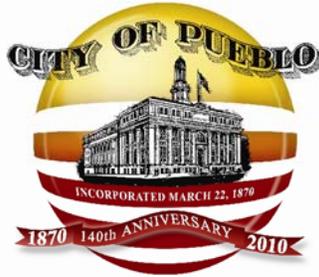


Weston Burrer
Chair

Richard Cherry
Vice Chair

Deborah Espinosa
Secretary



Janie Anderson Craven

Tanya Jones

Chris Markuson

David Webb

Historic Preservation Commission

Historic Preservation Commission

City of Pueblo, Colorado

Thursday, January 13, 2011 – 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 Chair Weston Burrer presiding.

Commissioners Present: Richard Cherry, Janie Anderson Craven, Deborah Espinosa, Tanya Jones, Chris Markuson, and David Webb.

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

ELECTION OF OFFICERS

Motion to nominate Weston Burrer as Chairperson by Espinosa, second by Jones.

Motion passed 7-0.

Motion to nominate Richard Cherry as Vice-Chairman by Jones, second by Espinosa.

Motion passed 7-0.

Motion to nominate Deborah Espinosa as Secretary by Craven, second by Jones.

Motion passed 7-0.

PUBLIC HEARING

- A. Certificate of Appropriateness: HPC 001-2011, 1500 N. Santa Fe Ave. Mineral Palace Park**
Application to install a new restroom in an historic district.

BACKGROUND

Staff Report by Wade Broadhead.

Synopsis

Mineral Palace Park was designated as an historic district January 24, 2005 by City Council. Mineral Palace became a city park in 1896 and it is significant for the original design as a City Beautiful public space and more importantly for its role as evidence of the depression era Works Progress Administration (WPA), a national effort to teach trades and employ out of work men during the late 1930s. Since the park is an historic district all new structures or demolitions require HPC review. The Parks and Recreation department has purchased a pre-cast concrete, modular, 4 section bathroom to place in Mineral Palace Park 100 feet north of the main entrance to the pool. The building was purchased from CDOT and used to function as a bathroom at the Larkspur rest area along I-25. The building is 4 unit model with vertical brown siding and a single gable roof with composite shingles and measures, 23' x 26' (598 square feet). Mineral Palace Park has a shortage of useable bathrooms and currently utilizes two single stall, vault toilet units located directly east of the proposed location. The current facilities are deficient to serve the park where there is a pool, playground, and numerous open air parties and activities. The new building will be vandal resistant and ADA compliant. No trees will be removed during installation.

Analysis

There are few guidelines for new buildings in historic parks, except the general preservation guidelines for new buildings in historic districts (generally taken to mean houses). According to the Standards of Appropriateness Section 1.5.4 New Buildings, the standards state: "New Buildings in historic districts should be compatible with historic buildings and development patterns *without imitating earlier styles or details.*" Historically WPA era "comfort houses" were present in city parks and used as bathrooms. These were clad with stone like other WPA municipal structures. Efforts should be taken to avoid replicating WPA rock faced construction or phony stone and any new bathroom should be an artifact of it's own time. The proposed structure is a simple utilitarian bathroom, and meets the general guidelines. The structure may be long term temporary, as there are plans to renovate Mineral Palace Park for the I-25 project. Approved I-25 plans show this area as a picnic area with shelters and could contain a bathroom structure (see attached rendering). Although a more elaborate restroom with some design input from HPC would have been more desirable since the proposed bathroom is essentially a highway/rural park style, Staff finds the building meets the basic guidelines set for in the Standard of Appropriateness and is marginally architecturally compatible given its location and function. The building should be painted a neutral tan color, as the dark brown color utilized for a mountain rest stop is less appropriate in a municipal historic park.

RECOMMENDED MOTION

Staff recommends **APPROVAL** of the restroom structure with the following condition:

1. Paint the exterior siding tan.

HEARING

Creighton Wright, Parks Director, City of Pueblo, appeared and testified in favor of the application.

Mr. Wright states that the need for the restroom facility is great. The pit toilets that are currently in place are unheard of in an urban public setting. The expectation is that it should be a plumbed sanitary restroom. Mr. Wright speaks of a Park Ranger program in which staff will be in the park after hours and hopes that it will discourage vandalism and discourage inappropriate behavior in the park.

Commissioner Webb enters a letter from Janet Dash, President of Old Historic Northside Organization (OHNO) into evidence. The letter is marked as Exhibit A.

Yolanda Butler, 321 W. 18th Street, City of Pueblo, appeared and testified in favor of the application.

Ms. Butler stated that OHNO has asked City Council in the past for bathroom facilities that modeled the historic nature of the park.

COMMISSION ACTION

Motion to approve with staff recommendations by Espinosa, second by Cherry with the following conditions:

1. Paint the exterior siding tan.
2. Within 5 years the restroom facility shall be resurfaced with stacked stone.

Motion passed 7-0.

At this point in the meeting, Chairman Burrer recuses himself from HPC-002-2011 and Vice-Chair Cherry steps in as Chairperson.

**B. Certificate of Appropriateness: HPC 002-2011, 1 City Hall Place, City Hall
Renovation project and Section 106 Local Government Consultation Review**

BACKGROUND

Staff Report by Wade Broadhead.

Synopsis

City Hall was erected in 1917 and added as part of the Union Avenue Historic District in 1984. In 2009 City Hall received a Certificate of Appropriateness to restore the originally specified roof and make repairs to the gutters, upper floor masonry and cupola. In 2000 the third floor of City Hall was closed due to building code and egress issues, and in 2010 a flood caused the basement level to be vacated. City Hall is currently vacant.

