



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:**
- II. Announcements:**
- III. Approval of Minutes:**
Approval of the April 13, 2016 HPB Regularly Scheduled Meeting Minutes.
- IV. Public Comment:**
- V. Decision Items:**
 - A. Water Works Site Repurposing: Work Sessions or Committee Formation
 - B. April Newsletter: Beautification
 - C. Heritage Brochure Photo Selection: Brochure Update
 - D. 450 Pagosa Street: Sign Review
 - E. Archuleta County Fair
 - F. 434 Pagosa Street: Demolition Permit
- VI. Discussion Items:**
 - A. Repurposing Rumbaugh Creek Bridge for Future Trail Use: Railing Options
 - B. Heritage Brochure Status and Updates: HPB Heritage Brochure
 - C. Sandwich Board Sign Survey: Response Updates
 - D. Historic Preservation Month Activities: Finalized Calendar
 - E. May 12th Community Presentation: Location Discussion
- 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:**
- IX. Adjournment:**

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.



Town of Pagosa Springs Historic Preservation Board
Wednesday, April 27, 2016
Regularly Scheduled Meeting - Staff Report

I. Call to Order / Roll Call:

II. Announcements:

III. Approval of Minutes:

A. Approval of April 13, 2016 Regularly Scheduled Meeting Minutes.

Staff recommends the HPB approve the April 13, 2016 regularly scheduled meeting minutes after finding they are accurate.

IV. Public Comment:

Opportunity for the public to provide comments and to address the Historic Preservation Board on items not on the Agenda.

a. TIME LIMIT: Up to 2 minutes per person and a total of 20 minutes.

At this time, Public Comment will be accepted for items not included as an agenda item. Interested persons have the opportunity to address the Historic Preservation Board and express your opinions on matters that are not on the agenda or not listed as a public hearing item on the agenda. Public comments on any pending application that is the subject of a public hearing at the current or a future meeting may only be made during such hearing. The total time reserved for Public Comment at each meeting is 20 minutes, unless extended by a majority vote of the Planning Commission and each comment is limited to 2 minutes.



TOWN OF PAGOSA SPRINGS
Historic Preservation Board
Regularly Scheduled Meeting Agenda
Wednesday, April 13, 2016 @ 5:45p.m.
Regularly Scheduled Meeting Staff Report
Town Hall, 551 Hot Springs Blvd.

- I. **Call to Order / Roll Call:** Peggy Bergon called the meeting to order at 5:55 PM. Present were members Peggy Bergon, Judy James, Andre Redstone, and Lindsey Smith. Also present was Associate Planner Rachel Novak and members of the public Cookie and Jerry Venn and Larry Garcia.
- II. **Announcements:** NONE
- III. **Approval of Minutes:**
Approval of the March 23, 2016 HPB Regularly Scheduled Meeting Minutes: Spelling error on page 4 with item A and include Greg Schulte in the members attending. Minutes will be accepted as amended.
- IV. **Public Comment:** None received.
- V. **Decision Items:**
 - A. Repurposing Rumbaugh Creek Stone Arch Bridge for Future Trail Use
 - a. Railing choices and update: Associate Planner Rachel Novak discusses the railing choices. Andre Redstone states that a railing discussion is too premature given the scope of work. It is premature given that there is no budget. Andre Redstone moves to defer a decision on the proposed railing until the board has been provided a budget scope and a greater understanding of the waterworks building and water tank wall. Judy James seconds. Andre Redstone states that there is a conceptual plan of this site and Brad Ash was to look into this and he suggests that staff look into this as well. Staff will check with Shari Price on this first. Peggy Bergon suggests to move this as a discussion item for next meeting. Unanimously approved.
 - B. Mural on Main Scope of Artwork and Student Revolving Public Artwork Site: Andre Redstone moves to postpone further discussion on this until the board has received feedback from Town Council. Lindsey Smith seconds. Unanimously approved.
- VI. **Discussion Items:**
 - A. Heritage Brochure Status: Associate Planner Rachel Novak updated the board on this matter. Peggy Bergon suggests moving into the 40's and 50's photos in terms of logging and railroad photos. Associate Planner Rachel Novak will assist with endeavor. Andre Redstone would like to see a draft of the brochure. Selecting photos for the brochure will be added to the agenda for the next meeting. Andre Redstone states that the brochure is in the hands of the Navajo Nation and the brochure is somewhere else that the Town is unaware of. He will help track this down and remove them. Associate Planner Rachel Novak discusses other heritage

brochure examples from other communities. She also suggests a digital brochure and possibly a website or linked to another brochure. Andre Redstone suggests that staff assists with a board prepared brochure to include photos and a timeline. Lindsey Smith asks about the written history in the brochure. Andre Redstone states that there needs to be appropriate representation of past and present people of the area. He states that simple photographs would help to demonstrate the cultural overlap. He suggests a possible map to show the tribal lands. Lindsey Smith also suggests a Hispanic cultural reference as well. Larry Garcia agrees that all people of the past should be represented.

- B. Fort Lewis Cemetery Local Historical Designation: Staff provided a copy of the letter of support for everyone to have. Peggy Bergon is excited for this endeavor and states that the project needs to be flushed out more. Lindsey Smith asks about the budget for this project and asks if the project is above or below \$10,000. Peggy Bergon says that the project does not have a set budget yet. Andre Redstone says that the board is too busy to take this on alone and suggests a subcommittee. Peggy Bergon says that the board will submit this application on the October 1st deadline. Andre Redstone asks about seeking assistance in the grant writing. Lindsey Smith would like to move to table this until June. Andre Redstone seconds. Unanimously approved.
- C. Re-submission of Water Work Facility Restoration SHF Grant Application: Associate Planner Rachel Novak discusses the application submitted on April 1, 2016. Andre Redstone would like to have a couple of work sessions or a committee created on how best to utilize the site. Peggy Bergon agrees that a subcommittee should be created as soon as possible. Andre Redstone would like to see this property become an anchor for the Town as a significant site of interest. Andre Redstone and Lindsey Smith volunteer to have a meeting with Peggy Bergon to form a committee. Staff will include this on the next meeting agenda.
- D. Sandwich Board Sign Survey and Proposed April Newsletter: Judy James states that businesses are excited to host events, including the May 12th event. Andre Redstone would like to know if the space at the Two Old Crows is large enough. A possible option may be The Springs resort. Peggy Bergon wants to make sure that the space could accommodate a power point presentation. Andre Redstone states that the Community Center may be another option. He also would like to include local businesses in this event too. Associate Planner Rachel Novak discusses the surveys sent back for review. Andre Redstone would like the May 12th presenters to touch on subjects related to codes and how it constitutes this is what we want to preserve. He would like to have an open forum to discuss this with the public. Andre Redstone would like staff to check available dates to see what the options are for this date. Associate Planner Rachel Novak discusses the safety hazards of sandwich board signs and how best to help the downtown thrive. Andre Redstone suggests removing the street trees. He also wants to see the code changed as the town progresses. Andre Redstone would like to help educate the public on the value of evolving their signage. He states that there is a tremendous opportunity for additional signage if businesses could understand that sandwich board signs aren't the only option. He also comments that the main street sidewalk would like to see a decorative sidewalk in the downtown area. Judy James mentions Lewis Street and how beautiful it looks. Associate Planner Rachel Novak discusses the April newsletter on beautification. Judy James states that the businesses used to fund hanging baskets. Peggy Bergon wants some ownership from the businesses. Andre Redstone suggests that the board provide the hardware and the businesses could maintain them. Staff will research wall mounted brackets for hanging baskets. Larry Garcia says that the community would take pride in something like that. He suggests an award or prize for best basket or beautiful facade. Judy James recommends a

“hanging basket day” on Memorial Day. Peggy Bergon asks about reaching out to the Chamber of Commerce. Andre Redstone would like to put this in the newsletter and newspaper article. Andre Redstone then asks about the growing domes and how to include children and the schools. Judy James states that the first dome will be for education. Larry Garcia would like to see a horticulture program at the schools.

- E. Historic Preservation Month activities: The options are to either have a \$3/\$5 donation with a free popcorn and drink or market it as a free movie and then people could buy their own drinks and snacks. Andre Redstone would like to rewrite the movie narrative to include Plains American Indian instead of Native American. Andre Redstone moves to adopt to proposed theater dates of all 6 parts of the mini-series as outlined and to include a fee structure consistent with option two (free movie and people purchase snacks). Judy James seconds. Unanimously approved. Peggy Bergon discusses more walking tour dates. She asks about clustering them or possibly one in June, July, and so on. Judy James would like to see one each month. Peggy Bergon talks about a secondary walking tour down Hermosa Street that could possibly discuss the history of the Town. She would like to see an expanded tour option too.

