

Jason Falsetto
Chair

Gregory Howell
Vice Chair

Anthony Perko
Secretary



Angela Rayne
Vice-Secretary

Laurel Campbell

Megan Moore

Alyssum Skjeie

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Minutes for Wednesday, October 20, 2021
Virtual Meeting ID: 941 6966 6847 (Zoom.us)

MEETING CALLED TO ORDER

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

Commissioners Present: Gregory Howell, Megan Moore, Jocelyn Martinez, Anthony Perko,

Commissioners Absent: Angela Rayne, Laurel Campbell

Staff Members Present: Wade Broadhead, Planner and Scott Hobson

Staff Members Absent: Daniel Kogovsek, City Attorney

Citizens Present: None

I. APPROVAL OF AGENDA

Commissioner Howell made a motion to approve the agenda, seconded by Commissioner Perko, vote 5-0.

II. APPROVAL OF MINUTES

Minutes of the August 18, 2021, meeting.

Motion to move the minutes to the beginning of the agenda by Commissioner Howell, seconded by Moore, 5-0.

II. Old/New Business

1. Site Stewardship Update: Landmarked and Eligible Buildings

Olin House- The new owner spoke with Mr. Broadhead at the Planning Counter. Mr. Broadhead informed the owner the building was landmarked, and he wants to turn it into apartments. Mr. Broadhead reminded him exterior modifications require a COA.

St. Patrick's and St. Leander's- Broadhead reported that there is a new Executive Director, Elizabeth Paulus, for Catholic Charities and he visited St. Patrick's with her. The interior set-up of the church does not lend itself well to offices. Catholic Charities will apply for brownfields assessments next. Ms. Paulus is looking at St. Leander for future office space because that is a target area where they want to be to serve their population.

Keating School- Broadhead reported that they are doing a hazardous building survey after a Phase 1 came back with no findings. The second study is expensive, and staff is going to check with the Mayor to make sure the expenditure is ok. The Keating Group is working with a tax credit developer on the school.

Sweeny Feed Mill- Broadhead reported that he noticed the roof was removed for a long period of time, so he contacted the owner to see what the situation was. The owner reported it was going to be fixed soon, it was not, but after a follow up the roof was completely replaced.

Power plan 5 and 6- Broadhead reached out to Black Hills and they reported they were going to update Council at the first meeting in December.

Belmont Mid Century Church- Broadhead reported that a church on Bonforte Ave designed by Frank Lloyd Wright's daughter will be demolished and converted into affordable housing. Broadhead reported that he talked to the owners and invited them to come and explain to the commission why it needed to be demolished. He discussed the graceful retirement program mentioned in the Pueblo Modern study and the church as well as the school being demolished this year could create a process for historic building the community may not be able to save. The church loves their history and they have scrapbooks they want to donate to the library. Commissioner Howell talked about how beautiful the church is. Broadhead said one of the options is nonconsensual designation but that's not something you want to do to a religious organization.

Carlisle School (now closed) (added)- Commissioner Howell asked about Carlisle school. Broadhead said he reached out to Dalton Sprouse, PIO for District 60, and that developers are looking for large schools to rehabilitate. Commissioner Falsetto said he spoke with Dalton Sprouse, and he said District 60 wasn't going to do anything rash.

2. **Master Plan Comprehensive Plan Update/Debrief:** Broadhead gave an overview of the Master Plan efforts going by the City and the Historic Preservation section. He discussed his pleasure with the state of the section now as well as the new map created by Clarion. The map is the first comprehensive citywide map of all resources and context studies for areas that are potentially eligible. Broadhead reported that they now have a specific concrete draft for review by citizens. Scott Hobson reported that this is the first time Historic Preservation Element is in the plan. Hobson also reported that Water element was added to the plan as well.
3. **Hispanic Context Study-** Broadhead reported that the city applied for the Hispanic Context Study for the new commissioners' edification. He reported that he met with the Deputy SHPO and Chief Preservation Officer last week and they reported that the

grant was well written but there were a lot of requests for a small amount of money. Broadhead talked about West Side architecture and people may not know what is significant.

4. NAPC Training / New Meeting Times

Broadhead reported that the City is looking at obtaining training for the commission from the National Alliance of preservation Commission (NAPC). The city would hire NAPC to do a two-session training session, probably on a Friday since he expects the commission will see new types of applications they haven't seen before.

New times- Broadhead apologized to Commissioner Perko for creating a time that didn't work for him. Mr. Perko then responded that this time does work for him now. The other commissioners agreed that this time works for them as well. Broadhead stated that they would keep the current time.

5. **New Local Landmarks (added)**- Broadhead discussed his goal of getting more local landmarks in the City and talked about two properties that may apply soon. Commissioner Howell talked about landmarking Alfred Crowell's house on the East Side.

I. ADJOURN

Motion to adjourn the meeting at 2:13 by Howell; second by Martinez; unanimously approved, 5-0.

Minutes respectfully submitted by Wade Broadhead.