

Weston Burrer
Chair

Richard Cherry
Vice Chair

Deborah Espinosa
Secretary

PUEBLO



Historic Preservation Commission

Tanya Jones

Chris Markuson

Marie Schwager

David Webb

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Historic Preservation Commission

City of Pueblo, Colorado

Thursday, January 12, 2012 – 12:00 p.m.

Interim City Council Chambers – 301 West B. Street

Minutes

MEETING CALLED TO ORDER

The meeting was called to order at 12:00 p.m. with Chairperson Weston Burrer presiding.

Commissioners Present: Richard Cherry, Deborah Espinosa, Chris Markuson, and Marie Schwager

Commissioners Absent: Tanya Jones and David Webb

Staff Members Present: Jeff Bailey, Assistant City Manager for Development Services, Paul Willumstad, Board Attorney, and Wade Broadhead, Planner.

APPROVAL OF MINUTES

Motion to approve the minutes for the Historic Preservation Meeting held on December 8, 2011 by Markuson, second by Espinosa.

Motion passed 4-0. (Schwager, Jones and Webb absent)

PUBLIC HEARING

A. Certificate of Appropriateness: HPC #028-2011, 201 W. Lamkin

Application to add a new deck (**Continued from the November 10th Hearing**)

BACKGROUND

Staff Report by Wade Broadhead

Synopsis

The subject property is located in The Historic Business District at the corner of Lamkin and D Street and is zoned Historic Business but not located within the boundary of the Union Avenue Historic Business District. The applicant is requesting permission to install a second story walk out deck. Installation of the deck will require cutting the brick around the window to make a door. A similar rear elevation third story deck was approved by the Pueblo Architectural Review Board in 2007 (Case # PARB 20-2007), and another exists on the southeastern elevation and rooftop. The deck will be twelve (12) feet wide by eight

(8) feet deep, and the one window on the far northwestern edge will be expanded to create one door and associated sidelight window.

Analysis

With the reuse of the building from warehouse to lofts and small offices, certain exterior changes necessarily appear, one being exterior decks. Decks are not allowed on the most historical significant elevations citywide, such as the two sides that from Lamkin Street and D Street. The secondary elevation’s front parking lots on the northwest and southwest elevations and are much less visible; making the installation of decks far less of an impact. Preservation standards recommend additions be sited to avoid overwhelming the original building and this simple, open deck design will not negatively impact the original façade. The removal of the window well is a negative impact, but in speaking to the applicant there is only room for 2 additional decks on the rear elevation, leaving most of the windows intact, although the windows are mostly replacement systems.

Commissioner Schwager joins the meeting.

RECOMMENDED MOTION

1. Staff recommends the deck must match the existing upper floor decks on the south elevation.
2. The applicant must provide City Staff with a copy of the covenants. If the common elements are held in joint ownership, the applicant must provide documentation of approval to reduce the common element.

HEARING

Gary Anzuini, 112 West “D” Street, appeared and testified in favor of the application.

COMMISSION ACTION

Motion to approve HPC #028-2011 with the following conditions by Markuson, second by Cherry.

1. Staff recommends the deck must match the existing upper floor decks on the south elevation.
2. The applicant must provide City Staff with a copy of the covenants. If the common elements are held in joint ownership, the applicant must provide documentation of approval to reduce the common element.

Motion passed 5-0.

- B. National Register Hearing: HPC #001-2012, 310 W. 11th Street**
First United Methodist Church-Pueblo Methodist Church
Local Government consultation for a National Register nomination & listing

BACKGROUND

Staff Report by Wade Broadhead

Synopsis

The First United Methodist Church has been nominated by its congregation for inclusion into the National Register of Historic Places. Due to the City's status as a Certified Local Government (CLG) the Historic Preservation Commission is required to hold a public hearing and required to provide feedback to the National Register Review Board regarding the nomination. Since the property was added to the Pueblo Inventory of Cultural Resources in 2007, inclusion on the National Register would not change its regulatory status since it is already protected by city code.

Analysis

The First United Methodist Church (FUMC) is being nominated under Criteria C, for being associated with the works of William Stickney, Architect and as an excellent example of the Gothic Revival and Tudor architectural styles. The church is actually a complex of two buildings, the original church and an educational two story brick annex (located on the west elevation). The main church was constructed in 1923-24 with a large addition erected in 1959 and a smaller office addition on the north elevation built in 2000. Of particular note is the church's interior detailing which is mostly original and one of the best examples of English/Tudor interiors still surviving in Pueblo. The FUMC would make a welcome addition to the group of highly significant churches located in downtown Pueblo that are listed on the National or State Register.

RECOMMENDED MOTION

Staff recommends that the HPC finds the nomination meets the National Register Criteria C.

COMMISSION ACTION

Motion to recommend that HPC #001-2012 meets the National Register Criteria C by Cherry, second by Markuson.

Motion passed 5-0.

Old/New Business and Updates

A. Pueblo Modern, Public Meeting February 16th, 2012

Broadhead: The study should be done and printed by February 16th. I will have about 45 copies of the study. Adam and Mary Therese will be presenting the study. The meeting is being held at the Sangre De Cristo Arts Center.

B. Bessemer CLG project update

Broadhead: The draft is done and will be reviewed soon. Colorado Preservation Inc will not be coming for the meeting. We may be able to view this project in May.

C. OAHP Architectural Survey Best Practices Update

Broadhead: I have been attending these meetings. They are working on new architectural data forms. They acknowledge there is a problem with their forms. There are some professors that attend these meetings as well. Pueblo has 400 site forms. This will be helpful for future surveys.

D. 2012 HPC Retreat planning

Broadhead: I believe we will try to have our retreat again in February or March. We will try to have the retreat after the CPI conference.

E. By-laws

Broadhead: We need to update our bylaws. There were a few areas that we need to revisit. We can review this at our next meeting. I will work on an update and present it to you. The County has a new Planning Director. Her name is Julie Ann Woods. She is interested in preservation. I think we will re-visit the City/County Historic Preservation Commission.

F. Creative Arts District

Broadhead: Colorado Creative Arts District is a program that helps to create creative arts districts. There is a meeting tonight at the Arts Center. They are looking for a letter of support from our Commission.

Motion to support and draft a letter for the Colorado Creative Arts District grant proposal by Markuson, second by Espinosa.

Motion passed 5-0.

Elect New Officers

- A. Chair of the Historic Preservation Commission
- B. Vice Chair of the Historic Preservation Commission
- C. Secretary of the Historic Preservation Commission

Motion to keep the officers the same by Markuson, second by Schwager.

Motion passed 5-0.

ADJOURN

There being no further business, the meeting was adjourned at 12:52 p.m.