VII. Reports and Updates:

- A. Planning Department Director Update.
- B. 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: Larry Garcia would like to be involved with the board in the future. Andre Redstone would like to invite Larry Garcia to become an alternate member. Staff will include this on the next meeting agenda for approval.

IX. Adjournment: Meeting adjourned at 8:15 PM.

HPB Board Members

Peggy Bergon: HPB Chairperson, **Lindsey Smith:** HPB Vice-Chairperson
Chrissy Karas: HPB Regular Member, **Andre Redstone:** HPB Regular Member,
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V. Decision Item

A. Water Works Site Repurposing: Work Sessions or Committee Formation

BACKGROUND	<p>Staff submitted an SHF Grant application on April 1, 2016 for the rehabilitation and preservation of the water tanks and structure. The Town was awarded an SHF grant for the restoration of the Rumbaugh Creek Bridge and the Water Works site is now a perfect opportunity for repurposing. With a trail connection already planned through the site, it has been discussed on how best to utilize the site. The HPB has addressed concerns on the grant restrictions if the Town was awarded the grant. The HPB had discussed on how best to utilize the site through work sessions or through forming a committee.</p>
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RECOMMENDATION	<p>Possible Decisions for Consideration: (Madam Chair, I move that that the Historic Preservation Board....)</p> <ol style="list-style-type: none">1) Determine on dates to hold HPB work sessions to decide on how best to repurpose the Water Works Site.2) Determine to create a separate committee to decide on how best to repurpose the Water Works Site.
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V. Decision Item

B. April Newsletter: Beautification

BACKGROUND

On the April 13th meeting, the HPB decided to have the April newsletter to be focused on beautification. Staff has attached a revised newsletter to include an excerpt for hanging baskets. Staff has also researched various hanging brackets to mount to the walls of businesses and those prices and images are included below. Also included are images for another option: light post hanging baskets.

“Hooks & Lattice” website was identified as the best possible option for price and styles.

Included with this newsletter will be copies of the commercial and residential tax credit sheets.

RECOMMENDATION

Possible Decisions for Consideration:
(Madam Chair, I move that that the Historic Preservation Board...)

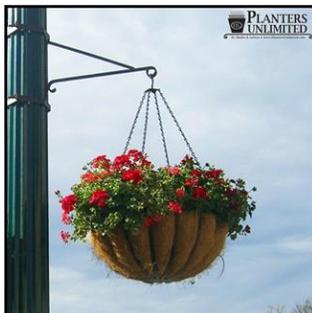
1. Approve the April Newsletter as presented.
2. Approve the April Newsletter as presented with changes as discussed.
3. Disapprove the April Newsletter.



Barrington Medium Scroll Bracket
\$29.99
12" L X 10" H
A4-B27
Powder Coated Wrought Iron



Barrington Large Scroll Bracket
\$41.85
18" L X 16.5" H
A4-B28
Powder Coated Wrought Iron



Bradbury Angled, Curved Up Bracket
\$11.85
12" Curled Up
A4-TSH08
Powder Coated Wrought Iron

PAGOSA SPRINGS COLORADO

HISTORIC PRESERVATION BOARD

Community Beautification & Standards

It's no secret that Pagosa Springs is a small town, but that doesn't mean that our community can't be beautiful and hold itself to a higher standard. The Town of Pagosa Springs is a sales tax driven economy and with that comes the necessity to cater to the passersby, visitors, and tourist alike. It is essential to make all of our clientele feel safe and welcomed as they stop to visit our stores, boutiques, bars, and restaurants. Holding ourselves to higher standards and beautifying our community is key to both attracting new visitors and spreading the word about all the great things Pagosa has to offer!

What is Beautification?

The term beautification has many meanings, but in essence it relates to the Town of Pagosa Springs in this way: the act of making visual changes/improvements to an object or place. This could be anything from adding flowers to planter boxes, updating the exterior of your building's facade or even just cleaning up clutter and trash on the sidewalk. The act of beautifying a space doesn't have to be a huge construction project... start small, but think big! The smallest change can have a huge impact on the visual appeal and interpretation of our community from visitors (read more on the back)!



Historic Preservation Month

This year, the Town of Pagosa Springs has an exciting list of community events planned in celebration of not only Historic Preservation month, but the Town's 125th anniversary. Enjoy anything from historical walking tours, educational lecture series, Chimney Rock moon viewing, an "Into the West" film series, and much more! Stay tuned for more updates on this year's historic preservation month's activities!

The Historic Preservation Board would like to see community pride and support from downtown businesses and get involved in this year's events. During the walking tours, groups could enter businesses wanting to participate in the historical tour and the owners could talk briefly about any significant history of the building, previous owners, or anything that would add historical value to the tour. If you would like to be part of

the historical walking tour, please email your name, business name, location, and that you would like to participate. What would you like to see for this year's planned events?

Email suggestions or that you would like to participate in the walking tour to: rnovak@pagosasprings.co.gov.

To ensure you are notified of important Town topics, we encourage you to sign up for automatic email notifications on various Town matters you are interested in. Go to www.PagosaSprings.com and on the left hand side at the bottom click "Read More" under the E-Notice window. You can choose what you would like to sign up to be notified about including Historic Preservation Board.

COMMUNITY BEAUTIFICATION & STANDARDS

What is Beautification (continued)?

The beautification process is unique because this concept encompasses a wide variety of projects: restoring or rehabilitating historic properties, new construction, fixing damaged sidewalks, adding park benches. These are all beautification projects and have the potential to change the identity of a community in a big way. It is imperative to consult with the Town and qualified professionals prior to any physical alterations to your property or facade.

The Town of Pagosa Springs is a small town and represents a special sector in modern day America! There are three main things people expect when they visit "Small Town America."

1) **Repetition of Similar Elements:** This could be anything from subtle architectural features, to colors and building materials/textures, to even doors and windows. This repetition creates an atmosphere of cohesion, inclusiveness, and overall welcoming feeling to visitors.

2) **Preservation of Historic Structures:** When people visit small towns, they want to see beautifully restored properties and period appropriate colors, materials/textures, and architectural features. This is one of the many driving forces behind the Historic Preservation Board and their mission to make our Downtown beautiful, unique, and one to remember! It is crucial to blend the old with the new and it's necessary to remember this as our town grows and adapts to a changing market.

3) **Showcasing Public Art & Interpretive Signage:** While this may not be exactly what comes to mind when you think of Pagosa Springs, nonetheless it's a key component to make our community stand out. The wall mural on Main Street is a good start to this movement. The updates to the interpretive signage in town is also another excellent addition in contributing to the overall feel and character of Pagosa.

Overall, small towns are meant to have plenty of character and Pagosa Springs is no different in that sense. The Town of Pagosa Springs has a character type of its own and we have to ensure people spread very positive comments and thoughts to future visitors! Beautification is a tool to help create positive change in

our town. It is a starting point for residents, property owners, and businesses alike to share in the community's vision for a lifelong commitment to excellence, preservation, and higher standards for our downtown. Be the change you want in our community and remember the core concept of beautification: start small, but think big!

The Board Wants to Hear From You!

Would you be interested in taking part in a beautification project? The Historic Preservation Board would like your input on a "Hanging Flower Basket" initiative. This would include installing iron mounting brackets to HWY 160 business fronts to allow hanging baskets to be displayed. Along with this, the Board may have a "Hanging Basket Day" where all of the baskets are judged for creativity and the winner would get a prize!

Share your thoughts here:

rnovak@townofpagosaspring.co.gov or (970) 264-4151x221



UPCOMING HPB MEETINGS & EVENTS

The Historic Preservation Board meets the second and fourth Wednesday of every month at 5:45 PM in the front conference room in Town Hall unless otherwise stated: 551 Hot Springs Blvd.

