lamberg agreed with this approach, but cautioned that for historic districts, individual owners should not “opt-out” because it would result in a non-cohesive district with holes.<sup>1</sup> Lamberg added that the same ordinance revision may clarify procedures for historic districts.

Commission Action:

Motion to adopt by Knight, as revised by Perko, second by Howell. Motion passed 4 – 0.

**Resolution No. 2019-02** – **Commemorating the 150<sup>th</sup> Anniversary of the 1870 incorporation of the Town of Pueblo.**

Lamberg presented the resolution as drafted.

Commission Action:

Motion to adopt by Howell, second by Knight. Motion passed 4 – 0.

**Resolution No. 2019-03** – **Commemorating the Historic Temple Emanuel in Pueblo.**

Lamberg presented the resolution as drafted, noting some copy corrections.

Commission Action:

Motion to adopt by Howell, as revised by Lamberg, second by Knight. Motion passed 4 – 0.

## **V. WORK SESSION**

### **1. Proposed revision to improve bylaws and remove redundancies**

Lamberg drafted the revision intended to benefit new members and standing committee members. Staff will ask City Law Department will review it by early 2020.

### **2. Committee Administration, next steps**

Lamberg will reach out to committee members in December schedule initial meetings in January.

## **VI. ADJOURN**

Motion by Knight to adjourn the meeting at 12:30, seconded by Howell; unanimously approved

Minutes respectfully submitted by Lamberg.

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<sup>1</sup> Note: The proposed ordinance will provide for owners of newly listed National Register districts to decline by majority vote a whole designation of a local historic district.