



TOWN OF PAGOSA SPRINGS
Historic Preservation Board
Regularly Scheduled Meeting Agenda
Wednesday, March 23, 2016 @ 5:45p.m.
Town Hall, 551 Hot Springs Blvd.

I. Call to Order / Roll Call: Chair Peggy Bergon calls the meeting to order at 5:45 PM. In attendance were Vice Chair Lindsey Smith, members Andre Redstone, Judy James, Brad Ash, and Chrissy Karas. Planning Director James Dickhoff, and Associate Planner Rachel Novak were also in attendance. Also, present were researcher Anne Oldham and a representative from the SUN Newspaper. Town Manager Greg Schulte joined the meeting as well.

II. Announcements: NONE

III. Approval of Minutes:

Approval of the February 24, 2016 HPB Regularly Scheduled Meeting Minutes: Andre Redstone states that item 2 of the minutes should perhaps not be adopted or how the board should perceive this. Staff can certainly strike this from the minutes and from the record. Andre Redstone wants to clarify that the board is not adopting these rules if approving the minutes. If anyone has specifically invited someone to a meeting, Chair Peggy Bergon would like to know in advanced. Andre Redstone would like to approve the minutes as outlined, but confirm that in item 2 "Announcements" the board is not adopting Robert's Rules in the format described. Chrissy Karas seconds. Unanimously approved.

IV. Public Comment: NONE

V. Decision Items:

A. New Construction, 434 Pagosa Street, New Proposed Courtyard Privacy Wall: The applicant describes the project. He plans to remove a shed from the property to fit a new courtyard. This will provide privacy and a new aesthetic appeal for the area. Chair Peggy Bergon questions the galvanized steel addition. The applicant states that he chose that material because there is already a lot of it existing in the area. Andre Redstone asks if there will be any frontage changes. The applicant states that there are no current plans to alter the façade or the streetscape in any way. Judy James agrees that this would be an attractive addition to the alley. Andre Redstone asks how the galvanized steel will be treated. The applicant states that the steel addition to the top of the walls will be permanent. Andre Redstone likes this proposed addition and would like to see the iron work as an oxidation patina or black. Planning Director James Dickhoff states that the shed was not original to the property. Based on the HPB's decision tonight, the applicant could move forward with the demolition. Andre Redstone wants to know if there will be an update to the exposed wall as well. The applicant states yes and he intends to paint the exposed wall. Judy James moves to approve the proposed new construction of a privacy wall at 434 Pagosa Street, finding the application and proposed work is in substantial compliance with the Town's Land Use Development Code, the Town's Historic Business District and Local Landmark Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation with the following conditions: that the that the project falls within the demolition standards of the town and adheres to regulations enforced by the planning department staff. Andre Redstone adds an amendment to the motion: with suitable metal finishes as discussed. Andre Redstone seconds. Unanimously approved.

B. Historic Preservation Month activities: Associate Planner Rachel Novak states that she called the Theater personnel, but has not heard back. Staff will finalize these dates for the board. Andre Redstone asks about the costs of the movie. Planning Director James Dickhoff states that there is enough money to cover these costs. Chair Peggy Bergon states that the board could comfortably have 3 tours this year and suggests to hold one during the car show weekend on Sunday. Peggy Bergon and Judy James volunteer to present this first tour. She asks about the tours going into businesses. Planning Director

James Dickhoff states that this information is in the newsletter. The first tour will be set the Sunday for the car show at 1:00 PM. Peggy Bergon asks for updates on the lecture series. Chrissy Karas states that she intends to reach out to more people and follow up with others. Peggy Bergon updates the board with her contact information. Peggy Bergon will be holding an Arborglyphs walk and is willing to do another one. Peggy Bergon states that the lecture series isn't falling into place and suggests moving this to the fall. Peggy Bergon moves to the student poster contest. Chrissy Karas states that FroYo will give the 1st, 2nd, and 3rd place winners in each category a \$5 gift card to their store. Staff will update the student poster contest handout. Andre Redstone updates the board with his reaching out to the schools. He also suggests that the prize values be greater to encourage participation. Brad Ash recommends the prizes be \$100, \$75, and \$50 for the high school level. Andre Redstone moves to make the prize money to include a \$100 for 1st, \$75 for 2nd, and \$50 for 3rd for the high school level, keep the prize values for the middle school levels, and \$30 for 1st, \$20 for 2nd and \$10 for 3rd for the Elementary school level. Lindsey Smith recommends that the elementary level only get FroYo gift cards. Judy James asks about how much money was given to the Elementary School. Planning Director James Dickhoff they were the same (\$50, \$30, \$20). Andre Redstone also suggest that this could also be a good avenue to gain support for the rest of the historic preservation month. Andre Redstone amends his motion to include \$200, \$100, and \$50 for the high school level. Judy James seconds the motion. Unanimously approved. Peggy Bergon brings up the discussion of displaying posters in windows or on banners. She suggests that when the surveys are handed out to ask businesses about displaying a few posters. The banners would have to be only winners. Staff could look into activity books for pre-k children (Seeds of Learning/Head Start). Peggy Bergon discusses the 125th committee selection and if the board may be too busy at this time. Andre Redstone asks Greg Schulte about the committee interest. Greg Schulte states there are a lot of ideas, but no one is stepping up to create the committee. This isn't a tourism event and it should be geared towards such. He feels that this falls more in the realm of the HPB instead of the Tourism sector. There may be a possibility to have extra fireworks on the 4th of July and more of a celebration. It may be possible to tie in the National Fast Draw completion as well and take advantage of already planned events. Peggy Bergon states that this will be a year round celebration and as of right now there is no large event planned, but rather many small events. Andre Redstone states that the bottom line is that community participation is low and no one is willing to step up. 486 Lewis Street has been decided that there aren't any issues with the wording of the text. Staff will secure the community center room for the presentation on May 12th. Chrissy Karas suggests holding this presentation in a historic building. Staff can look into this issue and inquire about the Liberty Theatre and the Springs Resort. Andre Redstone wants to look into a single venue that the board hosts. There is such a large pool of information that the board could host a presentation. Peggy Bergon agrees that the board should get out into the public more. She suggests two or three of the board members get together to prepare a presentation. Chrissy Karas suggests that the Greenhouse presentation be incorporated into the roadshow presentation. Andre Redstone asks about including into the survey portions about heritage and historic preservation month. Judy James states that they could get businesses involved and could have special hours for events. Peggy Bergon comments to refer those interested in the Arborglyphs to the Pagosa Ranger District.