The current application involves a complete rehabilitation of the interior of City Hall as well as some exterior items. A Certificate of Appropriateness is required due to the fact that City Hall is located in the Historic Businesses District. The ruling from HPC will also serve as the official response for the Section 106 compliance since federal money are involved. This hearing only focuses on the interior renovation and associated exterior work and the request for the Memorial Hall COA will follow at a later date when plans are finalized. Since small portions of the project will not meet the Secretary of Interior Standards for renovation the city has determined this will be an adverse effect to a contributing element in a National Register Historic District. Mitigation to the adverse effect will entail recordation of archival quality photographs and project drawings. The HPCs decision will be forwarded onto the State Historic Preservation Officer along with Exhibits D & E and a complete set of architectural plans for their review.

The City Hall project under review is a **rehabilitation** project. The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair

or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." The overarching design goal of the renovation is to preserve and restore significant spaces that are partially or completely in tact and update and modernize other non character defining spaces that have been heavily modified since 1917.

Overview

Exhibit E provides a bulleted scope of work calls out the important proposed changes, and includes the floor plans by level indicating those spaces that will be restored and those spaces that will be modified. In brief:

1. The primary changes of the rehabilitation will be moving City Hall chambers to the third floor.
2. Former City Council space and the City managers area will be updated and modernized into offices.
3. The wall at the end of the second floor lobby will be removed and replaced with opaque glass.
4. The lobby space on the second floor will be divided into a reception area and elevator lobby, and a glass panel fireproof barrier will be added at the stairway.
5. The third floor will be completely demolished and new ADA council chambers, City Attorney Offices and bathrooms will be added as well as a secondary means of egress to meet fire code.
6. The wheel chair lift will be removed. 1st floor auxiliary stairs out of the finance offices and council chambers will be replaced with a ground floor elevator lobby.

Analysis

One of the primary tenants of historic preservation policy is to reuse buildings with the original use which is generally the most compatible. The current state of City Hall is the amalgamation of numerous partial remodel work from the 1920s to current day. The proposed renovation will preserve and restore character defining spaces such as the stairwell, lobbies, City Clerk entryway, City Clerks area and interior and exterior lighting.

Spaces that will be heavily modified include all of the third floor and much of the second floor. The third floor originally functioned as an open, exposition space for boxing matches and similar activities. The third floor was then used as offices for the WPA and later the Pueblo Regional Planning Department and other City Departments. These spaces were renovated in the 1970s and 1980s destroying any character defining office space. Although relocating City Hall chambers from the second to the third floor is a major change it allows the primary city function to remain in the building and receive updates crucial for the functioning of a modern City Government. The change to the third floor also allows better ADA access to council chambers and men's and women's bathrooms. The remainders of the changes are described in Exhibit E.

Staff agrees with the finding that this will be an adverse impact especially with regard to the installation of the first and second floor side coiling fire doors which will need to cut into the terrazzo floor, marble wainscot, plaster and historic ceiling. Staff also concurs with the proposed mitigation for the impact which will consist of archival photography, record drawings, and black and white photographs from a qualified architectural historian.

RECOMMENDED MOTION

Staff recommends **APPROVAL** of the COA and agreement with the finding of adverse effect as well as the recommended mitigation strategies:

1. If disagreements arise with SHPO and changes are made, bring any major alterations back before the HPC for approval and or comment.

HEARING

Bill Zwick, Project Manager, City of Pueblo, appeared and spoke in favor of the application.

Mr. Zwick states that this project is critical and we hope that you can approve the Certificate of Appropriateness. We would like to send out a letter to the State requesting compliance with adverse effects as listed.

Mickey Beyer, Assistant Director of Public Works, City of Pueblo appeared and spoke in favor of the application.

Bob Hart, HGF Architects, appeared and spoke in favor of the application.

Weston Burrer, HGF Architects, appeared and spoke in favor of the application.

Mr. Burrer discusses at length the plans to renovate the interior of City Hall.

The motion for this case was taken from notes provided by Jeff Bailey, Assistant City Manager for Development Services as the tape recording does not pick up the motion.

COMMISSION ACTION

Motion to approve with staff recommendations by Craven, second by Markuson with the following conditions:

1. If disagreements arise with SHPO and changes are made, bring any major alterations back before the HPC for approval and or comment.

Motion passed 6-0-1 (Burrer abstained).

NEW BUSINESS

1. *Saving Places Conference February 3-5, 2011, Denver*

Broadhead: Weston Burrer, Chris Markuson and I will be attending the Saving Places Conference this year.

2. *Potential HPC Retreat times in February after Saving Places*

Broadhead: After the Saving Places conference we will discuss a time to have a retreat sometime in February.

3. *Phase II City Hall restoration SHF grant*

Broadhead: We are looking at this grant to do more exterior renovation to the outside of City Hall/Memorial Hall. The board may need to do a letter of support for this grant application.

4. Ordinance revision subcommittee meeting time

Broadhead: Is there anyone interested in meeting at lunchtime about once or twice a month to work on the ordinance revision? I will invite Kerrelyn Trent in as an Ex-Officio.

APPROVAL OF MINUTES

Motion to approve the minutes for the Historic Preservation Public Hearing held on December 9, 2010 by Craven, second by Webb.

Motion passed 7-0.

ADJOURN

There being no further business, the meeting was adjourned at 2:00 p.m.