May 11, 2016: Regularly scheduled meeting

May 25, 2016: Regularly scheduled meeting

June 1, 2016: Regularly scheduled meeting

Tax Credit Sheet Commercial & Residential Properties
May 12th Community Presentation from History Colorado

(See attached information sheets)

V. Decision Item

C. Heritage Brochure Photo Selection: Brochure Update

BACKGROUND	<p>On the April 13th HPB meeting, it was determined that Chair Peggy Bergon would provide the Board with roughly 25 photos to choose from for Board approval to include in the updated “Heritage Brochure” for 2016. Staff will present these to the Board.</p>
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RECCOMENDATION	<p>Possible Decisions for Consideration: (Madam Chair, I move that that the Historic Preservation Board....)</p> <ol style="list-style-type: none">1. Approve all of the photos as presented.2. Approve only the selected photos as discussed.
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V. Decision Item

D. 450 Pagosa Street: Sign Review

BACKGROUND	<p>Applicant Shannon Herzog of “Hippie Chick Massage” has come forward with a new sign permit application for 450 Pagosa Street. The maximum allowable signage for this property is 12.5 sqft and the proposed sign has a total area of 4.58 sqft. The measurements of the sign are 20” tall X 33” wide and the bottom of the sign will be 8.5 ft above the sidewalk. The proposed sign will be manufactured by Earth Signs and will be a projecting sign.</p> <p>Attached is a copy of the proposed sign, along with graphics on where the sign will be mounted and the mounting brackets to be used. Also, the relevant Land Use Development Code sections have been included for the review of this sign.</p>
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RECOMMENDATION	<p>Possible Decisions for Consideration: (Madam Chair, I move that that the Historic Preservation Board....)</p> <ol style="list-style-type: none">1) Approve the sign permit application for 450 Pagosa Street, “Hippie Chick Massage,” as presented.2) Approve the sign permit application for 450 Pagosa Street, “Hippie Chick Massage,” with changes and/or conditions as discussed.3) Deny the sign permit application for 450 Pagosa Street, “Hippie Chick Massage.”
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SIGN PERMIT APPLICATION

TO SUBMIT THIS APPLICATION, COMPLETE AND DELIVER WITH THE APPROPRIATE FEE

BY MAIL TO:
TOWN OF PAGOSA SPRINGS SIGN PERMIT
PO BOX 1859, PAGOSA SPRINGS, CO 81147

OR
IN PERSON TO:
TOWN HALL
551 HOT SPRINGS BLVD.

PROJECT ADDRESS: 450 Pagosa Street OWNER'S NAME: Shannon Herzog
 NAME OF BUSINESS: Hippie Chick Massage MAILING ADDRESS: P.O. Box 5172
 PHONE: 970-946-4578 EMAIL: Shannonherzog@yahoo
 SIGN MANUFACTURER: Earth Signs PHONE: 970-903-3406

Number of Signs: 1 to 2 signs 3 or more signs (Comprehensive Sign Program)

Sign Zone: Sign Zone #1: All Commercially Zoned properties 1st Street – 10th Street.
 Sign Zone #2: All Commercially Zoned properties except 1st Street – 10th Street.
 Sign Zone Historic: All Signs in the Historic District or on Designated Historic Landmark Properties
 Require an approval from the Historic Preservation Board prior to final approval.
 Sign Zone Residential: All Residential Zoned Districts.

Total area allowed for all of your signs combined: The maximum area allowed is based on the amount of street frontage you have. You are allowed one square foot of sign area for every linear foot of street frontage. Corner lots may include 50% of additional street frontage. A 10% increase is allowed for signs in a Comprehensive Sign Program. Each Sign Zone has specific restrictions and requirements. Please see the Specific Sign Zone restrictions and requirements.

Primary Street Linear Feet of Frontage: _____ ft. Secondary Street Frontage: _____ ft. (may use 50% towards sign square foot)
 Maximum area allowed for all signs combined: 12.5 square feet.

Lighting: Sign(s) are not lighted. Sign(s) have lighting and meet the Code requirements.

Additional Documentation: Applicant must attach a drawing of each of the sign(s). Drawings must include dimensions, the sign text as well as the colors used for each of the sign elements. In addition, a site plan for a Comprehensive Sign Program is also required.

LIST ALL THE SIGNS (INCLUDING EXISTING SIGNS) TO BE PERMITTED UNDER THIS APPLICATION				
The code identifies four basic types of sign: (FS) Free Standing, (PS) Projecting Signs, (WS) Wall Mounted Signs and (SB) Sandwich Board.				
Each type of sign has a series of restrictions which apply to it. Please see the Specific Sign Zone restrictions and requirements.				
New / Existing	Type of Sign FS / (PS) / WS / SB	SIGN Description / Text (If Free-Standing or Projecting, include Height Above Grade of proposed sign)	Height above grade	Area (sq.ft.)
1		Measures 20" x 33"	8 1/2'	4.58
2				
3				
4				
5				
Application Fee For New or Existing Unpermitted Signs: Checks should be made out to "Town of Pagosa Springs" Date Paid: / / Received By:		<input checked="" type="checkbox"/> \$25 - One Sign <input type="checkbox"/> \$50 - Two Signs <input type="checkbox"/> \$75 - Comprehensive Sign Program	Total area of all permanent signs: Total area allowed for all of your signs: Allowable area remaining for any future signage:	

For a complete copy of Town of Pagosa Springs Sign Code & Sign Guidelines visit: WWW.TOWNOFPAGOSASPRINGS.COM (Click on DOCUMENTS then SIGNS)

I HEREBY CERTIFY THE CONTENTS OF THIS APPLICATION TO BE CORRECT AND AGREE TO CONSTRUCT, ERECT, AND MAINTAIN THE SIGN(S) ACCORDING TO THE APPROVAL AS DESCRIBED AND ALL TOWN ORDINANCES. I HAVE RECEIVED AND REVIEWED A COPY OF THE TOWNS SIGN GUIDELINES AND UNDERSTAND ANY & ALL ADDITIONAL PERMANENT OR TEMPORARY SIGNS AND ANY SIGN CHANGES, REQUIRE AN APPROVED SIGN PERMIT PRIOR TO DISPLAYING SUCH SIGNS.

OWNERS SIGNATURE: Shannon Herzog DATE: April 21, 16

REFER TO HISTORIC PRESERVATION REVIEW BOARD REFER TO DESIGN REVIEW

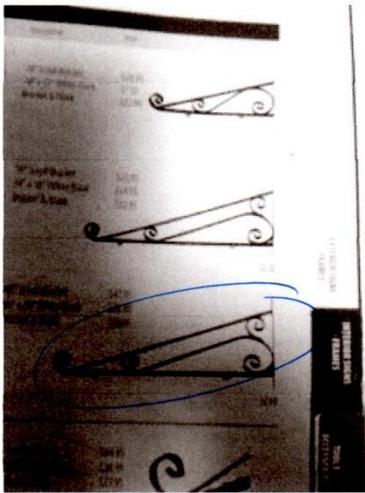
REVIEWED BY: _____ DATE: _____ APPROVED DISAPPROVED

Last Updated February 2009



Measures 20" x 33" Hippie Chick Massage 970-946-4518 <Changes>





Black
Bracket

6.12. - SIGN CODE

6.12.1. PURPOSE AND OBJECTIVES

- A. General purpose. The purpose of the Pagosa Springs Sign Code is to regulate noncommercial, commercial and event signage with a comprehensive system of reasonable, effective, consistent and nondiscriminatory sign standards and requirements. The Sign Code will identify sign regulations that detail specifics for signs identifying non-commercial and commercial establishments and events, while maintaining public safety and overall community welfare.
- B. Objectives. With these purposes in mind, the Town Council hereby declares that the enactment of this comprehensive Sign Code is necessary to achieve the above stated purposes and to accomplish the following objectives:
 - 1. To preserve and enhance the Town as an aesthetically attractive environment that promotes residential, business and vacation activities.
 - 2. To preserve the historically and architecturally unique character of the Town, and maintain scenic views when possible.
 - 3. To encourage signage that is compatible and appropriate with surrounding buildings, landscaping and other site features.
 - 4. To establish signs that aid residential and business uses while not concealing or obstructing adjacent land uses or signs.
 - 5. To establish sign size in relation to the scale of the lot and building frontage along which the sign is to be placed.
 - 6. To lessen the confusion and visual clutter caused by proliferation, improper placement, illumination, animation, and excessive height and area of all signs that also compete for the attention of pedestrian and vehicular traffic.
 - 7. To curtail the size and number of signs to the minimum reasonably necessary to convey the desired message or identify a commercial or non-commercial establishment or event.
 - 8. To protect the public from the dangers of unsafe signs and require signs to be located, constructed, installed, and maintained in a safe and satisfactory manner.

