

Jason Falsetto  
Chair

Gregory Howell  
Vice Chair

Anthony Perko  
Secretary



## Historic Preservation Commission

Angela Rayne  
Vice-Secretary

Laurel Campbell

Megan Moore

Alyssum Skjeie

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### **Minutes for Wednesday, April 14, 2021** *Virtual Meeting ID: 941 6966 6847 (Zoom.us)*

#### **SPECIAL MEETING CALLED TO ORDER**

*Called to order at 1:32 p.m. with Chairperson Falsetto presiding.*

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

**Commissioners Excused:**

**Staff Members Present:** Planning and Community Development Department Acting Director Scott Hobson, City Attorney Dan Kogovsek, Principal Planner Beritt Odom, and Planner Chelsea Stromberg

#### **I. APPROVAL OF AGENDA**

Howell moved to approve the agenda. The motion was seconded by Campbell.

**Motion passed 7 - 0**

#### **II. PUBLIC HEARINGS AND COMMISSION ACTIONS CONSENT AGENDA**

##### **1.HPC-21-02 119 Central Plaza (Jay Powell, TabCo Limited)**

Section 4-14-11 (c) of the Pueblo Municipal Code (PMC), requires all owners of historic properties to obtain a Certificate of Appropriateness for any alteration or rehabilitation that does, or does not, require a building permit. The applicant requests a Certificate of Appropriateness for repair work involving damaged or deteriorated window trim, molding, mullions, windows, and painting façade features. *Pueblo Standards of Appropriateness* were considered for this case.

##### **STAFF REVIEW AND FINDINGS:**

Staff Report given by Chelsea Stromberg

The Tutt Building is also known as the “Triangle Building”, as it is the only unaltered historical triangular shaped structure in Pueblo and is listed on the National Register of Historic Places and is a historic landmark on the Pueblo Inventory of Cultural Resources. In accordance with historic preservation standards, preservation is the primary goal for such buildings; secondary goals include rehabilitation or restoration of historic features to encourage continued or adaptive reuse.

The two-story red brick building fronts on Central Plaza and has a secondary façade along the alley. The primary façade consists of plate glass windows with transoms and wainscoting. The second floor contains double hung windows and a unique curved window at the “tip” of the triangle. All second story windows also have transoms.

The applicant submitted a detailed request for the Certificate of Appropriateness (Attachment E) which indicated that “the façade has suffered from neglect and intense daily sunlight. The powder blue paint has faded, while much of the light and dark brown paint has faded and delaminated.

Much of the wood molding has aged poorly and is overdue to be replaced. Many molding sections were not installed from single lengths of wood and have since split at their seams and deformed. Fortunately, much of the molding and trim shaded from the sun and rain only needs minor sanding, filling, and paint.

The curved, double hung windows located on the 2nd floor at the corner had deteriorated and were removed. The stiles of the upper double hung window had previously been replaced with 2x4s and permanently secured to the frame. Its meeting rail was unsalvageable. The lower window was unusable-the stiles had separated from the rails due to wood decay. The sash pulleys, cords, and weights were no longer in use. The sun had permanently yellowed the polycarbonate windowpanes and were no longer transparent. The style of the original window stiles and rails was duplicated to the extent possible.”

The applicant is requesting a Certificate of Appropriateness per the requirements contained in Section 12, Chapter 14 – Historic Preservation Code, Title IV – Building Regulations, of the *Pueblo Municipal Code*. The Historic Preservation Commission may approve this application if it serves the goals of the historic preservation standards and recommendations. The request is summarized below:

Scope of Work

1. Replacing and/or repairing and painting damaged molding, window trim, and mullions,
2. Repairing the upper east corner window framing followed by installing a new double hung curved window and a new permanent upper pane,
3. Removing the front door entryway exterior ceiling vent and repairing the vent hole,
4. Removing the lower east corner exterior vent, and replacing it with a panel matching adjacent panels,
5. Repainting of all façade features.

Staff recommends **Approval** for the exterior rehabilitation with standard permit conditions.

**Hearing:**

**Jay Powell** (TabCo Limited / applicant) has read the staff report and all the info was included in the staff report and has nothing else to add.

**Commission Action:**

Motion to grant consent item 1 by Howell, second by Perko.

Motion passed 7 – 0.

**2. HPC-21-03 201 W B Street (Laurel Campbell, The Heritage Museum)**

Section 4-14-11 (c) of the Pueblo Municipal Code (PMC), requires all owners of historic properties to obtain a Certificate of Appropriateness for any alteration or rehabilitation that does, or does not, require a building permit. The applicant requests a Certificate of Appropriateness to install three eyehooks on five of the freight doors of the Heritage Museum (Rio Grande Freight House) for the purpose of displaying historic artwork. The artwork will be affixed to wires which will be attached to the eye hooks; this will allow the artwork to be changed regularly without creating additional attachment points.

