

Weston Burrer  
Chair

Richard Cherry  
Vice Chair

Deborah Espinosa  
Secretary

# PUEBLO

## Historic Preservation Commission

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Janie Anderson Craven

Tanya Jones

Chris Markuson

David Webb

### ***Historic Preservation Commission***

City of Pueblo, Colorado

Thursday, March 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, Chris Markuson, 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 Public Hearing held on February 10, 2011 by Markuson, second by Webb.

**Motion passed 5-0.**

#### **NEW BUSINESS**

1. HPC Retreat, El Pueblo Museum, March 12, 2011

Broadhead: We will have our retreat on Saturday, March 12<sup>th</sup> at El Pueblo Museum from 9-3 p.m. I have an agenda that I will email out. This retreat will be more structured. We have a lot of accomplishments. If you have anything you would like to add to the agenda, please email me or you can bring it up at the retreat. We will discuss what we are doing, where we are going, and talk briefly about our projects. In the afternoon, we will do a SWOT (Strength, Weaknesses, Opportunities, and Threats) analysis. I would like to identify three goals for this year, three mid-term goals and three long-term goals.

2. Pueblo Modern, presentation and discussion by Mary Therese Anstey (Historitecture-30 minutes)

Broadhead: I would like to introduce Mary Therese Anstey, who works for Historitecture, our consultant for the *Pueblo Modern* project. I asked her to come in and give us short presentation. I would like to get your feedback as well.

Anstey: I am the newest employee of Historitecture. We have done surveys on the Northside and the Eastside. My colleague Jeffrey DeHerrera is working on the South Pueblo Context Study and a National Register Nomination for the Columbus Monument. Adam Thomas and his wife Cheri founded Historitecture in 2002. We will be working on the recently awarded CLG grant to do a context in the Steel Mill neighborhood. I will discuss what a context study is, what we will have in the study, and why it should matter. I love the resources available in Pueblo. The context is a written document that gives you perspective about history. It helps you to understand the topic we are studying. We are studying modern architecture in Pueblo from the 1940's-1980. That is a longer time span than we would use traditionally, but it works for Pueblo history. The study will also give you an idea about what was happening statewide, nationally, and compare them to Pueblo. I decided to pursue a theme of the "American Dream." The American dream meant having a house of your own, with a car in the driveway and lots of kids. Transportation, shopping, education, and social life were all affected by these instant communities. We do know that the idea of obtaining the American Dream was not open to everyone (i.e. gender, race, and education). We will talk about the importance of the GI Bill, the changes in the local economy, the largest employers and the Hispanic civil rights movement. The reason why it matters is because we will find out how the past of Pueblo can affect our future. This context is going to be different from others you have read. It will also include a preservation plan that can give you good follow through actions after the context is completed. Please get in touch with me if you have anything to add to the context. There are very few communities in the state that have done anything with their post-war areas, so you should be commended for stepping up and doing that.

3. Section 106 for Public Housing Projects

Broadhead: The government and the Housing Authority own a lot of homes because they are historic and also because of the regulations. If the house is over 50 years old they need a historic clearance. There are 30-40 houses that the Housing Authority owns that are in Belmont and Sunset area that need to be reviewed and they want to know if they are eligible for nomination. The context comes in handy as a management tool to decide whether these homes are worth saving. We have one housing project in Pueblo that is historic and they are looking at tearing that down. We will use the context study as soon as it is published to help with projects like these.

4. Letters of Support, SHF Local Grant Projects

Broadhead: The SHF grant deadline is April 1<sup>st</sup>. The draft deadline was March 1<sup>st</sup>. There are three projects that would like support. The first is Memorial Hall/City Hall exterior renovation. We will be using some of the bond money as match money. We are waiting on the bid for this. The second project is the Pueblo Mountain Park (owned by the City) in Beulah. They have a bunch of WPA buildings. They have bridges and retaining walls that need to be fixed. The third project will be

applied for by the Urban Renewal Authority. It is for the Kushnir Building to do an exterior renovation of the building.

Craven: I am very impressed with the help that the Urban Renewal Authority has given.

