

# HISTORIC PRESERVATION COMMISSION

## TOWN OF PAGOSA SPRINGS

---

### MEETING MINUTES

DATE: JUNE 13, 2008

- I. **Call to Order/Roll Call** – Board members Glenn Raby, Betsy Carpino, David Parker and Shari Pierce were present.
- II. **Announcements** – None.
- III. **Approval of Minutes** – Carpino motioned to approve the minutes from April 11, 2008. Parker seconded the motion. The motion was unanimously approved.
- IV. **Landmark Designations** – None.
- V. **Certificate of Alteration Review** –
  - A. **430 Lewis Street, Community United Methodist Church** – Staff stated the applicant submitted a certificate of alteration request to demolish the existing 7,350 sq. foot sanctuary and office building. Staff continued to explain the request included the construction of a new sanctuary, office building and expansion of the existing education facility totaling 11,283 sq. feet. Staff stated the proposed 11,283 sq. foot addition will be modeled after the former structure that occupied the site (constructed in the early 1900's) which included a victorian design theme, a steep pitched roof system and a dominant bell tower. Staff noted the submitted application referenced proposed lapped cedar siding (painted off-white) with a native brown sandstone wainscot treatment and corrugated metal roof. Staff stated based on photographs, the original bell tower reached a height of approximately 60 feet and submitted elevations depict the re-constructed bell tower at 61'6" with an 8 foot spire. Staff suggested the Historic Preservation Board formulate a recommendation on the proposed bell tower height to be forwarded to the Board of Adjustment for consideration. Raby stated the bell tower as proposed was not additional useable space and felt a bell tower not exceeding the ridge of the structure would be inappropriate. Carpino stated the stained glass windows were an appropriate addition. Raby questioned whether the applicant was aware the shed roof may create problems with the sidewalk abutting Lewis Street. Project representative, Don Ford, stated the snow shed has been considered by the architect. Ford stated some portions of the roofing system would be heated. Raby questioned whether the 'Dover White' color was from the approved color palette. Staff stated that the color was not from the palette. Carpino questioned whether the bell tower was operable. Ford noted that the bell would be functional. Raby motioned to approve the certificate of alteration request as submitted. In addition, Raby motioned to recommend the Board of Adjustment approve the bell tower and spire as submitted as the structure appropriately reflects the historic character of the original bell tower. Carpino seconded the motion. The motion was unanimously approved.
- VI. **Project Review** –
  - A. **138 Pagosa Street Signage Request** – Staff introduced the request by Ecosphere Environmental Services to review proposed signage at 138 Pagosa

Street. Staff stated the applicant would like to hang a 7.5 square foot sign on the porch, similar to the placement of the previous tenant. Raby stated the proposal was appropriate. Raby motioned to approve the signage request as submitted. Carpino seconded the motion. The motion was unanimously approved.

**B. 456 Pagosa Street Signage Request** – Staff introduced the request by Sean & Jenny McCarthy to review proposed signage at 456 Pagosa Street. Staff stated the applicant would like to place a 24 square foot sign on the façade of the building and an additional 3 square foot sign below the awning. Staff recommended the applicant revise the sign to reflect the design of the proposed 3 square foot sign. Staff additionally recommended the applicant place the 24 square foot sign in the location designated for signage. Raby stated the hanging sign below the awning was appropriate and further agreed the wall mounted sign should be rectangular and in the location previously established. Raby stated the building façade was symmetrical and the proposed off-centered alignment was not acceptable. Pierce motioned to approve the hanging sign as proposed with a revised sign plan for the wall mounted sign to be resubmitted to staff for review and approval. Raby seconded the motion. The motion was unanimously approved.

**VII. Discussion Items –**

**A. State Historic Fund Grant Application** – Staff stated in March of 2008, at the direction of the Historic Preservation Board, staff submitted a grant application to the State Historic Fund to complete a geothermal walking tour brochure. Staff stated the State Historic Fund has decided not to fund this project during this grant cycle.

**IX. Reports and Comments –**

**A.** Next regular meeting August 8<sup>th</sup>, 2008 at 11:00 a.m.

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

Minutes Approved: \_\_\_\_\_ Glenn Raby  
Chair