

HISTORIC PRESERVATION COMMISSION

TOWN OF PAGOSA SPRINGS

MEETING MINUTES

DATE: SEPTEMBER 12, 2008

- I. **Call to Order/Roll Call** – Board members Glenn Raby, Shari Pierce, Betsy Carpino, David Parker and Susan Ward were present.
- II. **Announcements** – Staff stated the minutes for August 15, 2008 and August 25, 2008 were complete but were not emailed to the board members prior to the meeting and therefore requested review of these minutes at the October meeting.
- III. **Approval of Minutes** – Raby stated the review of the minutes from August 15, 2008 and August 25, 2008 would be completed at the regular October meeting.
- IV. **Landmark Designations** – None.
- V. **Certificate of Alteration Review** – None.
- VI. **Project Review** –
 - A. **138 Pagosa Street** – Ward recused herself from this agenda item. Staff introduced the request by the applicant, Fanas Architecture, to erect an eleven (11) square foot sign at 138 Pagosa Street; Unit B. Staff stated the proposed sign would be mounted under the porch, similar to the Ecosphere sign currently displayed for the other commercial unit within this building. Staff noted the proposed background color for the sign was 'Rockwood Dark Green' which is consistent with the approved Sherwin Williams Arts & Crafts color palette. Pierce stated the business phone number and website should be removed from the sign to establish consistency with previous approvals by the Historic Preservation Board; including the Funeral Home on Lewis Street. The board referenced minutes from the October 19, 2006 regarding a sign approval at 138 Pagosa Street. The minutes stated that the board required the applicant to remove the phone number and email address. Staff noted this sign approval was prior to the adoption of the Design Guidelines for the Historic Business District & Local Landmarks which occurred in April of 2007. Additionally, it was identified that the signage approval for the Funeral Home occurred in December of 2005, prior to the adoption of design guidelines. Staff referenced the approved design guidelines and noted the document did not restrict business signage from incorporating phone numbers or website addresses. Pierce stated the board should be consistent in decision making and recused herself from the meeting. Ward stated the board should support the business community and phone numbers and website addresses are important. Raby agreed that these elements were part of the modern business practice. Raby questioned whether the design guidelines should be modified to clarify these signage issues. Raby stated the guidelines would not need to be modified if the board felt this information was appropriate on the proposed sign. Staff referenced a request at 448 Pagosa Street in which the HPB required the applicant to remove price information. Staff noted this requirement was not specifically addressed in the approved design guidelines; but nevertheless requested by the board based on the boards ability to review overall sign design. Raby stated it was important to support businesses that are located in the Historic District or nominated as Landmarks, but requested

comments from the board on the appropriateness of this information on signage. The board concurred that the price information should be removed from the sign at 448 Pagosa Street as approved. Raby stated that the board has previously decided under the design guidelines that price information is not appropriate; however, website addresses and phone numbers have not been considered under the approved design guidelines. Raby stated business in the 21st Century requires this type of advertising. Karas stated phone numbers and website addresses were not included in the design guidelines and therefore the application met the intent of the code. Karas motioned to approve the signage request as proposed with the recommendation that the applicant remove the contact information which includes the business phone number and website address. Raby seconded the motion. The motion was approved with a 2-1 vote with Raby & Karas voting 'aye' and Carpino voting nay.

VII. Discussion Items –

A. HPB Projects – Staff stated the HPB has been working towards the establishment of a Façade Enhancement Program for the Downtown Historic District and properties designated as landmarks. Staff stated the program could provide financial assistance to property owners seeking to restore or renovate exterior facades or complete other aesthetic improvements. Staff noted examples of similar programs throughout Colorado and the western United States were distributed to board members for review. Staff explained the board should work to establish an outline for the proposed program and then determine an appropriate budget request for 2009. Ward stated the historic district should be expanded. Karas concurred and stated all commercial within the downtown core should be included in an expanded district. Karas additionally noted that a district should be established to include a majority of the homes located on Hermosa Street. Staff stated the board recently created a 'structure of merit' list that could be utilized to acknowledge residential homes that were not individually landmarked. Ward stated a majority of the homes on Lewis Street and Hermosa Street should be within a district and protected to some degree. Ward noted incentives such as property tax waivers could be helpful. The board concurred that the example from Loveland, CO was the most comprehensive example. Raby stated that the board should consider a loan program where funds are returned to the program upon repayment. Raby noted this may allow the HPB to offer a larger amount of money with a smaller cash match by the applicant. Raby noted a sliding scale may be beneficial to determine the amount of cash match required. Ward stated an incentive to repay the loan early would be an important component. Raby stated grants for smaller projects may be a good idea to consider. The HPB directed staff to outline a program, roughly utilizing the Loveland, CO program as a foundation. Staff stated an outline would be forwarded to the HPB in two weeks and reque

IX. Reports and Comments –

A. Next regular meeting September 12th, 2008 at 11:00 a.m.

X. Adjournment – The meeting adjourned at 12:00 a.m.

Minutes Approved: _____ Glenn Raby
Chairman