

Weston Burrer
Chair

Richard Cherry
Vice Chair

Deborah Espinosa
Secretary

PUEBLO

Historic Preservation Commission

Vacant

Tanya Jones

Chris Markuson

David Webb

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Historic Preservation Commission
City of Pueblo, Colorado
Wednesday, September 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 12:10 p.m. with Chairperson Weston Burrer presiding.

Commissioners Present: Chris Markuson, Richard Cherry, and David Webb

Commissioners Absent: Tanya Jones and Deborah Espinosa

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 July 26, 2012, by Markuson, second by Webb.

Motion passed 4-0.

PUBLIC HEARING

- A. Certificate of Appropriateness: HPC #013-2012, 225 N. Main Street**
Application to install a sign.

Broadhead provided a staff report.

Synopsis

According to Standards of Appropriateness (1.4.1.1) “Any owner proposing to materially alter a designated landmark...must obtain a COA”. The applicant is proposing to install a 56 square foot backlit sign on the Montgomery Ward Building which is listed on the National Register of Historic Places. The sign measures 33 feet long by approximately 1 and a half feet tall and will sit on the eastern façade of the building facing Main Street.

Analysis

The proposed sign will hang on the eastern façade of the large office building and advertise the Colorado State Lottery whose headquarters are located in the building. The prior tenant, ABC Bank, moved to Midtown and

the Lottery is leasing the remaining space. The building's eastern façade measures 72 feet which under the present sign code would allow 144 square feet of signage. If the building was situated in the Historic Business Zone District (HB) it would be allowed 36 square feet. Since the building is not located in a National Register Historic District or in a HB Business District a compromise between the two allowances is fair. The rather large frontage combined with the street trees growing at the level of the sign show that slightly larger signage than what is allowed in the HB should be considered for the sign to be effective. The proposal of 56 square feet is more than what would be allowed in an HB but far less than what is allowed in B-4. According to the Standards of Appropriateness plastic signs and internally illuminated and backlit signs are not permitted. However, the alternative in this case is to add gooseneck lamps for nighttime illumination or to refuse electric signs all together. This alternative would be more intrusive than the proposed sign and the sign will be very modest and easily reversible and a simple way to allow the sign to be visible at night. Since the building is from the Electrified Age, it is less of an impact than lit signs in a historic district whose period of significance is from a pre electrified era. Finally, the building already has small metal and/or plastic lettered sign on the 3rd Street façade, although it does not appear electrified.

Recommendations:

Staff recommends **APPROVAL** for the with the following conditions

1. Attach bolts to the brick mortar and not the brick itself.

Charlie Montera, the sign contractor, testified in favor of the application.

COMMISSION ACTION

Motion by Markuson, Seconded by Cherry to **APPROVE** with staff conditions.

Motion passed 4-0.

- A. **Local Government Consultation:** HPC #016-2012, New Pueblo Freeway Programmatic Agreement with CDOT. Action: whether to sign the agreement (copies available at the Department of Planning and Community Development).

The board expressed their dissatisfaction with the PA and a number of issues that included the lack of a firm process to nominate new sites to CDOT and when sites get reevaluated. They also had concerns that the other consulting parties had not signed and if mitigation was even possible without their signature.

COMMISSION ACTION

Motion by Markuson, Seconded by Webb to direct staff to open up discussions with the appropriate agencies to request refinement of the PA to include clearer language on how to identify newly discovered significant sites to CDOT, and better language about recognizing locally designated historic resources. Board asks City Staff to request that is at all possible save the steel mill stacks and adjacent neighborhoods and to ask for a reconsideration of the Eiler's Neighborhood Community Built Survey.

Motion passed 4-0.

Old/New Business and Updates

A. Announcement of new City of Pueblo Planning director

Broadhead: Julie Ann Woods the Pueblo County Planning Director has accepted a position as the City Planning Director and will be starting in the end of September. She will most likely make the October HPC meeting.

B. Historic Home Tour

Webb informed the Commission the Historic Home Tour will take place October 7, 2012 from 11-4 and that they have seven houses to visit.

C. Potential 2013 CLG and SHF project updates.

Broadhead informed the commission that the HPC would discuss CLG projects in October as they are due in mid November.

ADJOURN

There being no further business, the meeting was adjourned at 1:00 p.m.