6.12.4. REGULATIONS AND STANDARDS

- A. Permanent sign standards. The following standards apply to all permanent signs unless specifically exempted in other parts of the Sign Code or by a variance granted by the Design Review Board. In many instances, the following standards are minimum requirements and the sign(s) may be subject to additional requirements elsewhere in the Sign Code.
 - 1. Area. The area of a sign shall be equivalent to the total exposed surface devoted to a sign message, including ornamentation, embellishment and symbols, but excluding supporting structures. Listed below are additional area definitions and specifications:
 - a. Aggregate area. The following rules shall apply in determining the aggregate area of all signage on a single parcel of land:
 - (i) The aggregate area shall not exceed one (1) square foot of signage per linear foot of lot frontage.
 - (ii) Parcels with more than one (1) frontage may calculate maximum allowable aggregate area as the total of one (1) frontage plus fifty (50) percent of any additional frontage.
 - b. Maximum area. The maximum area of any one (1) sign shall be determined by the following formulas:
 - (i) Wall-mounted signs shall not exceed five (5) percent of the façade in Zone 1 or ten (10) percent of the façade in Zone 2, on which it is mounted, up to a maximum of one hundred (100) square feet, in total.
 - (ii) Projecting signs shall not exceed one-half (0.5) square foot per linear foot of building frontage to a maximum of twenty-four (24) square feet.

- (iii) Freestanding (pole, monument) signs shall not exceed seventy-five (75) square feet in Zone 1, and one hundred (100) square feet in size in Zone 2, and shall not exceed one (1) freestanding sign per lot.
 - (iv) Signs in a manufactured home park or on a subdivision site on which there is construction shall not exceed total area of two hundred (200) square feet.
 - (v) In residential areas, no permanent sign of any type shall exceed twenty-four (24) square feet.
- c. Single-faced signs. The area of a sign with one (1) sign face shall be calculated as the total area of the face. In the case of cutout letters, displays, symbols, statuary or logos, the area will be calculated as that area which can be enclosed within a rectangle, series of attached rectangles, or other geometric shapes.
 - d. Double-faced signs. The area of a sign with two (2) sign faces shall be calculated as one (1) sign face only as long as the sign faces are identical and parallel.
 - e. Angled signs. If the angle between the two (2) faces is greater than thirty (30) degrees, the sign area shall be calculated by adding the areas of the two (2) faces. If the angle is less than thirty (30) degrees, the sign area shall be calculated in the same manner as for double-faced signs. Angled signs may be used for real estate signs only.
 - f. Multi-faced (three (3) or more) signs. The sign area shall be computed as the sum of the area of all sign faces.
 - g. Multiple signs. Whenever more than one (1) sign is hung continuously or placed on a freestanding or projecting structure, the combination of signs shall be considered as one (1) sign for the purpose of computing sign area and determining the number of signs on a parcel.
2. Height. The maximum height for any freestanding sign and supporting structure is not to exceed fifteen (15) feet in Zone 1 and twenty (20) feet in Zone 2. Height is measured from the average grade at the base of the sign to the top of the highest point of the sign. In no case shall any sign exceed the height of any building for which signage is provided.
 - a. Freestanding signs in residential zones shall not exceed five (5) feet in height.
 - b. Roof-mounted signs shall not extend beyond the roofline.
 3. Location. The following rules and standards shall apply in establishing the location of signs:
 - a. No sign shall be placed so as to impede the visibility of motorists or pedestrians.
 - b. Signage may be mounted on any side of a building.
 - c. Except for approved sandwich board signs, no signs or sign structures shall be built or placed on the sidewalk, curb or area between sidewalk and curb, or public right-of-way except for approved sandwich board signs.
 - d. Except as provided in this subsection, freestanding signs shall be installed a minimum of six (6) feet from the street right-of-way and five (5) feet from the side lot line. In the Mixed-Use Town Center District from 1st Street to 4th Street, freestanding signs may be installed to within one (1) foot of the sidewalk with approval by the Director. No sign may cross the plane of the property line.
 6. Structural and safety considerations.
 - a. All exterior signs shall be designed to withstand a minimum wind load of eighty (80) miles per hour and snow load of sixty-five (65) pounds per square foot. The Building Official may require structural signs to be designed by a Colorado licensed engineer with plans complete with required information and professional stamps.
 - b. All electrical service for sign lighting shall be provided with underground or hidden devices. All such devices, as well as signage using electrical devices, must comply with the State Electrical Code, and a permit must be obtained to that effect.

- c. Exposed reflective type bulbs, incandescent lamps or other illuminating devices that exceed forty (40) watts shall not be used on the exterior surface of any sign so as to expose the face of the bulb, light or lamp to any public street or adjacent property.
 - d. Guy wires can only be used after special review and approval by the Design Review Board.
 - e. All parts of any electric, illuminated or transparent sign shall be of metal or other materials that are not readily combustible.
 - f. Freestanding signs must be anchored in concrete unless the structure is sufficiently small to allow alternative means of anchoring.
 - g. Wall-mounted and projecting signs shall be directly secured by metal anchors, bolts, supports, stranded cable or braces, in such a manner as to assure that the sign remains securely attached.
 - h. All structural components shall be compatible with surrounding design and architectural features.
- C. Additional district-specific standards.
- 1. ODE and ODB Districts. Monument signs should be used in ODE and ODB districts, instead of pole-mounted signs.
 - 2. Hot Springs Boulevard District. In the Hot Springs Boulevard Neighborhood, special consideration shall be given to pedestrian-oriented sign programs, clustering of signs for individual establishments, and signs containing historic appeal and/or close association with surrounding architecture. In addition to compliance with the Sign Code, Town staff will review architectural sketches of proposed signs.
 - 3. Historic districts. All signs in designated historic districts and with historic landmarks shall comply with the standards in Article 8, Historic Preservation, and the adopted Historic Design Guidelines, in addition to the standards of the Sign Code.
 - 4. Buildings eighteen thousand (18,000) square feet in size and greater.
 - a. Monument signs shall be used instead of pole-mounted signs.
 - b. Changeable copy signs shall be prohibited on the building and site.
 - c. Directory/marquee signs should be used to reduce the number of signs used in a single location.
- D. Sign maintenance. All signs shall be properly maintained, kept in good repair and condition, and shall be constructed of safe and permanent materials. Failure to abide by this maintenance provision will constitute a violation as specified in Section 1.6.2 of this Land Use Code.

Chapter 8: Design Standards for Signage

This chapter presents design guidelines for the use of signage in the Historic Business District and other landmarked properties.

It is important to note that the total square footage for signage permitted by the Land Use and Development Code far exceeds the desirable maximum allowable signage within the Historic Business District and on local landmarks due to the disproportion in sign size to building facades. Signs should be in proportion to the building facade, display windows and sign panels incorporated in existing structures.

Signage Context

A sign typically serves two functions: first, to attract attention and second to convey information to identify the business or services offered within. If it is well designed, the building front alone can serve the attention-getting function, allowing the sign to be focused on conveying information in a well-conceived manner. All new signs should be developed with the overall context of the building.

8.1 Consider the building front as part of an overall sign program.

Develop a master sign plan for the entire building to guide individual sign design decisions.

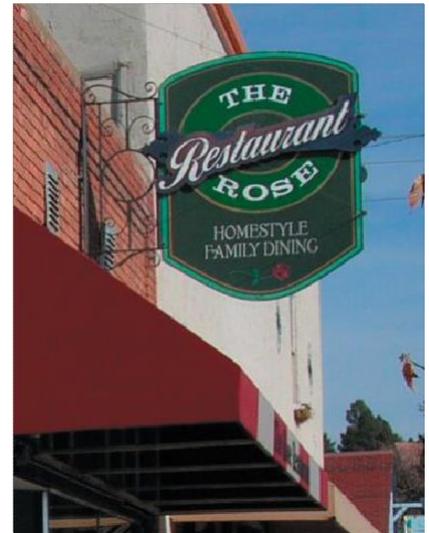
Coordinate a sign within the overall facade composition.

Use the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen along the street.

