



TOWN OF PAGOSA SPRINGS
Historic Preservation Board
Regularly Scheduled Meeting Agenda
Wednesday, April 27, 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 5:55 PM. Present were members Lindsey Smith, Judy James, Chrissy Karas, and Andre Redstone by phone. Also present were Planning Director James Dickhoff and Associate Planner Rachel Novak. Jeff Laydon owner of Pagosa Photography is also present.

II. Announcements: Judy James moves to allow Andre Redstone call into the meeting. Lindsey Smith seconds. Unanimously approved.

III. Approval of Minutes:

Approval of the April 13, 2016 HPB Regularly Scheduled Meeting Minutes: Minutes will be approved as presented.

IV. Public Comment: Jeff Laydon discusses his background in Pagosa Springs and his involvement with the Town. He is a member of the Spanish Fiesta Club and owns several businesses in Town. He has a passion for local Spanish heritage and is involved in many aspects of the community. He discusses the many contacts for Spanish bands and families in the area that he has acquired over the years. Mr. Laydon is wanting to bring photography and contacts for bands/Hispanic families/cowboys/Indian tribes to the HPB. Peggy Bergon says that this could be useful for the anniversary celebrations. There were discussions on other possible things to include in the 125th celebrations. The HPB would like to pursue a possible community cook book. Andre Redstone discusses an idea for a "Culture Fest." He hopes this would provide more inclusiveness for the entire community. The HPB has discussed a possible work session for this issue. The Board recommends a work session next Wednesday, May 4th at 5:45 PM to discuss the Spanish Fiesta for the fall. Chrissy Karas moves to meet next Wednesday for a work session on the Spanish Fiesta celebration. Judy James seconds. Unanimously approved.

V. Decision Items:

A. Water Works Site Repurposing: Work Sessions or Committee Formation: Andre Redstone has discussed creating a committee for this issue. He is wanting to move forward with this endeavor and create a working committee. Planning Director James Dickhoff says that there should be a larger conversation on this issue and invite all interested parties to present their ideas. Staff could help coordinate this effort and a public meeting. There could be a subcommittee created to facilitate these meetings. Chrissy Karas asks if Andre Redstone could facilitate this meeting. Andre Redstone state that yes, he will be an integral part of this. Chrissy Karas moves to nominate Andre Redstone to head the Water Works Committee. Judy James seconds. Unanimously approved.

B. April Newsletter: Beautification: Associate Planner Rachel Novak presents the beatification newsletter. It is suggested to change the phrase "higher standard" to possibly the "highest standard" or "a standard of excellence." This will help alleviate any alienation of community members. Lindsey Smith moves to approve the newsletter with the changes as discussed.

- Judy James seconds. Andre Redstone would like to see flowers or hanging baskets in the newsletter. This will be in a future newsletter. Unanimously approved.
- C. Heritage Brochure Photo Selection: Brochure Update: The selected photos could not be viewed due to a technical problem. This will be postponed until next meeting.
- D. 450 Pagosa Street: Sign Review: Planning Director James Dickhoff discusses the application. The applicant has provided the HPB with an example of the wall bracket, sign, and location of the new sign. The bottom of the sign will be 8.5 ft above the sidewalk and it will say Hippie Chick Message. Peggy Bergon states that this is a perfect opportunity for a projecting sign given the sandwich board survey. The applicant will also have a live flower planter box under the front window. Andre Redstone is worried about the color choices. Peggy Bergon and Judy James feel that these colors are appropriate as the HPB has done away with a set of colors to choose from. Judy James moves to approve the sign as presented with the name change to Hippie Chick Massage. Chrissy Karas seconds. Unanimously approved.
- E. Archuleta County Fair: Peggy Bergon presents her discussion of the fair. There are several display cases and they have offered the HPB a case for displaying items. She suggests asking the museum to contribute to the display. This would be excellent exposure since the Town is on the verge of losing the museum. Chrissy Karas suggests including the Fred Harman museum. Associate Planner Rachel Novak will ask the museum about displaying their artifacts. Andre Redstone says that this is an excellent opportunity for the Town to show a cross section of the community. He asks if there is a possibility for a live exhibit with a table and forum as a group to interact with the community. This may be possible within the education tent. This may be included for next week's work session. Peggy Bergon also says that another idea may be to ask the local breweries to brew a 125th tap. Andre Redstone suggests a formal invitation on this. Staff will assist with this. Chrissy Karas moves to have staff create an invitation for a 125th themed tap to all of the breweries in Town. Judy James seconds. Unanimously approved.
- F. 434 Pagosa Street: Demolition Permit: Jeff Greer was unable to be at the meeting. As of last Friday, he is now the official owner of 434 Pagosa Street. Chrissy Karas is confused because she thought it was the metal shed. Planning Director James Dickhoff says no. It is the wooden shed located directly on the property. The applicant would like to provide a passage between the buildings and include message rooms and bathing rooms. The HPB will be providing a recommendation to Town Council and not deciding on this tonight. Andre Redstone discusses Article 8.6.3.a, b. and c. of the Land Use Development Code. He states that the wooden shed is not a structural component of the original building. The demolition of this shed is not taking away anything of the true structure. Andre Redstone asks about recording the structure. Planning Director James Dickhoff says photographs and a brief description would be sufficient. Andre Redstone would move that the HPB offer a letter of recommendation to approve the application for demolition at 434 Pagosa Street. A recordation consisting of photographs, a brief description, and a narrative of its uses should be undertaken and submitted to the HPB prior to demolition. The HPB decision is underscored by items 8.6.3.a.b.c as the justification for the decision. Chrissy Karas seconds. Unanimously approved.
- G. Student Poster Contest: Associate Planner Rachel Novak gives the Board an update on the submissions. Staff has only received roughly 20 posters and staff recommends extending the deadline or selecting a single group winner from the submissions received. Andre

