

Jason Falsetto
Chair

Gregory Howell
Vice Chair

Anthony Perko
Secretary



Angela Rayne
Vice-Secretary

Laurel Campbell

Amy Scoby

Jocelyn Martinez

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Minutes for Wednesday, January 19, 2022
Virtual Meeting ID: 941 6966 6847 (Zoom.us)

MEETING CALLED TO ORDER

Called to order at 1:45 p.m. with Chairperson Jason Falsetto presiding.

Commissioners Present: Gregory Howell, Amy Scoby, Jocelyn Martinez, Anthony Perko, Laurel Campbell

Commissioners Absent: Angela Rayne

Staff Members Present: Wade Broadhead, Planner and Beritt Odom, Principal Planner

Staff Members Absent: Daniel Kogovsek, City Attorney

Citizens Present: Ty King and his development team of three people.

Election of Officers Postponement

Howell motion to move elections of the officers to the end of the meeting. Second by Martinez, approved 6-0.

I. APPROVAL OF AGENDA

Commissioner Howell made a motion to approve the agenda, seconded by Commissioner Campbell, vote 6-0.

II. PUBLIC HEARINGS

1. HPC-2022-01, 107 S. Union Ave Certificate of Appropriateness to Reveal & replace windows, transom, storefront, existing windows, doors, and add a new rear deck and various alley façade modifications.

Broadhead proceeded to give the staff report and recommendations.

Synopsis

Precariously Gregarious with Bonham construction are conducting a full-scale renovation of the Orman and Crook Armory Building, more recently known as the Sam Nelson's Furniture building on S. Union Avenue. The renovation involves the complete demolition and reconstruction of both first and second stories as well as a full-sized basemen/sub floor level. The intention of the remodel

is to accommodate a mixed-use development with apartments on the second floor, retail/office/restaurant on the first floor and the basement level to be determined at a later date. The current proposed scope of work entails 1) revealing and adding the transom windows; 2) add a 600 sq ft deck on the rear of the building as well as first floor alterations and new second story door; 3) (revealing and) replacing 14 windows to match original style; 4) replacing the storefront door. The proposed treatment is considered 'rehabilitation' due to the previous loss of so many features, not 'restoration', allowing some flexibility in changes that facilitate change in use. The applicant met with staff onsite and in the office to discuss the project. The applicant is also pursuing a Colorado Historic Tax credit for a second phase of storefront restoration at a later date.

Analysis

The Mad Sam's/Orman and Crook Armory Building has a storied history of alteration since it's construction. As one of the oldest buildings on Union Avenue it has seen a tremendous amount of alteration, including damage from the 1921 flood. Photos of the structure from the National Register nomination from 1981 show that it was completely stuccoed and windows blocked/stuccoed in. In 1981 much of the original material was missing, removed, or covered. A later renovation appears to have added new brick to the front façade, presumably because when stucco was removed the original brick was not stable. It appears that the primary façade transom was also covered at this time. The new front brick façade is not original and now protrudes out from where the original wall would have been. More recently there was a fire in the rear façade and the rear windows were removed and damage done to the walls (see photos below).

Recommendations:

Staff recommends APPROVAL for the with the following conditions

1. Front doors be solid wood or wood with rectangular glass panel approved administratively by staff and reported to the HPC at the next meeting.
2. Create an opening and install/preserve door for the rear alley freight door opening. The design does not need to be operable but honor and show the previous freight opening. Applicant submits design to staff to approve administratively. If the design does not comply with this condition, applicant will come back before the HPC.