Webb: The Pueblo Mountain Park structures were all created by Arthur Carhart in Beulah. The first campground in the country was just outside the Pueblo Mountain Park.

Broadhead: As we get better at these grants, we can start helping others. Wes and I will put these letters together and send them out.

#### 5. Section 106 City Hall Update, City Hall/Memorial Hall Phase II

Broadhead: We recently reviewed a Certificate of Appropriateness for the changes in City Hall. We sent the information to SHPO. SHPO has decided there were a lot of adverse impacts to the building. We are basically keeping everything that was historic. Anything that had been damaged in the past fifty years, we wanted to modernize. We haven't run into projects like this and we were hoping they would work with us. They said that since City Hall Chambers is not going to stay City Hall Chambers, that's a negative impact. I think putting the building back to use is better than having a dead building. They thought 8 things were negative impacts, and gave us four suggestions.

Burrer: The four suggestions were like design changes. The big issue with the existing Council Chambers that they may not have understood was that Council Chambers as it sits now is not the same as it was in 1817. It has already been heavily modified. The new council chambers would be in a different space. So changing old council chambers to a different use would be fine because the integrity has already been lost. We don't have much left in the room. The big issue was the glass wall on first wall that is no longer there. The division of space on the third floor was a big issue as well.

Broadhead: Bill Zwick, Wes, and I got together to draft a response. We wanted to try and explain why there were things we could give on and couldn't give on. It has been a good learning experience. I will keep you updated.

#### 6. Bessemer Neighborhood Study update

Broadhead: We got the Bessemer Neighborhood Study. We have been able to do a study from just about every historic neighborhood from 1870-1980. We have received 5 grants in a row to do our neighborhood studies. Thanks to you and to HPI for helping us with these studies. We can hire Historitecture to do this study because of our three year contract with them. We can then work on a preservation plan.

#### 7. South Pueblo Context Study update

Broadhead: We have ordered 54 copies of the South Pueblo Context Study. We will do the public wrap up meeting and maybe give away two copies of the study. The wrap up meeting will be held on May 21<sup>st</sup> at the library. There are two architectural walking tours. The time hasn't been set up at this point but I will update you soon. There may be waves of walking tours.

Burrer: Make sure you have President Aguilera and Councilman Garcia can attend as well.

Webb: I had a meeting with the Principal at Central High School. He is very excited about land marking the School. He will be setting up a meeting with HPI. I have also presented to them the other schools in the state that are landmarked. I think in the past they were hesitant to landmark due to the restrictions that are placed on the building.

Broadhead: Let's be proactive and ask the school district to landmark the school. The building is older than City Hall and it has integral gutters. It's important to landmark this building. A piece has already fallen off the cornice; this is not a good thing. You can see water marks on the building as well.

8. Landmarks update: Bethel Methodist, Lake Ave, Mt. Carmel, Central High

Broadhead: Mr. Webb has submitted a landmark application for his neighbor on Lake Avenue. It will be our first landmark of the year at our April meeting. Mt. Carmel has a new priest who is interested in doing a landmark of the church. St. Mary's wants to do a renovation and wants to landmark as well. They are great churches. Bethel Methodist has gone vacant and it was just bought by a community health center. They want to use the addition as the health center but don't have a use for the chapel that is National Register eligible. The building has all the original woodwork. The neighborhood association may be able to use the chapel for their meetings.

9. Preservation Presentation update

Broadhead: I gave two talks at the CPI conference and that went really well. Matt Goebel, Jim Lindberg and I submitted the paper to the four corners planning conference in Santa Fe for September. We were accepted. We will try to figure out how to get down there, there is not a lot of money in the budget to go.

10. Goodnight Barn: update

Broadhead: We are working with CPI and MOA to have the structure assessment for the Goodnight Barn. I hope to get to work on this in the next year on a structure assessment and some basic costs. There is also going to be a preservation plan for the building and where are the sources we can get some money from.

11. City-County Commission update

Broadhead: The County Commissioners are still on board. It will be the first of its kind. As far as I can tell in the region, there are no other Cities that have jurisdiction over County property.

**ADJOURN**

There being no further business, the meeting was adjourned at 1:37 p.m.