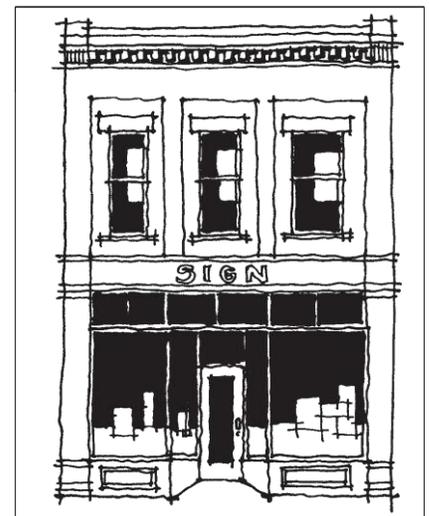
8.2 A sign shall be subordinate to the overall building composition.

Design signage to be proportional so that it does not dominate the building or the facade.

Any sign that visually overpowers the building or obscures significant architectural features is inappropriate.



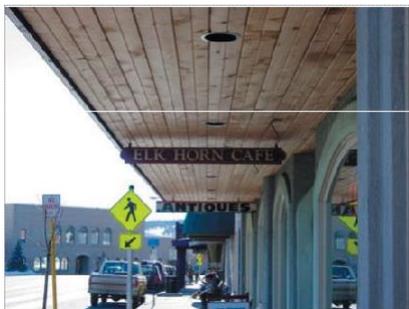
A sign typically serves two functions: first, to attract attention, and second to convey information. (Pagosa Springs, CO)



The overall facade composition, including ornamental details and signs, should be coordinated.



Examples of appropriate pole signs.
(Pagosa Springs, CO)



to identify businesses in the Historic
Business District. (Pagosa Springs,
CO)

Signage Categories and Types

Commercial signage generally falls into four categories as follows:

Primary Sign. A business should generally have only one primary sign, which is usually a flush mounted sign in the Historic Business District and is often a monument sign for other local landmarks.

Secondary Signs. Secondary signs are utilized in addition to the primary building sign. Typically, a secondary sign is an awning, hanging or window sign. The secondary sign is generally intended to capture the attention of the pedestrian walking on the sidewalk, while the primary sign's audience is specifically the viewer driving past in a vehicle.

Portable Signs. Portable signs are intended for the pedestrian walking on the sidewalk but do not impede pedestrian traffic. Portable signs include sandwich boards, signs mounted on easels or freestanding frames with sign inserts.

Temporary Signs. Temporary signs are used for a special purpose, such as limited-time offer or a sale and should be used only for short periods of time as specified in the Town of Pagosa Springs Land Use and Development Code.

Within the signage categories discussed above, a number of individual signage types are appropriate.

8.3 Primary signs should be installed.

Flush mounted wall signs shall be no more than twenty-five (25) square feet in size.

Primary signs should be proportional in size to the building facade and located within the "sign band" if one is available.

8.4 Small hanging signs are encouraged.

A small hanging sign should be located near the business entrance, just above the door or to the side.

A hanging sign should be mounted perpendicular with the building facade.

A hanging sign should provide a minimum of eight and a half (8.5) feet clearance between the sidewalk surface and the bottom of the sign.

A hanging sign shall be no more than eight (8) square feet in size.

8.5 A projecting sign may be considered.

A larger projecting sign should be mounted higher and centered on the facade or positioned at the corner of a building. A projecting sign shall provide a minimum clearance of eight and a half (8.5) feet between the sidewalk surface and the bottom of the sign.

A projecting sign shall be no more than fifteen (15) square feet in size. A projecting sign shall in no case project beyond 1/2 of the sidewalk width.

8.6 Monument or pole signs may be appropriate outside of the Historic Business District on locally landmarked sites.

Signs should not exceed twenty-five (25) square feet in size.
Signs should be landscaped at the base and generally should include a subtle structure for hanging or support.

8.7 Awning and canopy signs may be considered.

In no case should an awning or canopy sign exceed the size of the awning or canopy surface to which it is applied.
Consider mounting a sign centered on top of a building canopy where a flush-mounted sign would obscure architectural details

8.8 A directory sign may be considered.

Where several businesses share a building, coordinate the signs.
Align several smaller signs or group signs into a single panel as a directory.
Use similar forms or backgrounds for the signs to tie them together visually and make them easier to read.

8.9 Window and door signage may be considered for secondary signage.

Hang permanent window signs just inside the window.
Paint temporary window signs on the glass.
Do not cover more than approximately 30% of the total store-front window area with window signage. Tenant and address identification in the door window should cover less than 30% of the top half of the door window and should not exceed an area of three square feet.

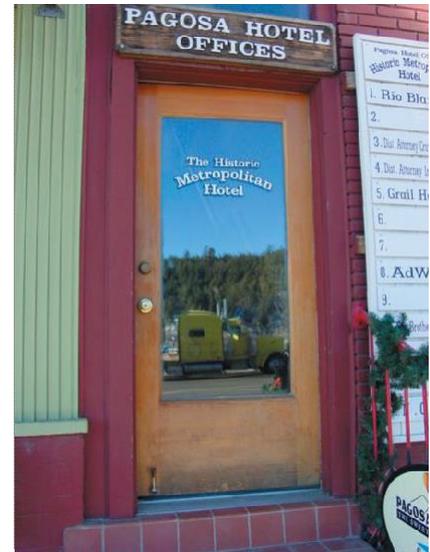
8.10 A portable sign may be considered for temporary signage. Portable signs include A-frame (sandwich boards), signs mounted on easels or free-standing frames with sign inserts. A portable sign should be limited to two square feet of surface per side and shall be removed daily, upon close of business. A portable sign should not interfere with pedestrian traffic.

Signage Location and Size

The size and placement of a sign are critical in maintaining the visual order of the Historic Business District and local landmarks. Consistent placement of signs according to building type, size, location and even building materials create a visual pattern that the pedestrian can easily interpret and utilize to the mutual benefit of merchants, tourists and customers. Note that the following signage specifications are provided and are more restrictive than the aggregate signage limits outlined in the Town of Pagosa Springs Land Use and Development Code.

8.11 A sign should not in any way obscure or compete with architectural details of a historic building facade.

This is especially important for a building with historic significance
A sign should be designed to integrate with the architectural features of a building and not distract attention from the features.



This door signage is appropriate. (Pagosa Springs, CO)



The window signage shown above covers more than 30% of the total storefront window area and is inappropriate. (Pagosa Springs, CO)

8.12 The “sign band” is the most appropriate location for primary signage.

Locate flush mounted wall signs in the “sign band” area above the transom or storefront windows and below any second floor windows

Respect the sign band borders. The sign should not overlap or crowd the top, bottom or ends of the band.

Mount a wall sign to align with others along the block, when feasible.

8.13 Flush mounted wall signs shall maintain the overall proportions of the building facade.

Ideally, a commercial building in the Historic Business District would include a sign band integrated into the architectural detailing of the front facade.

A wall mounted sign should be proportionate in size to the architectural elements on the building.

The “sign band” is located above the transom or storefront window. (Georgetown, TX)

Signage Materials, Colors and Lighting

The materials, colors and lighting used for signage within the Historic Business District and on local landmarks play a major role in defining the scale and continuity of the street. Sign materials and colors should be chosen carefully to ensure commercial structures and spaces are easily identified while maintaining the traditional feeling of the area. Lighting should be subtle and serve only to help identify buildings or storefronts at night.

8.14 Sign materials should be compatible with that of the building facade.

Painted wood and metal are appropriate materials for signs. Their use is encouraged. Unfinished materials including unpainted wood are discouraged. Plastic and vinyl are not permitted, except for flush mounted, adhesive lettering. Highly reflective materials that will be difficult to read are inappropriate. Painted signs on blank walls were common historically and may be considered.

8.15 Use colors for the sign that are compatible with those of the building front.

Limit the number of colors used on a sign. In general, no more than three (3) colors should be used. A summary of acceptable color considerations is reviewed in Appendix D.

8.16 Lighting for a sign should be an indirect source.

Light should be directed at the sign from an external, shielded lamp. A warm light color, similar to daylight, is appropriate. All lighting should be shielded and not shine directly in the eyes of pedestrians or vehicular traffic.

8.17 Internally illuminated signs are prohibited.

Appropriate Content for Signage

8.18 Using a symbol for a sign is encouraged.

A symbol sign adds interest to the street, can be read quickly and is remembered better than written words.

8.19 Use simple typefaces on signage.

Typefaces that are in keeping with those seen in the area traditionally are encouraged. Select letter styles and sizes that will be compatible with the building front. Generally, these are typefaces with serifs. Avoid hard-to-read or overly intricate typeface styles.



