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Deborah Espinosa
Secretary

PUEBLO

Historic Preservation Commission

Janie Anderson Craven

Tanya Jones

Chris Markuson

David Webb

Historic Preservation Commission

City of Pueblo, Colorado

Thursday, April 14, 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 Vice Chair Richard Cherry presiding.

Commissioners Present: Janie Anderson Craven, Tanya Jones, Chris Markuson, and David Webb.

Commissioners Absent: Weston Burrer 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 March 10, 2011 by Markuson, second by Craven.

Motion passed 5-0.

Commissioner Webb recuses himself from the hearing for HPC 006-2011, as he is the applicant for the Landmark Application.

PUBLIC HEARING

A. Landmark Application: HPC 006-2011, 1005 Lake Avenue, William L. Anderson House

BACKGROUND

Staff Report by Wade Broadhead

Synopsis

The applicant is requesting landmark status for their property known as the William L. Anderson House.

Analysis

The house is located in the far northern edge of the Bessemer neighborhood, but was closely aligned with the Mesa Junction/South Pueblo neighborhood to the north where numerous high ranking steel mill managers, executives, real estate barons and related trades took up residence. The property has served as a residence since its construction in 1890. The house is significant as a unique and well preserved Queen Anne residence with a later Classical Revival front porch, an architectural type which is common in South Pueblo due to staggered building booms of 1888-1893 and then again from 1900-1910. The front porch does not show up on the 1905 Sandborn so must have been added shortly after that date. A small bay window was added on the southern façade with a shed roof dormer and divided light windows, presumably in the 1920s. The house also has a two story addition to the rear which complimented the original construction and is invisible from the street; the date of the addition is unknown.

The home qualifies under Criteria 1a) for having special architectural character and interest as part of the cultural characteristics of the city for being a good example of a Queen Anne home with a Classical wrap around porch. The home also qualifies for its short but significant association with William L. Anderson, President of Iron City Fuel Company, a coal fuel company, and also qualifies for nomination under criteria 2a and b as a good example of a late Queen Anne residence. Although the original windows have been replaced the home still retains its character defining Queen Anne features such as a masonry construction, detailed window surrounds, elaborate shingle work, and a complex roofline. Once land marked the owner will be eligible for residential state tax credits to replace his windows. The home is the second in what is becoming a late 19th century transitional Lake Street Historic District.

RECOMMENDED MOTION

Staff recommends **APPROVAL** for local landmark nomination.

HEARING

David Webb, 1007 Lake Avenue, appeared and testified in favor of the application.

COMMISSION ACTION

Motion to approve HPC 006-2011 as a residential landmark by Craven, second by Markuson.

Motion passed 4-0.

Commissioner Webb returns to the meeting at which time, Commissioner Craven recuses herself from the meeting as she is the agent for case #HPC 007-2011.

B. Certificate of Appropriateness: HPC 007-2011, 212-214 S. Union Avenue
Application to remove a sign.

BACKGROUND

Staff Report by Wade Broadhead

Synopsis

The applicant is requesting permission to remove the large projecting sign from the Kushnir Building. The sign was erected sometime in the 1940's or 1950's. The sign has remained a serious safety issue due to its position hanging over the right-of-way and for its ability to allow pigeons to congregate above the sidewalk.

Analysis

According to the Historic Businesses District guidelines, large non historic signs can be removed and once removed will not be allowed to be reinstalled. The sign under review was not erected during the period of significance of the building which would span from 1900 to 1921 and is therefore not historic or contributing to the building's significance. The owners have applied for a State Historic Fund grant to complete rehabilitation work and the application discusses the removal of the large projecting sign. The applicant has provided a small schematic of the removal processes. The sign will be retained by the Koncilja family.

RECOMMENDED MOTION

Staff recommends **APPROVAL** of the removal of the sign.

HEARING

Janie Anderson Craven, appeared and testified in favor of the application.

COMMISSION ACTION

Motion to approve HPC 007-2011 by Markuson, second by Webb.

Motion passed 4-0.

OLD/NEW BUSINESS

1. Work Session-

Broadhead: At our retreat we discussed having a work session on the 4th Thursday of every month from 12-1 p.m. I will reserve our conference room and our first session will be held on Thursday, April 28th.

2. Pueblo Historic Fund-

Broadhead: Wes and I pitched an idea to our City Manager and he asked that a City Council Member sponsor this program. The program will help homeowners that own historic buildings and residences with grant money. It is not a done deal, but we should work on it and bring our ideas back to City Council.

ADJOURN

There being no further business, the meeting was adjourned at 12:35 p.m.