- C. Sandwich Board Sign Survey and Newsletter: Peggy Bergon suggests some small edits to the survey. Chrissy Karas states that there should be a space for comments on beautification in the downtown. Planning Director James Dickhoff suggests to keep this topic for the next newsletter. Peggy Bergon says maybe the town could provide free flowers or discounted flowers for historic district businesses. Andre Redstone says that the board needs to remember that sandwich boards signs are permissible, but have gotten out of hand. The board needs to be prepared when hand delivering these surveys and newsletters. He also states that the survey should include a section on removing the trees and planters downtown. Planning Director James Dickhoff suggests that issue should be included in the next newsletter with a more open dialogue. Andre Redstone moves to adopt to sandwich board sign survey with spelling and grammar updates. Chrissy Karas seconds. Unanimously approved. Chrissy Karas, Judy James, and Andre Redstone volunteered to hand deliver to tenants.

- D. Repurposing Rumbaugh Creek Stone Arch Bridge for Future Trail Use: Planning Director James Dickhoff provided an update on this subject. He states that if the bridge was to be repurposed there would need to be guardrails for safety to visitors. He says that the railing could be time period correct or something that is clearly new, but still needs to meet the town's safety standards. It is suggested that the Riverwalk path could pass under the First Street Bridge and go across the Rumbaugh Creek Bridge and still be in ADA compliance. There is also a vision for a new pedestrian bridge across the river. Andre Redstone would like to have a consideration on putting more work into this project and the Waterworks project, as it has the potential to be very successful. He states that this will allow the board to have a better conceptualized idea of how the sites will all work together. Planning Director James Dickhoff suggests that this is a good idea. Andre Redstone recommends forming a subcommittee for this endeavor. Chrissy Karas feels that a period correct railing would be better than a modern one. Greg Schulte asks about the budget for the railing and does it limit the board's options. Planning Director James Dickhoff says he would have to look into it. Peggy Bergon would like to have this placed on the next agenda. Andre Redstone moves to table this discussion until the HPB's next meeting. Chrissy Karas seconds. Unanimously approved.
- E. Mural on Main RFP: Greg Schulte states he received many comments from the recent joint Board of Commissioners/council meeting this past week. He states that many comments were wanting to see the mural RFP only for high schoolers. Andre Redstone says that he is very supportive of this idea and is consistent with the feedback he received from the high school. Greg Schulte asks to possibly table this discussion until he has presented this to council on April 6th. In the interest of wanting high school participation, Andre Redstone moves to table this discussion until feedback has been provided from council. Judy James seconds. Unanimously approved. Greg Schulte recommends perhaps a partnership with a professional artist and a student artist. The budget is set for \$10,000 and the money could really help an aspiring artist.