Redstone says that if the deadline is extended what is the cutoff point. Planning Director James Dickhoff recommends an additional 2 weeks. Staff can ask Margaret to reach out to Miss Tessi about letting students know about the extension. Staff recommends extending the contest to May 20th.

VI. Discussion Items:

- A. Repurposing Rumbaugh Creek Bridge for Future Trail Use: Railing Options: Peggy Bergon discusses the incorporation of the bridge into the Riverwalk. Planning Director James Dickhoff discusses the railing options and how the bridge will look. The bridge will be covered in concrete with metal plates for the welding of a metal railing. This could be anything from period correct to something more modern. Andre Redstone asks when the RFP will go out. The Collaborative is still finalizing their plans and Riverbend is refining their plans. The RFP is still in the draft phase. Planning Director James Dickhoff says the plans should be ready in about 2- 3 weeks. Andre Redstone asks when the railing option needs to be flushed out. He feels that the HPB still does not have enough information to make this decision. He would like this to be postponed as long as possible so the decision is more informed. Planning Director James Dickhoff says that premanufactured panels may be less expensive, but would need precise welding plate sizes and locations. Planning Director James Dickhoff says that the new proposed pedestrian bridge will need to match the selected railing. Andre Redstone would like to consider stone or wood options. Planning Director James Dickhoff says the largest issue is safety and there is a very limited budget. Chrissy Karas asks if they can apply for another grant. Planning Director James Dickhoff says that they can ask about this issue. Andre Redstone would like to postpone this discussion and have himself and staff research more options. Jeff Laydon suggests stone ends of the bridge and replicate the shape of the arch throughout the railings.
- B. Heritage Brochure Status and Updates: HPB Heritage Brochure: Peggy Bergon discusses an update. The next brochure was decided to be more photos and captions. Peggy Bergon has selected roughly 30 photographs for the HPB to consider to send to the Town Manager for approval for the new brochure. A separate HPB brochure was brought up at the last meeting. Peggy Bergon feels that this may be too large of an undertaking. Chrissy Karas would like to pursue a grant for this. Peggy Bergon would like to focus the HPB's efforts with updating the existing one.
- C. Sandwich Board Sign Survey: Response Updates: Associate Planner Rachel Novak updates the HPB with the results. She will provide a detailed breakdown of these results at the next meeting. The results will also be shared in next month's newsletter. Andre Redstone would like staff to send out a letter of compliance to business to conform to the code. He would also like to have the trees removed and backfilled. Chrissy Karas would like to word this letter in a positive way and agrees that the trees and magazine racks should be removed. Staff would need a recommendation to bring to Town Council before sending out this letter. Judy James recommends that all of the other stands should be removed. A possibility could be one or the other: either have a compliant sandwich board sign or a rack for brochures, but not both. Planning Director James Dickhoff says that maybe the Board's recommendations could provide alternatives. This discussion will be moved to next meeting.
- D. Historic Preservation Month Activities: Finalized Calendar: Associate Planner Rachel Novak discusses the finalized calendar. This will be sent to the Chamber, TTC, Council, the newspapers, and all relevant groups. Peggy Bergon will look into getting a historic photo for

the historic certificate. Peggy Bergon would like to recognize businesses in buildings that may not be in the historic district. It may be possible to recognize all businesses and welcome them to Town. Chrissy Karas feels that this is too large of an undertaking. Planning Director James Dickhoff recommends a simple packet for welcoming the businesses to the area or a letter welcoming them when they receive their business license. Staff will work on a draft for this. Chrissy Karas recommends a welcoming section in the newsletter.

- E. May 12th Community Presentation: Location Discussion: Peggy Bergon discusses the location and that Two Old Crows offered their space, but the Community Center was decided as the best option. She says that for future events the HPB would like to have events in the historic district. Planning Director James Dickhoff says that would work for other lectures, but this event needed good audio and visual options. Staff could ask the Mayor to be the host or an HPB member could volunteer. Andre Redstone would like the HPB to open and close this presentation. Mark Rodman will be at the May 11th HPB meeting to discuss the presentation. It is suggested that Andre Redstone could open and Peggy Bergon could close.

VII. Reports and Updates:

- A. Opportunity for HPB members to briefly present ideas and suggestions as well as potential future agenda items for the HPB's consideration

VIII. Public Comment: NONE.

- IX. Adjournment:** Chrissy Karas moves to adjourn. Judy James seconds. Unanimously approved. Meeting adjourns at 8:24 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.