

# HISTORIC PRESERVATION COMMISSION

## TOWN OF PAGOSA SPRINGS

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### MEETING MINUTES

DATE: DECEMBER 19, 2008

- I. **Call to Order/Roll Call** – Board members Glenn Raby, Shari Pierce, Betsy Carpino, David Parker were present.
- II. **Announcements** – none.
- III. **Approval of Minutes** – Pierce motioned to approve the minutes from August 15, August 25 and September 12, 2008. Raby seconded the motion. The motion was unanimously approved.
- IV. **Landmark Designations** – None.
- V. **Certificate of Alteration Review** –
  - A. **434 Lewis Street, Methodist Church Exterior Alteration Request** – Staff introduced the request by the applicant, Community United Methodist Church, to review a certificate of alteration at 434 Lewis Street. Staff stated the applicant would like to remove the existing roof and cupola feature over the sanctuary/office due to structural issues Staff stated proposed exterior improvements would include re-construction of the roof, incorporation of a bell tower feature and general improvements to the south and west façade. Staff noted the applicant has additionally identified alternate bids for additional exterior improvements that may include re-roofing the educational building, extension of the concrete slab abutting the north elevation to accommodate future storage space, replacement of exterior doors and replacement of the west property boundary sidewalk. Pierce stated the proposed shape of the bell tower did not appear appropriate and noted the architectural lines should be simple. Pastor Don Ford stated the architect attempted to replicate the bell tower that existed 40 years ago. Pierce stated alterations should not mimic the historic appearance per the adopted Historic District Design Guidelines. Parker questioned whether the cupola would be removed. Pastor Ford stated the feature would be removed. Project representative, Jess Wilton stated the tower should be modified to reflect a skinnier and taller design. Wilton stated these modifications will create a tower that is more proportional and representative of the original structure. Pierce mentioned the tower could be simplified by removing some of the proposed gables. Parker stated a steeper pitch may also help create a proportional structure. Pierce stated that proposed color palette #2 was the ideal solution. Pierce motioned to approve the certificate of alteration contingent upon the following: (1) modify bell tower design to reflect increased height and reduced structure width with staff approval; and (2) consider implementing proposed color palette #2, if deemed financially feasible. Carpino seconded the motion. The motion was unanimously approved.
- VI. **Project Review** – none.
- VII. **Discussion Items** –

**A. Board Member Re-Assignments** – Staff stated a resolution to appoint David Parker as a regular member and re-assign Susan Ward to an alternate position would be on the January 6, 2009 Council agenda.

**IX. Reports and Comments –**

**A.** Next regular meeting January 9, 2009 at 11:00 a.m.

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

Minutes Approved: \_\_\_\_\_ Glenn Raby  
Chairman