



TOWN OF PAGOSA SPRINGS
Historic Preservation Board
Regularly Scheduled Meeting Agenda
Wednesday, February 10, 2016 @ 5:45p.m.
Town Hall, 551 Hot Springs Blvd.

I. Call to Order / Roll Call:

Chair Peggy Bergon called the meeting to order at 5:49 PM. In attendance were regular members Chrissy Karas, Andre Redstone, and Judy James. Also in attendance was alternate member Lindsey Smith, Planning Director James Dickhoff, and Associate Planner Rachel Novak.

II. Announcements: New Associate Planner Rachel Novak has started work.

III. Approval of Minutes:

Approval of the January 13, 2016 HPB Regularly Scheduled Meeting Minutes: Chrissy Karas had a question on the minutes item D. Chrissy Karas moves to approve the minutes from last meeting in addition to the alteration to item D. Unanimously approved.

IV. Public Comment: None Received

V. Decision Items:

A. Election of Vice-Chair Person for 2016: The Town's Land Use Development Code section 2.5.6.A.1 Election of Chairman and Vice Chairman outlines that "Annually, at the first regular meeting of the year, each board and commission shall elect, by majority vote, from its membership a Chairman and Vice-Chairman, with each being eligible for re-election, and each serving a one- year term in such capacity. The Chairman of each board or commission shall preside at all meetings and public hearings of such board or commission and shall decide all points of order and procedure. The Vice-Chairman shall assume the duties of the Chairman in the absence of the Chairman and shall act in the capacity of Chairman of all special committees created by the board or commission. Should the Vice-Chairman and the Chairman be absent from a meeting or public hearing, the majority of the board or commission shall appoint a member to be the presiding officer. Any vacancy from the position of Chairman or Vice Chairman shall be filled in the same manner as such positions are established. The Chairman shall transmit reports and recommendations to the Town Council." The Historic Preservation Board Chair asked for discussion and nominations for the annually elected Chair and Vice Chair positions. Judy James nominates Lindsey Smith as vice chair. Council moved Lindsey Smith to a regular position and Brad Ash to an alternate position. Peggy moves to vote Lindsey Smith as vice chair. Unanimously approved.

B. Sandwich Board Sign Survey: There are no sandwich board signs permitted in other similar towns. Sandwich board signs are a safety hazard. Chrissy Karas states her concern for this signage as well. Planning Director James Dickhoff states that anything in the ROW needs a permit. Chrissy Karas states that this need to be done in a positive way. Andre Redstone states that it needs to be done in a constructive way. There needs to be in communication with the public. The town needs to direct this and make clear that there needs to be an end to the lack of enforcement. Within the survey there needs to be a clear objective of a safety issue. Peggy Bergon and Planning Director James Dickhoff states that there should be a newsletter, potentially monthly, to keep businesses up to date on upcoming events. Andre Redstone states that the board has not maintained these relationships with businesses. Peggy Bergon and Andre Redstone state that the questions should be worded as "how" can the board help

businesses succeed. Andre Redstone states that there is no current businesses association downtown. He also states what could be the best medium for helping advertise each business. Planning Director James Dickhoff suggests that this survey could go out with the first copy of a business downtown newsletter. Make sure to remind people of the upcoming anniversary for the town. Chrissy Karas suggests a spring cleaning for the downtown area. Andre Redstone suggests looking into grants for exterior improvements. Chrissy Karas suggests looking into Colorado tax credits for the owners of the buildings to clean up the downtown area. Andre Redstone suggests looking into sign alternatives for sandwich board signs on the survey. Peggy Bergon suggests displaying photographs for each option to choose from for businesses owners and simplify the survey.

C. Projecting Sign Proposal for 480 Lewis Street: Planning Director James Dickhoff displayed a projecting sign visual to the board. Previous boards have not allowed websites or phone numbers on signage. Andre Redstone discusses the vast array of colors that Pagosa Springs used to have early in its history and the expressed that the town should preserve this diversity. Andre Redstone suggest that the staff should look into sign content from similar towns.