*A symbol sign adds interest to the street, can be read quickly and is remembered better than written words.
(Durango, CO)*

V. Decision Item

E. Archuleta County Fair

BACKGROUND

This year marks the 65th year of the Archuleta County Fair and there are many events in which the 125th Anniversary of Pagosa Springs could be tied into. The Fair Board will be commemorating the event and have asked the HPB if they would like to place items into a display case in their exhibit hall for a 125th Anniversary display. The case measure roughly 3' X 6' and will be seen by many people. This may be a good opportunity to display some artifacts from the museum.

It was also suggested that the HPB could talk to the local breweries to brew a craft 125th tap to be sold in honor of the 125th Anniversary.

RECCOMENDATION

**Possible Decisions for Consideration:
(Madam Chair, I move that that the Historic Preservation Board....)**

- 1) Decide to have a case on display at the 65th Archuleta County Fair with museum artifacts or artifacts of the HPB's choosing.
- 2) Decide to ask the local breweries about crafting a 125th tap to honor the Town's anniversary.
- 3) Decide not to have a display case at the Archuleta County Fair.
- 4) Decide not to ask local breweries about crafting a 125th tap to honor the Town's anniversary.

V. Decision Item

F. 434 Pagosa Street: Demolition Permit

BACKGROUND	<p>The HPB approved the application for “Exterior Alteration” for the property located at 434 Pagosa Street on March 23, 2016. The proposed new construction consisted of the installation of a courtyard privacy wall, that would house additional bathing tubs for the Overlook Spa. The extent of the improvement is based from the Alley side of the property. The Wall will provide privacy for bathers.</p> <p>The demolition of a shed on the property is necessary for the construction of the new bathing tubs. Attached you will find the relevant Land Use Development Code sections and images of the site. The Shed structure does not appear to be a contributing historic structure of relevance, and is not considered in the 2001 historic survey of the property.</p>
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RECOMMENDATION	<p>Staff recommends the HPB consider the proposed “Demolition Permit” as it applies to the standards set forth in the TOPS LUDC, TOPS Historic Business District & Local Landmark Design Guidelines and the Secretary of the Interior’s Standards for Rehabilitation, for the board’s determination for the application. The following are possible alternative actions for the HPB’s consideration only.</p> <p>Possible Decisions for Consideration: (Madam Chair, I move that that the Historic Preservation Board....)</p> <ol style="list-style-type: none">1) APPROVE the proposed demolition permit at 434 Pagosa Street, for the demolition of a non-contributing shed structure, 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.2) APPROVE the proposed demolition permit at 434 Pagosa Street, for the demolition of a non-contributing shed structure, 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 contingencies as discussed.3) DENY the proposed new construction of a privacy wall at 434 Pagosa Street, for the demolition of a non-contributing shed structure, finding the application and proposed work is NOT 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.
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8.6. - DEMOLITION OF HISTORIC LANDMARKS OR STRUCTURES WITHIN A HISTORIC DISTRICT (LUDC)

8.6.1. No person shall be permitted to carry out any demolition of a structure or a feature of a structure that has been designated a Historic Landmark or demolition of a structure or feature of a structure within a designated Historic District without first obtaining an approval to demolish pursuant to this Article, in addition to any permits required by other applicable provisions of the Code.

8.6.2. The property owner(s) of record shall be an eligible Applicant and shall submit a completed application to demolish to the Administrative Officer. Upon determination that the application is complete, the Administrative Officer shall forward the application to the Historic Preservation Board.

A. When an application to demolish a structure or a feature of a structure that has been designated a Historic Landmark is submitted, the Administrative Officer shall give notice in accordance with Article 2 of this Land Use Code. When an application to demolish a structure or feature of a structure within a designated Historic District is submitted, the Administrative Officer shall give notice in accordance with Article 2 of this Land Use Code, including mailing written notice to owners of all properties within the proposed district boundaries.

B. The Historic Preservation Board shall consider the application to demolish at a public hearing during a scheduled meeting within thirty (30) days of receipt of the application from the Administrative Officer. The Historic Preservation Board shall, by motion, approve, approve with conditions, or deny the application. The Historic Preservation Board shall forward its recommendation to the Town Council.

C. Within thirty (30) days of receiving a recommendation from the Historic Preservation Board regarding the demolition application, the Town Council shall hold a public hearing on the proposed demolition. The Town Council shall review the application to demolish and either approve, approve with conditions, or deny the application.

8.6.3. An application to demolish shall be approved upon the findings by the Historic Preservation Board or the Town Council that:

A. A non-contributing structure within a historic district has, over time, not become a contributing element of the Historic District.

B. A feature of a Historic Landmark, contributing or non-contributing structure within a Historic District, if removed or demolished, will not compromise the essential form or integrity of the structure.

C. A designated Historic Landmark or contributing structure within a Historic District is necessary to rectify a condition of structural hardship or economic viability, as described below. The Applicant shall provide any additional information requested by staff, the Historic Preservation Board and/or the Town Council needed to verify or clarify the standards, factors, evidence, and testimony considered in this determination.

1. Structural hardship exemption. A structural hardship exemption shall be granted if one (1) of the following conditions exist:

a. The structure must be demolished because it presents an imminent hazard to public health and safety as determined by a licensed structural engineer; or

b. The structure proposed for demolition is not structurally sound despite evidence of the Applicant's efforts to rehabilitate and properly maintain the structure.

2. Economic viability. The economic viability of the property should be determined by reviewing one (1) or more of the following factors, evidence, and testimony from the Applicant: Any economic incentives and/or funding available to the applicant for the subject property shall also be considered.

a. The structural soundness of the structures on the property and their suitability for rehabilitation. This may be demonstrated through a report from a licensed engineer or architect with experience in rehabilitation.

b. The economic feasibility of rehabilitation or reuse of the existing property in the case of a proposed demolition. This may be shown by preparing actual project costs and by comparing the estimated market value of the property in its current condition, after rehabilitation and after demolition. The Applicant should also consider providing a five-year pro forma or projected revenues and expenses of the reasonable uses or revenues that takes into consideration the utilization of incentive programs available.

c. The current level of economic return on the property as considered in relation to the following:

(i) Amount paid for the property, the date of purchase, party from whom purchased, including a description of the relationship, if any, between the owner of record or Applicant.

(ii) A substantial decrease in the fair market value of the property as a result of the denial of the demolition permit.

(iii) The fair market value of the property at the time the application was filed, to be prepared by a professional appraiser.

(iv) Real estate taxes from the previous three (3) years.

(v) Annual gross and net income, if any, from the property for the previous three (3) years; itemized operating and maintenance expenses for the previous three (3) years; and depreciation deduction and annual cash flow before and after debt service, if any, for the previous three (3) years.

(vi) Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, during the previous three (3) years.

(vii) All appraisals obtained within the previous three (3) years by the owner(s) or Applicant in connection with the purchase, financing or ownership of the property.

(viii) Any state or federal income tax returns on or relating to the property for the previous three (3) years.

(ix) The marketability of the property for sale or lease, considered in relation to any listing of the property for sale or lease and the price asked and offers received, if any, within the previous two (2) years. This determination can include testimony and relevant documents regarding:

(1) Any real estate broker or firm engaged to sell or lease the property.

(2) The price or rent sought by the Applicant.

(3) Any advertisements placed for the sale or rent of the property by the owner or Applicant.

D. The lack of feasibility of alternative uses that can earn a reasonable economic return for the property as considered in relation to the following:

1. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings/structures on the property and their suitability for rehabilitation.

2. At least three (3) estimates indicating the cost of the proposed construction, alteration, relocation or demolition and estimates of any additional cost that would be incurred to comply with the Secretary of Interior's Standards for Rehabilitation and Treatment of Historic Properties and/or any adopted design guidelines.

3. Testimony from a licensed engineer or architect with experience in rehabilitation as to the economic feasibility of rehabilitation or reuse of existing structures on the property.

E. Conduct not supporting economic hardship: Demonstration of economic hardship by the Applicant shall not be based on conditions caused by or resulting from any of the following:

1. Willful or negligent acts by the Applicant.

2. Purchasing the property for substantially more than market value.

3. Failure to perform normal maintenance and repairs.

4. Failure to diligently solicit and retain tenants.

5. Failure to prescribe a rental amount which is reasonable for the current market.

6. Failure to provide normal tenant improvements.

8.6.4. If the Town Council approves an application to demolish, consideration will be given to whether materials can be recycled for use as part of another building or structure or whether any component of the building can be donated to a local museum.

