

Laurel Campbell
Chair

Karen Knight
Vice Chair

Anthony Perko
Secretary



Historic Preservation Commission

Jason Falsetto

Gregory Howell

Vacant

Vacant

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Minutes for Wednesday, December 11, 2019

City Council Chambers, 1 City Hall Place

SPECIAL MEETING CALLED TO ORDER

Called to order at 1:30 p.m. with Chairperson Campbell presiding.

Commissioners Present: Laurel Campbell, Jason Falsetto, Gregory Howell, Karen Knight, Anthony Perko

Staff Members Present: Planning and Community Development Department Acting Director Scott Hobson, Senior Assistant City Attorney Robert P. Jagger, and Senior Planner Alan Lamberg

I. APPROVAL OF AGENDA

Motion by Howell to approve agenda for December 11, 2019, as amended by Lamberg, adding nomination of officers for 2020 to Regular Agenda, seconded by Falsetto; unanimously approved.

II. PUBLIC HEARINGS AND COMMISSION ACTIONS

REGULAR AGENDA

1. HPC-18-13 (300 North Main Street – Whitcomb Block / Pueblo Savings & Trust / Clark’s Building, a local landmark)

Certificate of Appropriateness for façade restoration (rehabilitation) plan.

Applicants Jennifer Reiners and Amy Hurtig-Smith present.

Lamberg presented a staff report and recommendation. Lamberg clarified that there was a prior application for this property in 2018, but it has been revised by applicant Neighborworks of Southern Colorado and HGF architects, Inc., and they provided the amended application and design documents. Lamberg emphasized that the applicants are taking a rehabilitation approach to the exterior, and not a restoration approach. Rehabilitation provides room for contemporary aesthetic solutions historic features that cannot be restored, especially when demonstrating an attend to adapt the building for reuse. A restoration approach would require detailed evidence, such as photographs and elevations. The rehabilitation plan not only meets local standards, but national standards as well, and Lamberg showed photographs demonstrating the rehabilitation approach.

The applicants further stated how they are rehabilitating the historic character of the building. They explained that a restoration approach would require matching the original exact details such as the cornice and corner column. For instance, the proposed corner storefront is a contemporary form of the column, a Tuscan-style without ornate details of the original. Chairperson Campbell asked if renderings or pictures of the design are available, and Lamberg answered affirmative and showed several slides of the design documents.

Chairperson Campbell asked if cost was a determining factor in the selection of the rehabilitation design versus the restoration design, and Lamberg deferred to the applicant-architects. The architects Hurtig and Reiners explained how the 1921 flood resulted in a design change to the 1st floor storefront, why it will be necessary to remove a post-period structural support beam on the corner storefront, and retain the support beam over the west facade, and some features accommodate life safety and reuse and occupancy.

There was no testimony in support nor opposition, nor public comment. Campbell instructed the Secretary to consider all four requests in one reading of finding of facts. Commission members unanimously found finding of facts affirmative.

Commission Action:

Motion to grant conditional approval by Perko, second by Howell. Motion passed 5 – 0 with standard permit and staff conditions.

III. APPROVAL OF MINUTES

Motion by Howell to approve the minutes for November 21, 2019, seconded by Knight; motion passed 4 – 0, with Falsetto abstaining because he was not present during that meeting.

OLD/NEW BUSINESS

1. Administration (Members): Nomination of Officers for Year 2020.

Campbell asked if this meeting is a good time to elect officers for year 2020. Jagger affirmed. After a short discussion reflecting the experience of the commissioners, the election proceeded.

Campbell nominated Knight as chair; Knight accepted the nomination; motion by Perko to elect Knight as Commission Chair, seconded by Falsetto; unanimously approved.

Campbell nominated Howell as vice-chair; Howell accepted the nomination; motion by Knight to elect Howell as Commission Vice-Chair, seconded by Perko; unanimously approved.

Campbell nominated Falsetto as secretary; Falsetto accepted the nomination; motion by Howell to elect Falsetto as Commission Secretary, seconded by Knight; unanimously approved.

Campbell nominated Perko as vice-secretary; Perko accepted the nomination; motion by Knight to elect Perko as Commission Vice-Secretary, seconded by Falsetto; unanimously approved.

2. Administration (Members): Status of appointments to fill two vacancies.

Lamberg stated no news. Campbell asked Lamberg to follow up directly with Standing Committee members who may have expressed interest in serving as members of the Commission.

3. Resolution No. 2019-01 – Revising the Pueblo Historic Preservation Code, so that owners of newly listed National Register properties may decline automatic cultural resource listing on the local historic register.

Perko, Jagger, Lamberg, and Hobson discussed the drafted resolution. Perko offered to revise the resolution to reflect his proposed solution. Campbell agreed and tabled this item until the next meeting.

IV. WORK SESSION

1. Proposed revision to improve bylaws and remove redundancies (Continued from November 21, 2019)

Lamberg drafted the revision intended to benefit new members and standing committee members. Staff will request City Law Department to review it by early 2020.

2. Committee Administration, next steps

Lamberg will reach out to committee members in December schedule initial meetings in January. Lamberg will first focus on the Planning Committee, followed by the Education and Standards Committees.

V. ADJOURN

Motion by Knight to adjourn the meeting at 2:35 p.m.; seconded by Falsetto; unanimously approved.

Minutes respectfully submitted by Lamberg, with assistance by Shae Nickerson.