VI. Discussion Items:

- A. Saving Places Conference, February 3 – 6, 2016 recap from Attendees:* Lindsey Smith and Associate Planner Rachel Novak discuss their attendance to this conference. Lindsey Smith and Associate Planner Rachel Novak addressed the courthouse session from the conference in which the Archuleta County Courthouse was discussed. Michael Whiting, the Archuleta County Commissioner, addressed the session and the courthouse's issues. The discussion was focused on the costs of moving the courthouse and jail, along with restoring the old building for another use. Lindsey Smith and Associate Planner Rachel Novak stated they exchanged contact information with Commissioner Whiting and that they intend to continue these discussions in the future. Lindsey Smith and Associate Planner Rachel Novak stated that Commissioner Whiting estimated the restoration of the old building to be at \$3 million and for a new facility at roughly \$30 million. Lindsey Smith and Associate Planner Rachel Novak discussed various other sessions from this conference. Andre Redstone states that preservation is a very meaningful word that can mean different things depending on where in the world a project exists.
- B. Lake City Historic Commission Training Recap from Attendees:* Chrissy Karas discusses her attendance at this conference. The tax credit is dollar for dollar and there is both federal and state credits. Colorado goes up to \$50,000 and you can use it every year (commercial are \$5 million). These credits can also be sold to those who need them. You need to apply for these credits each year. She states that this could be useful information for the newsletter. These credits can be used to offset the cost of restoring historic buildings (must be at least 50 years old and at least on a local landmark register). Planning Director James Dickhoff suggest this would be valuable information to share with potential historic building owners. Peggy Bergon wants to emphasize what the story of Pagosa Springs is and share the community's history. The town is a CLG and there are grants available to the town. She states that the town can nominate buildings, districts, and landscape. The State Historic Fund has competitive grants with a 25% match or be a non-profit or be a public entity and the projects need to have a historic registration already. State Historic Fund gives precedent to Surveys, comprehensive preservation planning, and educational grants. Chrissy Karas states that if the court house was purchased and restored with the stucco removed, the building should be listed as section 106. Peggy Bergon states to try and create inclusive values. Planning Director James Dickhoff states that the town is seeking to become an affiliate. Judy James suggests that the tax credit forms be given to the council for their information. Planning Director James Dickhoff recommends that boards within the town all meet with the council for a work session. Andre Redstone addresses a need for better

communication between the board and the council. Planning Director James Dickhoff plans to address this issue at council's next meeting.

- C. *125th Anniversary celebrations and Historic Preservation Month activities:* Peggy Bergon states that Lindsey Smith put a student banner contest out for the celebration. Planning Director James Dickhoff says that the town has budgeted funds for an event like this. Andre Redstone feels that this will be a very worthwhile endeavor. He states that this will be a much better way to engage the community and kids. Andre Redstone suggests that there will be a much greater interest through marketing and advertising. Andre Redstone suggests a separate work session for this endeavor. Andre Redstone moves that the 2016 student poster contest event be explored in a work session at the next available time (Wednesday, February 17, 2016 at 5:45 PM). Unanimously approved work session. Planning Director James Dickhoff suggests inviting teachers that were involved in the poster contest last year. Staff will work with the board to create a flyer for the event. Lindsey Smith states that Chimney Rock would like to work with the town for preservation month. Chimney Rock would like to bring speakers in coordination with the full moon celebration and preservation month. Peggy Bergon suggests an all day Saturday event or fair in which people can talk about their stories relating to Pagosa Springs's history. Peggy Bergon suggests an expanding walking tour for this event. Judy James recommends the use of a sound system for the walking tour to ensure people can be heard over the traffic. Andre Redstone states that the event should really include an aspect of geology from the area, the river, and hot springs (natural resources).

VII. Reports and Updates:

- A. *Planning Department Director Update:* None. Updates will be provided once a month and not twice a month. The grant was not granted for the water works project. Andre Redstone would like to make the grant writing for the water works project an agenda item in the future.
- B. *Opportunity for HPB members to briefly present ideas and suggestions as well as potential future agenda items for the HPB's consideration:* Andre Redstone would like to discuss, at future meetings, the work of Barbara cleaning and maintaining windows and concrete in the area. He would like to recognize her work as a benefit to the community. Andre Redstone would like an expanded discussion on how to engage with the community. Chrissy Karas would like motivation for the mural artwork downtown. Associate Planner Rachel Novak is currently working on formulating an RFP for this project. Andre Redstone says local artist would be giving their support if the board will support other mediums. Peggy Bergon would like to look into a planning grant. As CLG the town is eligible for this assistance. Peggy Bergon suggests listing the cemetery as historic and also recommends research on iron work and gravestone restoration. She also recommends looking into the old schoolhouse as historic. Andre Redstone would like to have a discussion and a proactive approach towards the historic courthouse.

VIII. Public Comment: None received

IX. Adjournment: Chrissy Karas moves to adjourn. Unanimously approved. The Historic Preservation Board meeting 02/10/16 adjourns at 7:59 PM.

HPB Board Members

Peggy Bergon: HPB Chairperson, **TBD:** HPB Vice-Chairperson

Chrissy Karas: HPB Regular Member, **Andre Redstone:** HPB Regular Member,

Judy James: HPB Regular Member, **Brad Ash:** HPB Regular Member, **Lindsey Smith:** Alternate Member

HPB Mission Statement

"Moving Forward While Preserving the Past

To provide leadership, engage and encourage partnerships within our community of Pagosa Springs and Archuleta County, increase public appreciation by creating awareness, promoting the preservation of our irreplaceable diverse cultural heritage, architecture, and economy *while* sharing the stories of our past with ideas for the future.

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