**STAFF REVIEW AND FINDINGS:**

Staff Report given by Chelsea Stromberg

The Rio Grande Freight House is a historic landmark on the Pueblo Inventory of Cultural Resources. In accordance with historic preservation standards, preservation is the primary goal for such buildings; secondary goals include rehabilitation or restoration of historic features to encourage continued or adaptive reuse.

The one-story red brick building fronts on West B Street and has a secondary façade along Victoria Avenue. The primary façade consists of seven red painted wood freight doors.

The Pueblo Municipal Code Schedule of District Regulations for the Historic Business District, Section 17-4-5(a)1(f) states that “Alterations shall not destroy the significant historical, architectural or cultural materials of the building or structure, and shall be constructed in such a manner to preserve the essential form and integrity of the structure. All alterations and new construction shall be compatible with the size, scale, architectural detail and character of the existing building.” The proposed changes comply with these requirements.

Section 17-4-5(a)1(f)8 states that “Architectural details, including but not limited to material, color and texture shall be compatible with the architectural style of the existing structure.” While the art installation itself is not comprised of historically accurate materials, the art will depict historical photography of Pueblo, which will be consistent with the period of significance of the structure. The proposed changes comply with these requirements.

The Standards of Appropriateness Standard 3.1.9.1 States that the proposed changes should “Avoid concealing original façade materials”. While the art installation may temporarily screen portions of the loading dock doors, the material itself will not be covered by any new material, and will be restored to sight, in the current condition once the art installation is removed.

The applicant is requesting a Certificate of Appropriateness per the requirements contained in Section 12, Chapter 14 – Historic Preservation Code, Title IV – Building Regulations, of the *Pueblo Municipal Code*. The Historic Preservation Commission may approve this application if it serves the goals of the historic preservation standards and recommendations. The request is discussed in detail below:

Scope of Work

1. Install one eye hook on the wood directly below the freight door numbers on five of the freight doors. (five hooks total)
2. Install one eye hook in the mortar on each side of five of the freight doors. (ten hooks total)

**PLANNING AND COMMUNITY DEVELOPMENT STAFF RECOMMENDATION:**

Staff recommends Approval for the exterior rehabilitation with the following staff conditions and standard permit conditions.

1. All attaching bolts must be in the brick mortar and not the brick itself; details of the method of attachment are to be presented to Staff for administrative approval.
2. The art may not contain commercial messaging, unless displayed as part of a historic photograph.

**Hearing:**

**Laurel Campbell, The Heritage Museum** (applicant) states this is our simple fix but if we could change just one thing. We had people come out and look at this project and we would like to put 2 eye hooks at the top for more stabilization. The idea is that this would give artists the ability to display art so this would mean that the art would be rotating out. This year we will have the largest and best display for the anniversary of the flood this year as well. It will be as unintrusive as possible, but we do not want the art blowing in the wind. Ms. Campbell also states that she has read the staff report and can comply with the conditions. Commissioner Howell I saw in the last photo there was a picture of the flood what are other examples of artwork would you like to display here? Ms. Campbell it could be painted, or a photograph enlarged for examples. If we can get enough artists to sign up, we will be doing the flood and the Santa Fe trail then in about six months probably move to Christmas theme art. Then it will rotate on what is happening that year and always having something to do with history. Commissioner Falsetto stated these are temporary locations to display art. Commissioner Skjeie asks for a calcification is the art historical prints or is the art being done right now and what is the time frame you are thinking this art will be displayed. Ms. Campbell answers as long as we have artists willing to make art for the theme then we have no end date in mind. Commissioner Rayne says she loves this idea and loves the frame idea on the doors, but can you explain that if we put art in front of the historical doors how that does not change the historic character of the building. Ms. Campbell answers it will all be temporary like we have approved in the past it will never be screwed or glued to the door. If the commission decides that they do not like this idea, we can always take them down. Commissioner Rayne states that with this having an open-ended date she does not see how this does not change the character of the historical building. Ms. Campbell answers by saying that there might not always have artwork up there. There could be a break based on not having enough submissions. Commissioner Rayne also states that basically asking if the artwork only being historical not abstract. Commissioner Skjeie also adds that it still seems very open ended and not knowing exactly knowing the artwork is going to look like. Commissioner Falsetto maybe you have a few doors showing what the original use of the doors was for and then the other doors can be on what the exhibit is going to be about on the others. Ms. Campbell says what about I submit the artwork and the board can see and approve the artwork that we will display. Commissioner Rayne answers saying I do not think you need to go that far we would just like to see what the policy will be on how you choose and approve the artwork. Commissioner Perko personally would like to see the submissions each time. Commissioner Howell disagrees with this we do not want to be policing the submissions each time. Ms. Campbell will submit a policy on how and what the museum will allow to be hung.

Commissioner Falsetto closes the open hearing.

**Commission Action:**

Motion to grant consent item 2 for 120 days with the conditions being that this is not a permanent display it will only be for flood art just to meet the needs of the 100<sup>th</sup> commemoration of the flood exhibit by Howell, second by Rayne.