VI. Discussion Items:

- A. Greg Schulte to address the HPB regarding Heritage Brochure Status: Town Manager Greg Schulte addresses the board on this issue. He states that this issue has been going on for some time now. The brochures have been pulled from the visitor center at this time. The Town is currently in the process of a review and reprint. Greg Schulte has edited the brochure and intends to email it out to the board by the end of the week. He hopes that they can reach a reasonable agreement with this issue. If a decision cannot be reached, he suggests that this will be taken to the council. He acknowledges the board's concerns and is committed to updating it appropriately. Brad Ash states that he isn't against reviewing the brochure, but feels that this is a hot item at the visitor center and suggests that the council should get involved. Andre Redstone would like Lindsey Smith to provide a background on the subject matter. He states that there are two issues: the brochure is already in the public domain and that if the people who are editing the document are qualified enough. Lindsey Smith states that none of the board are experts on the subject matter. She states that she would like cultural input from experts and potentially put a brochure out that isn't accurate. Andre Redstone states that the board attempting to edit the brochure may not be the best choice as the subject matter may not be accurate. He supports the idea of the brochure, but he feels that the Town Manager and the council are not equipped to put out an appropriate brochure. Chrissy Karas feels that brochure doesn't flow as it should in terms of the physical layout. Greg Schulte appreciates the comments and says that this is truly a tourism brochure. It is meant to be interesting bits of information for those interested in the subject matter. He would like to hear the concerns about the historical accuracies and to make sure the time and effort is worthwhile to put into this brochure. Greg Schulte wants the board to use their time wisely and not focus on just one subject. Brad Ash states that maybe more pictures and some text is the easiest solution and he also states that the board is not an expert in the subject matter. Andre Redstone states that the board was not seeking to hire other people to write the brochure. He says that the board felt this was an important undertaking to share the story. He also states that there is nothing casual about putting a document into a public domain. Andre Redstone says that the board viewed this as an important undertaking and suggests that the subject matter needed to be

vague in terms of Native American history. Greg Schulte agrees with Andre Redstone's comments and suggests that is this really what the board wants to focus their energy. He says that when it comes to interpreting history, you will get a lot of different stories and perspectives. The audience for this brochure is the casual tourist. Brad Ash states that the brochure is a brief history of Pagosa and recommends contacting a local. He also states that this issue is frustrating and recommends this not be presented to the board anymore. If a subject matter is sensitive, then the brochure should just not include it. Andre Redstone says that the brochure is highly sought after by tourists and this would facilitate the need for an immediate reprint. Andre Redstone states that the board's main concern is that it's in the public domain, even though they have been pulled from the shelf. He says that there is misinformation that could come back as a lawsuit to the town as libel. Greg Schulte would like the board to point out the libelous sections of the brochure. Brad Ash states that the board has worked hard to work with people and not against them. He asks that if the board doesn't support the brochure, then why it has not gone in front of the council. Judy James states that she and Peggy Bergon put a lot of time into edits for the brochure. Andre Redstone emphasizes the town confirm or deny the libelous statements in the brochure. Brad Ash states that the board left out the libel and legal aspects of the brochure. He says that this is not within the board's domain and doesn't want it to come back to the board. Andre Redstone says that the brochure doesn't appropriately represent Pagosa's history and the board provided edits, but were not executed. Greg Schulte states that the board is not interested in making more edits. Andre Redstone says that the board should participate on this editing process. Greg Schulte says that the edits could move forward with photos and captions. These edits will be presented to the board.

- B. Fort Lewis Cemetery Local Historical Designation: Chair Peggy Bergon introduces researcher Anne Oldham. Peggy Bergon expresses that the board has discussed listing this cemetery in the past. Chair Peggy Bergon discusses the State Historic Fund key points for addressing an application for a project similar to this. These include documenting headstones, walking over the surface to get readings (GPR), documenting topography, GPS/mapped, compilation of records, etc. Member Chrissy Karas is excited to see this endeavor undertaken. Lindsey Smith asks how large the cemetery is. Anne Oldham states that the cemetery is 2 acres. Andre Redstone asks if the cemetery is under an immediate threat. Anne Oldham states that the mapping of this cemetery has been put off far too long. She states that there is vandalism on the property and incomplete records. Andre Redstone asks if there is specific order that this undertaking would need to be followed as per a religious entity. Anne Oldham states that the records are too incomplete to know. She states that it would be impossible to determine this. Andre Redstone suggests that the board look into this issue of incomplete records. Chair Peggy Bergon states that this will be a public process if awarded a grant for this project. Andre Redstone asks if there has been a consecrated or deconsecrated of the ground and he suggests that the board looks into this issue too.
- C. Re-submission of Water Work Facility Restoration SHF Grant Application: Staff is currently finalizing this application and will submit it on April 1st.

ADENDUM: Letter of Support for the documenting of cemeteries along the San Juan River.

Chrissy Karas moves to support Ruth Lambert in the documentation of cemeteries. Judy James seconds. Unanimously approved.

VII. Reports and Updates:

- A. Planning Department Director Update: Planning Director James Dickhoff briefly discusses planning department updates.
- B. Opportunity for HPB members to briefly present ideas and suggestions as well as potential future agenda items for the HPB's consideration: NONE

VIII. Public Comment: NONE

IX. **Adjournment:** Andre Redstone moves to adjourn the meeting at 8:45 PM. Lindsey Smith seconds. Meeting adjourns at 8:45 PM.

HPB Board Members

Peggy Bergon: HPB Chairperson, **Lindsey Smith:** HPB Vice-Chairperson
Chrissy Karas: HPB Regular Member, **Andre Redstone:** HPB Regular Member,
Judy James: HPB Regular Member, **Brad Ash:** 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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