VI. Discussion Items:

A. Repurposing Rumbaugh Creek Stone Arch Bridge for Future Trail Use: Railing Options

As part of the design considerations for the restoration construction plans for the Rumbaugh Creek Stone Arch Bridge, is the indented re-use of the bridge. The most logical reuse, is to incorporate the bridge into the Riverwalk trail system for future connectivity from the Riverwalk to Lewis Street. This is how this project has been proposed to Town Council and the SHF.

This trail route could be an alternative to an ADA ramp up from an under the Hwy bridge trail to the sidewalks along Pagosa Street. ADA ramps are very extensive structures and typically very expensive. Directing foot traffic to Lewis Street could prevent the visual clutter of an ADA ramp and the expense of such a structure.

Reusing the bridge as part of the trail system, would require the installation of a Guard Railing along both sides of the bridge, and extending along the length of wing walls and retaining walls.

Guard Railing is required to be provided along these areas and are required to be at least 54" high to accommodate bicycle traffic with railing openings that would not permit a 4" ball to pass through.

In considering what style of railing to use, John Feinberg of the Collaborative, Inc. suggested two routes for the railings consideration:

- 1) Use a railing that clearly wasn't part of the original construction. The two-inch pipe design we currently have with perhaps intermediate SS cables a 4" o.c. would clearly not be mistaken for original.
OR
- 2) A "period correct" appearing railing. For period architectural metals, Traditional Building magazine has a vendor area: http://www.traditionalbuilding.com/buying-guides/wpbdp_category/metalwork/

Materials that can be considered could include:

- 1) Wood, though this typically requires annual maintenance and can have a short life span and typically is not as strong, structurally, as metal or stone.
- 2) Stone, though there are weight concerns a stone wall would have on the bride and on top of retaining and wing walls. Stone could also add to the massiveness of the bridge visually and typically blocks the view through to the other side.
- 3) Metal, is very durable, has a long life span and visually can be less obtrusive.





VI. Discussion Items:

B. Heritage Brochure Status and Updates: HPB Heritage Brochure

BACKGROUND

In the last HPB meeting on April 13, 2016, it was discussed to create a separate “Heritage Brochure” through the Board. Staff will help in whatever way necessary for this. Staff also recommends that the text for the brochure be written by HPB members if the Board decides to further explore this endeavor.

VI. Discussion Items:

C. Sandwich Board Sign Survey: Response Updates

BACKGROUND

Staff has been assembling the sandwich board sign surveys into an Excel sheet for further analysis. Staff will also provide a detailed breakdown of the surveys at the next regularly scheduled HPB meeting; including charts, graphs, and tables to better understand the responses received from business and property owners.

VI. Discussion Items:

D. Historic Preservation Month Activities: Finalized Calendar

Attached is a finalized Historic Preservation Month calendar of events.

468 LEWIS STREET ALTERATION CERTIFICATE RECOGNITION PLAQUE

Certificate of Appreciation Presentation to 486 Lewis Street: The residence was originally built by Henry Avery in 1890, whom owned several surrounding properties at the time. The property transferred from owner to owner over its 126-year history. Then, in 1952 a new owner emerged who extensively remodeled the building into its current configuration. This new owner, Priscilla Odella, opened a dry cleaning business within the building. Priscilla's Dry Cleaners was officially open in the early 1960's. The Town of Pagosa Springs appreciates Tracy and Karen Bunning for the innovative remodel of the exterior of the High Country Title building. The beautiful façade with stonework, exposed wood beams, and professionalism and workmanship that went into the successful renovation of a historic structure. Your contributions have added significant value and pride to the Pagosa Springs community.

BACKGROUND

2016 Pagosa Springs

Heritage Month Schedule of Activities

<p>Monday, March 28</p> <p><i>(Submission Deadline – Friday, April 22)</i></p>	<p>Student Poster Contest - An annual poster contest hosted by the Historic Preservation Board and the Town of Pagosa Springs. This year's theme question is: 1891-2016 Celebrating 125 years! What about Pagosa Springs' 125 years would you celebrate that makes our community distinct and unique? There will be a 1st, 2nd, and 3rd place winner in each student group: K-4th grade, 5th-6th grade, 7th-8th grade, and 9th-12th grade. There will also be honorable mentions for each age group as well! Prizes will include \$50 for 1st place, \$30 for 2nd place, and \$20 for 3rd place in each age group. Deadline for artwork submission is Friday, April 22 and the Historic Preservation Board will judge each entry on Wednesday, April 27. Prizes will be awarded to first, second and third place winners. All first place winning entries will be turned into a poster, which will be displayed at the Town Hall. All submissions and winning posters will be displayed in the downtown historic district, Town Hall, and the Community Center during Historic Preservation Month (May).</p>
<p>Sunday, May 8</p>	<p>Chimney Rock Interpretive Association - Pot Luck Dinner & Speaker. Featured speaker will be Kevin Khung from the US Forest Service. He is going to be speaking about the forest service management plan that is developing for Chimney Rock National Monument. Mr. Khung has been with the forest service for 21 years in multiple locations - SW Colorado, Wyoming, New England and has held various positions- Landscape Architect, Recreation and Lands Staff Officer, District Ranger. The program is open to the public and begins at 6 PM in the Ross Aragon Community Center. Bring your favorite dinner item to share and enjoy the evening. Event is Free.</p>
<p>May 12th</p>	<p>"Community Presentation on the Benefits of Historic Preservation" The State Tourism Office and History Colorado will present compelling evidence of the economic benefits of historic preservation and clarify some miss-information regarding the cost and benefits of preservation of historic resources</p>
<p>Sunday, May 15</p>	<p>Chimney Rock National Monument Opens for the Season. Come see the nation's newest national monument, located approximately 15 miles west of Pagosa Springs on the San Juan National Forest. The entrance is located 3 miles south of Hwy 160 on Hwy 151. The site is accessible for guided walking tours (2.5 hours) at 9:30am, 10:30am, 1:00pm, 2:00pm. Adults/\$12; Children 5-16/\$5; Under 5/Free. Ticket purchase is considered a donation and is non-refundable. Tours at the site are offered daily May 15 – September 30. For a schedule of special events, check www.chimneyrockco.org</p>
<p>Sunday, May 15- Friday, September 30</p>	<p>Audio Kiva Trail Tour: This program is an educational talk that focuses on Chimney Rock National Monument. Participants will also enjoy Native</p>

	American flute melodies by Charles Martinez. Come join us from 4:30 to 6:30 pm. The program will be held in the upper parking area and will provide an experience for those who choose not to do the hiking tour or for anyone who wants to learn more about Chimney Rock. Because space is limited to 25, reservations are required. Tickets are \$15 for adults, \$7.50 for children 5-16 years of age.
<i>Saturday, May 21</i>	Full Moon Program at Chimney Rock - Watch the full moon rise at the Great House Pueblo site, learn about the Ancestral Puebloans, Archaeoastronomy theories, area geology, and enjoy Native American flute melodies by Charles Martinez. This moon rise will not occur between the twin spires. Not recommended for children under the age of 12. Allow approximately 3 hours for the entire program. Tickets are \$15. Add \$5 for an early tour of the Great Kiva Trail. Ticket purchase is considered a donation and is non-refundable. Bring flashlights, water (also for sale at the Visitor Center), cushions, and blankets or coats. Reservations are required. The HWY 151 gate will open at 5:30 and close at 7:15pm. Program begins at 7:30pm . Great Kiva tour starts at 5:50 pm .
<i>Saturday, May 28</i>	Season Opening of San Juan Historical Museum. Located at 92 First Street, the San Juan Historical Museum is full of Pagosa Springs History and artifacts. Open Daily from 9-5:00. No admission is charged. The special quilt display this summer is "Star Spangled Quilts," which will be antique, vintage and modern quilts with a patriotic theme. The museum will be open until mid-September.
<i>Saturday, May 28</i>	Fred Harman Art Museum Opens for the Season. Fred Harman was an established sculptor, one of the country's foremost painters of the American West and the creator of the world famous "Red Ryder and Little Beaver" cartoon strip. His museum is a must see in Pagosa Springs. Saturday, May 28th is also Local appreciation day with free admission, lemonade, cookies and receives a free gift from Fred Harman, Jr. The Museum is open weekly Monday - Saturday 10:30am - 5pm through September 30.
<i>Friday, June 3</i>	Night-Sky Archaeoastronomy Program includes a one-hour astronomy demonstration at the Chimney Rock Visitor Cabin. Learn about naked-eye astronomy of the Ancestral Puebloans and the solar system and universe. Then participants will drive to the upper mesa for approximately 1.5 hours of night-sky viewing through telescopes. Participants are advised to bring binoculars, water (also for sale at the Visitor Cabin), flashlights, and coats. The upper parking area is paved and wheelchair accessible, with restroom facilities. Reservations are required. Tickets are \$10/adults and \$5 for children 5-16 years of age. Ticket purchase is considered a donation and is non-refundable. The HWY 151 gate will open at 6:45pm. Program starts at 7:15pm and ends at 8:15pm. Observing starts at 8:45pm and ends at 10:30pm.