**Motion passed 6 - 0.** (Laurel Campbell recused herself from the vote because she is the applicant on this case.)

**III. APPROVAL OF MINUTES**

Motion by Campbell to approve the minutes for February 10, 2021, seconded by Moore; motion passed unanimously.

**IV. OLD/NEW BUSINESS**

**1. HPC-20-16 209 North Main Street (Courtney Cotton, Residential Niche)**

The applicant requests approval to paint the storefront façade, adjacent to Main Street, Benjamin Moore Hale Navy and the frieze above the transom windows will be painted Potters Clay, from Benjamin Moore. Hale Navy is a color from the Historical Color Palette; however, Potters Clay is from the Classic Color Palette. Both the façade and frieze were previously painted; therefore, the historic integrity of the structure will not be compromised.

The Historic Preservation Commission previously approved Benjamin Moore Historical Colors, “Chrome Green for the existing trim on windows, Charcoal Slate for repainting the storefront trim, and black for other trim” (Historic Preservation Minutes, December 9, 2020).

**STAFF REVIEW AND FINDINGS:**

Staff Report given by Beritt Odom

1. Conform to the intent and purpose of this code.

• **Comments:**

Negative finding for all requests, Potters Clay is not a color from a historic color palate.

3. Preserve the special character, interest, and value of the landmark or historic district and its environs.

• **Comments:**

Affirmative finding, According to National Register of Historic Places Inventory-Nomination Form, “the only major alteration is to the street front façade.” Therefore, repainting the frieze will not compromise the special character, interest, and value of the landmark.

4. Not be an adverse impact on the exterior features of the landmark.

• **Comments:**

Affirmative finding, According to National Register of Historic Places Inventory-Nomination Form, “the only major alteration is to the street front façade.” Therefore, repainting the frieze will not compromise the special character, interest, and value of the landmark.

5. Be harmonious with the character of an historic district

• **Comments:**

Affirmative finding: the proposed Hale Navy is from a historic color palate and the earthy tone of the Potters Clay is not incongruous to the surrounding historic brick buildings. However, using a contrasting color from the suggested color combination may highlight the frieze and provide more visual interest.

6. Be compatible with respect to scale, form, and composition of principal facades and relationship to the street.
- **Comments:**  
Affirmative; The color change will not have a negative effect on the existing scale, form and composition of the principal façade and relationship to the street.

**PLANNING AND COMMUNITY DEVELOPMENT STAFF RECOMMENDATION:**

Staff recommends the applicants consider using a contrasting color as suggested by Benjamin Moore in lieu of the Potters Clay, providing more visual interest along the façade.

**Hearing:**

**Courtney Cotton** (Residential Niche/applicant) stated she will pick a color from the historical color palette to replace Potters Clay color. But the reason that she wanted Potters Clay color is that it matched the brick exactly and there is such a heavy amount of painted area so the intention was to match the color to the brick to “ground” the building. Also, the sun is very harsh right there and the paint color will fade. There is a shade on the historical palette that is Georgian Brick HC-50 that would work. The thought process was to match the brick and then the bottom 42 inches will be the color Hale Navy. Ms. Cotton has read the staff report and she can comply with the conditions. Commissioner Rayne states that she would prefer that the color come from the historical palette. Commissioner Falsetto also agrees with using the historical palette.

Commissioner Falsetto closes the open hearing.

**Commission Action:**

Motion to grant consent to approve the new color palette for HPC- 20-16 by Rayne, second by Howell.

**Motion passed 7 – 0.**

**WORK SESSION**

- i. **Coordination of worksession and topics by committee-** Rotate the worksession for each committee.
- ii. **Standing Worksession date and time-** See if we can come up with a different time each month not the second Wednesday of the month. Where the staff have meetings in the morning and P&Z right after this meeting. We would just like to spread the meetings out.
- iii. **Standards committee update** – Commissioner Rayne states the standards committee met and is on hold until Ms. Odom has had enough time to review the comments since they were Mr. Lamberg’s comments not hers. Ms. Odom states staff has reviewed them and is ready to send them out again for everyone’s opinion. Ms. Odom is going to resend the items so everyone can review them again.

- iv. **Public Outreach-** Commissioner Falsetto would like each of the Commissioners to write an article to put in Pueblo Chieftain each month about each commissioner personally and why they like being on the Historical Preservation Committee. This would take half a year and would promote Historical Preservation Committee. Commissioner Howell asked if commissioners would be interested in making a film about Historic Pueblo. There is a film maker that would like to make a film about Historical buildings around Pueblo and interview each of the Commissioners. She will be in town the first week of May and she could film it while she is here, and we can have the video ready for the 100<sup>th</sup> Flood Event.
- v. **Upcoming Events-** Heritage museum will reopen on June 2<sup>nd</sup>, 2021. The Goodnight Barn is going to have a garden it is not flowers it is benches and patio decorations.
- vi. **ADJOURN**  
Motion by Perko to adjourn the meeting at 3:00 p.m.; second by Howell; unanimously approved.  
Minutes respectfully submitted by Chelsea Stromberg.