

Weston Burrer
Chair

Richard Cherry
Vice Chair

Deborah Espinosa
Secretary

PUEBLO

Historic Preservation Commission

Janie Anderson Craven

Tanya Jones

Chris Markuson

David Webb

Historic Preservation Commission

City of Pueblo, Colorado

Thursday, February 10, 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, Chris Markuson, and David Webb.

Commissioners Absent: Tanya Jones

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 Public Hearing held on January 13, 2011 by Webb, second by Espinosa.

Motion passed 6-0.

NEW BUSINESS

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

Markuson: I had the pleasure of attending the Saving Places conference with Wade. It was a fantastic event. The presentations that stood out were: Dealing with difficult property owners in a downtown environment, Wade's presentation, and the commission assistance and mentoring program camp. The conference was extremely valuable. I received a binder full of great information that I would like to share with everyone. Maybe we can discuss some of these items at our retreat. Wade did a fantastic job of representing the City.

Broadhead: We attended the Commission staff roundtable and it seems that we are doing more than any other City. The response was pretty good. On a negative note, there was a photography exhibit, which had great photographs but there were 5 or 6 pictures of dilapidated buildings on the East Side of

Pueblo. It was unfortunate to see our city displayed that way. We are working on trying to save these houses on the Eastside.

2. Potential HPC Retreat times in February

Broadhead: I would like to have the retreat at the end of this month.

Espinosa: In the past, we have gone to someone's home or the El Pueblo Museum. I am willing to offer the museum again on a Saturday morning.

Broadhead: Is there someone with a national register or local register home willing to host?

Craven: We could try to use the Southeastern Heritage Center as well. The museum is having trouble getting people to come down here.

Espinosa: Maybe the Olin house will host us.

Broadhead: We will try to meet for March 5th. Once we get everything planned, I will let you know.

3. Ordinance revision subcommittee meeting time

Broadhead: I am ready to jump into this ordinance revision committee. Can anyone meet for lunch or coffee at least once a month? I will send out the invite through email and see what response we get.

Burrer: What is your big push with this? Is there something in particular that needs to be fixed?

Broadhead: Windows are a big issue. I can't believe it hasn't come up yet but I think we will be getting a request soon to put vinyl windows in a historic building. Generally, no other commission allows for that. Looking at our ordinance, the vinyl windows are strongly discouraged, however if someone appeals us to court our case is not as strong as I thought it would be. The City-County Commission is still in the works. If the City and the County are still on board, we will need to know if we need to have 1 or 2 seats. Also, our process for district nomination or nominations also needs to be reviewed and clarified. Right now, anybody can nominate anything. I gave you articles of what happened in Denver. I don't want that to be a nightmare here as well.

Burrer: Right now, we can initiate the process or City Council can initiate the process for nominations.

4. I-25 Mitigation Meeting Update

Broadhead: Corrine Koehler and I will be meeting with Jerry to discuss the mitigation meeting we had last month. They still propose to take the stacks down and they want to know what kind of mitigation we want. I am still having a hard time thinking of any mitigation that equals taking the stacks down. The person from the National Trust is part of the consulting party and he says that if you lose the stacks you still need that connection to the mill in case there is any chance the buildings can be saved. We talked about keeping the tunnel that goes underneath I-25. We hope that we can keep that tunnel

and extend it. We are going to talk to the City Attorney and City Manger to see if we have any chances of saving the tunnel.

5. Context Project Updates

Broadhead: Our CLG grant is for the Bessemer Historic Context Study. We had Historic Preservation Inc., and the Bessemer Historical Society match money for this study. I got an email from Dan Corson and they are waiting on the Federal Budget. Hopefully we should know soon whether or not we got this money.

Burrer: Where are we with our current context studies?

Broadhead: They are going well. Heather Bailey wrote a blurb about our Modernism Study and other modernism studies that are taking place all over Colorado. I think it is a nice paragraph that was written about us. Next month, Mary Therese will be visiting with the Commission. They are way ahead of schedule on the South Pueblo Study. They are editing the draft. We may have a draft soon for you to review.

6. Landmarks Update: goals for the year, strategies

Broadhead: I have to update the list. The class from CU-Denver is still going to landmark properties, but the process is going slower than I thought it would. If you know people who are interested, please let me know because we have the properties lined up.

7. East Side: St. Leander and Little Red House update

Broadhead: HPI has applied for a grant thru the National Trust for Historic Preservation for \$5,000 to be match money for a historic structure assessment on the Little Red House. CPI would probably manage that grant. The owner of the house is willing to give the building to CPI. CPI would take ownership and try to rehab it. The neighborhood is excited and this house has special architecture. Beritt and I were working with St. Leander and the Library to get a grant to have a branch inside St. Leander's. The interest is there. St. Leander's and the Library didn't want to rush this partnership.

8. Updates on Nurse's Quarters, Goodnight Barn, and City Park Grand Stands

Broadhead: Scott and Jeff have assigned me to a project for a historic structure assessment for the City Park Grand Stands. Hopefully, I will have everything ready by next month to do a local landmark nomination. We are going to do a historic structure assessment for the Goodnight Barn. One was done about ten years ago and it is already outdated. The nurse's quarters is probably going to be on the nomination list for endangered places list next year. I met the state architect and they would like a letter from our commission for support.

ADJOURN

There being no further business, the meeting was adjourned at 1:43 p.m.