<p><i>Friday, June 10 – Saturday, June 11</i></p>	<p>7th Annual San Juan River Rod Run Car Show, on Lewis Street in downtown Pagosa Springs. A fantastic showing of almost 200 classic restored cars will be on display. <i>The event begins at 9:00 AM with food and vendor booths set up on Lewis Street near the Bell Tower. The car awards ceremony is at 2:30 pm.</i></p>
<p><i>Sunday, June 12th</i></p>	<p>Historic Downtown Walking Tour. “Take a Walk with Us” through the Historic Town of Pagosa Springs. A personal guide will lead you on a historic tour of our rich history and will interpret the downtown historic district and highlight building’s architecture and local economic importance. <i>The tour begins at 2 p.m., please meet at The San Juan River Overlook – next to the Court house on the Main Street one-way. The walking tour generally lasts 1-2 hours. Please bring water and wear comfortable walking shoes.</i></p>
<p><i>Thursday, June 21</i></p>	<p>Summer Solstice Sunrise Program: Watch the sun rise over the San Juan’s this first day of summer and discuss how the ancients may have lived and why they celebrated the solstice. Summer solstice is the longest day of the year with sunrise occurring the farthest north on the horizon of the entire year. This unique 2-3-hour event begins at the Sun Tower, a place not visited on our regular tours, and concludes at the Stone Basin, providing two viewing locations. Tickets are \$15 and reservations are required. Ticket purchase is considered a donation and is non-refundable. The HWY 151 gate will be open from 5:00 - 5:05am. Sunrise is at approximately 5:48am.</p>
<p><i>Saturday, June 25</i></p>	<p>Celebrate Chimney Rock Festival. Mark your calendars for this family-oriented event at Town Park on Saturday, June 25, 2016, 4:00 - 8:00pm. There is no admission fee, but donations are accepted. Step back in time as volunteers and artisans demonstrate ancient tools and crafts. Visitors may make a pot, paint their own petroglyph, and much more! Food and spirits will be available to purchase and the San Juan Mountain Boys will be entertaining the crowd. There will be a raffle for several special packages of gift items from area businesses.</p>
<p><i>Saturday, July 23 – Sunday, July 24</i></p>	<p>Life at Chimney Rock Festival. Interactive demonstrations of crafts and skills of ancestral Puebloan culture and regional Native American cultures. Free demonstrations from 10 am to 4 pm include use of the atlatl, basket-making, flint knapping, flute making & playing, grinding grain, pottery making, fiber spinning, and yucca pounding to make rope. Shop the Indian market. The Festival is free to the public and will be held at the Visitor Cabin parking area. Guided and audio-guided tours of the site will be offered for a fee. No reservations required. Ticket purchase (for tours) is considered a donation and is non-refundable.</p>

<p><i>Please go to Pagosa Ranger District for more information</i></p>	<p>Arborglyphs – Three Mile Hike - “Look Who’s Talking!” During the latter part of the 19th century and into the 20th century, thousands of sheep were raised in Colorado. The shepherd, with time on his hands, put form to his thoughts on the vast canvas available to him, the smooth white bark of the aspen tree. Visions of home, hearth and missed loved ones adorn thousands of trees all through the forest. The carvings are known as Arborglyphs. Join local researcher and Historic Preservation Board member Peggy Bergon on this three-mile hike as she shows you examples of the tree talk the shepherders left while weaving in the story of the early sheep industry in Archuleta County. Due to the nature of the walk reservations are required. Call the Pagosa District office at 264-2268 to secure your spot. We will meet at 9:00 a.m. at the Buckles Lake Trailhead (south on U.S. 84 for about nineteen miles, then seven miles up Buckles Lake Road). The walk will last until approximately 11:30 a.m. Wear walking shoes or boots, dress appropriately for the changing weather and bring drinking water.</p>
<p><i>TBD</i></p>	<p>Certificate of Appreciation Presentation to 486 Lewis Street. The residence was originally built by Henry Avery in 1890, whom owned several surrounding properties at the time. The property transferred from owner to owner over its 126-year history. Then, in 1952 a new owner emerged who extensively remodeled the building into its current configuration. This new owner, Priscilla Odella, opened a dry cleaning business within the building. Priscilla’s Dry Cleaners was officially open in the early 1960’s. The Town of Pagosa Springs appreciates Tracy and Karen Bunning for the innovative remodel of the exterior of the High Country Title building. The beautiful façade with stonework, exposed wood beams, and professionalism and workmanship that went into the successful renovation of a historic structure. Your contributions have added significant value and pride to the Pagosa Springs community. (TBD)</p>
<p><i>Thursday’s in May and June</i></p>	<p>Into the West: 6 Part Mini-Series Directed by Steven Spielberg. The miniseries begins in the 1820s and is told mainly through the third person narration of Jacob Wheeler and Loved by the Buffalo, although episodes outside the direct observation of both protagonists are also shown. The plot follows the story of two families, an American, and the other Plains American Indian, as their lives become mingled through the momentous events of American expansion. The story intertwines real life characters and events spanning the period of expansion of the United States in the American West, from 1825 to 1890.</p>

VI. Discussion Items:

E. May 12th Community Presentation: Location Discussion

BACKGROUND

It has been discussed on where to hold the May 12th Community Presentation from History Colorado. There were several locations considered: Two Old Crows, The Springs, Community Center, etc. The Community Center front room has been booked from 5:00 PM – 8:00 PM. There is ample seating to hold 50 people comfortably, has a projection screen and projector, and there is ample parking for those commuting to the event.

**VII. Reports and Updates:
Upcoming Town Meeting Schedules**

a.	<p>Next Scheduled PC Meetings: ~ Tuesday, April 26, 2016 @ 5:30pm in Town Hall, Regular Meeting ~ Tuesday, May 10, 2016 @ 5:30pm in Town Hall, Regular Meeting (cancelled for TC Appeals Hearing)</p>
b.	<p>Next Regular Scheduled Historic Preservation Board meetings: ~ Wednesday, May 11, 2016 at 5:45pm in Town Hall ~ Wednesday, May 25, 2016 at 5:45pm in Town Hall</p>
c.	<p>Next Regular Town Council Meetings: ~ Tuesday, May 3, 2016 at 5pm in Town Hall ~ Thursday, May 19, 2016 at 5pm in Town Hall</p>
d.	<p>Next Regular Parks and Recreation Board Meeting: ~ Tuesday, May 10, 2016 @ 5:30pm in the Ross Aragon Community Center ~ Tuesday, June 14, 2016 @ 5:30pm in the Ross Aragon Community Center</p>

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.

	<p>This is an opportunity for individual HPB members to bring up ideas and potential future agenda topics. Future agenda topics should be consented to by a majority of the board. Please keep your presentations brief and on topic.</p>
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VIII. Public Comment:

Opportunity for the public to provide comments and to address the Historic Preservation Board on items not on the Agenda.

a.	<p><u><i>TIME LIMIT: Up to 2 minutes per person and a total of 20 minutes.</i></u> At this time, Public Comment will be accepted for items not included as an agenda item. Interested persons have the opportunity to address the Historic Preservation Board and express your opinions on matters that are not on the agenda or not listed as a public hearing item on the agenda. Public comments on any pending application that is the subject of a public hearing at the current or a future meeting may only be made during such hearing. The total time reserved for Public Comment at each meeting is 20 minutes, unless extended by a majority vote of the Planning Commission and each comment is limited to 2 minutes.</p>
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IX. Adjournment

Prepared by: Rachel Novak, HPB staff, Planning Department