After the presentation Campbell asked who owned the fence on the east side. Odom reminded the board that the COA application was just about the historic district guidelines. Broadhead stated he thought the applicant would address that when they came forward. Perko asked when the fire took place. Broadhead stated that it appeared the fire took place against the rear of the building. Applicant, Ty York, came to the podium and stated he read the staff report and understood the conditions. He addressed the fence on the side parcel fence line and that he didn't think it was on his property. Broadhead reiterated that the final two conditions involved staff and the applicant reworking the design solution for administrative approval and that if it could not be worked out it would come back to the board. The applicant stated he understood that fact and agreed. Mr. York discussed flipping the stairs on the rear alley frontage and stated that there was an issue with access and cars and that there would be space for an exterior lift. Perko asked how many parking spaces were provided. Mr. York replied there is space for 4 units in the rear under the deck. Broadhead stated the code was 1.5 spaces per unit so the worst-case scenario would be a variance. Commissioner Scoby asked about signage. Broadhead said that all the signs would need review. Discussion ensued about alley improvements initiated by Urban Renewal.

Campbell asked about an elevator and Mr. York said it was not required at two stories. Campbell also asked about the entrance to the apartments. Mr. York said there were two, one in the rear and one in the center of the building.

Findings of fact were read and approved. A motion to approve made by Howell to approve with staff conditions, seconded by Commissioner Martinez, 6-0.

III. APPROVAL OF MINUTES

Minutes of the October 20, 2021, meeting.

Motion to the approve the minutes of the October 21, 2021 meeting by Commissioner Howell, seconded by Campbell, approved 6-0.

IV. Old New Business

1. Saving Places Conference Attendance February 2022

Broadhead reported that the City of Pueblo has the opportunity to attend the Saving Places conference in Denver with state funding. Commissioner Martinez said she would be interested in attending. Broadhead said he would follow up with the details.

2. Hispanic Context Study Grant Application Debrief

Broadhead reported the circumstances of applying for the Hispanic Context grant. The team utilized the consultant from Denver currently doing the Hispanic Context study in Denver and talked to City of Denver Staff. He reported that they identified the relevant people and planned to use them to write much of the context. Broadhead said it came down to money and that the state encouraged Pueblo to reapply for a smaller grant in May. Broadhead reported that Mr. Hobson was ok with reapplying for a smaller amount and a consultant has promised that they could do a great project for \$50,000. Commissioner Campbell stated that Juan and Deborah Espinoza should be integral to the study. Broadhead reported that staff met with them about the grant and the consultants had a couple hour long planning meetings with them.

3. NAPC CAMP Training

Broadhead reported that the City was sponsoring a half day preservation commissioner training on February 18, 2022 from 2 to 5PM. He stated that one of the trainers was from Nashville which has seen a lot of change and on the pre-CAMP planning call the Nashville planner completely understood what Mr. Broadhead was asking for which is standards and guidelines and responding to development pressures in commercial districts.

4. New Local Landmarks-

Broadhead gave brief update of efforts with First AME Church in Bessemer. He reported that the congregation came in for a meeting so he could assist them in applying for a SHF grant to get the building listed on a local register so they could then apply for funds to repair the building.

V. ELECTION OF OFFICERS

Howell nominated Jason Falsetto as chair, seconded by Perko, 5-0 in favor.

Perko nominated Howell as Vice-Chair, seconded Campbell, 5-0 in favor.

Campbell nominated Commissioner Perko for Secretary, seconded by Howell, 5-0 in favor.

Howell moved to reserve and postpone the election of a Vice Secretary until Commissioner Rayne is present, seconded by Campbell, passed 6-0.

VI. ANNOUNCEMENTS

1. Campbell made two announcements; the Goodnight Barn will be the location of the EPP 25 anniversary dinner on July 16, 2022. They will have a chuck wagon rendezvous in May. She also mentioned Charlene (Simms, genealogy staff at the Pueblo City County Library) left the library.
2. Commissioner Howell announced he has been special appointed to the Board of Directors of the Economic Council of Colorado. He asked that they bring their annual conference to Pueblo which they agreed to do in October. The conference expects 300-500 people.

VII. ADJOURN

Motion to adjourn the meeting at 3:00 by Howell; second by Falsetto; unanimously approved, 6-0.

Minutes respectfully submitted by Wade Broadhead.