



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

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- I. **Call to Order / Roll Call:** Peggy Bergon calls the meeting to order at 5:45PM. Present were members Lindsey Smith, Chrissy Karas, and Andre Redstone. Also present were Planning Director James Dickhoff and Associate Planner Rachel Novak.
- II. **Announcements:** NONE.
- III. **Approval of Minutes:**  
*Approval of the June 22, 2016 HPB Regularly Scheduled Meeting Minutes:* Remove Planning Director James Dickhoff from the minutes. Include the June 8<sup>th</sup> minutes on the next agenda. Andre Redstone moves to approve the minutes as amended. Lindsey Smith seconds. Unanimously approved.
- IV. **Public Comment:** NONE.
- V. **Decision Items:**  
*A. Final Sandwich Board Sign Survey Responses: Recommendations for Town Council:* Andre Redstone says that several Board members have brought up issues with not only the sandwich boards, but also containers. He feels that any decision should include all paraphernalia and not just sandwich boards. Chrissy Karas suggests that the Board recommend to Town Council to enforce the code. The Board agrees that this should include the entire Historic Business District and not just Main Street. Currently, the code allows for one sandwich board sign per building and per business. Andre Redstone feels the sign content should be left up to the tenants. Andre Redstone says that any sandwich board sign should follow a similar style represented by each building and existing signage. Peggy Bergon wants to ensure the District knows that the Board supports them, but wants them to be aware that the Town needs to enforce the code. Andre Redstone would like to word the recommendation to Town Council to include that this is a public liability matter for the Town to enforce the code. This is solely about statute. Currently, the code allows 2sqft per side in the Historic Business District and Andre Redstone feels that this is proportional to the existing available space. Anything placed in the Town ROW would require Town Council approval. Peggy Bergon feels that businesses should potentially be allowed to have other items on the sidewalks. Planning Director James Dickhoff says that businesses can use up to 25% of their building frontage for displays. This would be included in that 25% of store frontage. Andre Redstone says that the signs could be limited to 12inches wide and 24inches tall on some sort of legs. This could help limit the space that the signs would occupy the public ROW. He also says that the signs should potentially be limited to an overall height of 30-36inches. Andre Redstone also suggests increasing the surface area to 5sqft per side to compromise with businesses. The Board agrees that a 42inch height would be appropriate and encompass all of the existing signs. Andre Redstone feels that if the Board does not get compliance within a couple of years, then the HPB should look at this issue again. Andre Redstone asks how to handle the plastic newspaper and magazine dispensers. He suggests asking Town Council to allow the Board to handle this issue. He asks if they can limit the number within the District. The Board says perhaps having these containers inside could help solve this problem or having them directly against buildings. Peggy Bergon suggests having a location in Town where these types of businesses could have all of their written materials. Andre Redstone feels that having certain items in one location while others can have them outside their businesses is a double standard that should be avoided. **Andre Redstone moves to the HPB recommend to Town Council to allow the continued use of Sandwich Board signs under the existing provisions of the "Land Use Development Code Article 6 section 6.12.4.B" and the Adopted "Design Guidelines for the Historic District and Local Landmarks Chapter**

8," within the entire Historic District with the following changes that signs be limited to 5sqft per side and the signs also be limited to 42inches in height. Chrissy Karas seconds. Unanimously approved.

B. *Update on County Fair Events Activities and Promotions:* Peggy Bergon is unable to be part of the Fair activities. She received an email from the head brewer at Riff Raff and unfortunately cannot participate in a commemorative brew for the event. They have opened the main stage to the Board for a brief presentation on the various anniversaries happening this year. Thursday 4-6 or Friday 11-1 are the current open slots. Planning Director James Dickhoff and Associate Planner Rachel Novak discuss the various activities already scheduled through Jeff Laydon for the Fair. Peggy Bergon would like to have the student poster contest winners in the Fair Book or announce them somehow. Andre Redstone recommends a separate gathering for this instead of at the Fair as HPB members are limited at this time. Peggy Bergon suggest the Chili ChaCha. Lindsey Smith says that if she had at least one volunteer, she could man a table for the event and discuss the Board and its mission. Andre Redstone says he could help construct a display board for the event. Associate Planner Rachel Novak will contact Jeff Laydon on this. Staff will also check with the mayor to see if can present at the Centennial Ranch presentation.

C. *HPB Website:* The Board would like to see historic photos, links as a resources tab, and the walking tour brochure. The Board would like staff continue with developing the website and is excited to see the finished product.

D. *Mural on Main:* The Board would like to see the RFP open to the public and preferably from someone within Archuleta County. This project would be open to all art forms and not just paint. Peggy Bergon asks if the space could be used for a larger park space with an opening to behind the wall. Planning Director James Dickhoff says that it could be a possibility, but they would need to have a clear vision for this idea. It is unlikely though. Peggy Bergon feels that this is a greatly underutilized space. Andre Redstone feels that the budget for this project is substantial and the wall should be able to be pushed back to allow for more artwork. **Andre Redstone moves to recommend to Town Council that the Mural on Main project go out to the general public at large, with a preference to artists in Archuleta County, and an RFP will be forthcoming by the end of the month. Lindsey Smith seconds. Unanimously approved.**

E. *Waterworks Site: Listing as an Endangered Place:* Planning Director James Dickhoff says that Rebecca Goodwin is willing to prepare this document for the Waterworks Site. The deadline is fast approaching and the Board needs to make a decision as soon as possible to support this nomination. Andre Redstone says that this is premature as the newly formed Waterworks Site Planning Committee is currently working to develop ideas for the future of the site. He asks what the value of this would be to the Rumbaugh Creek Bridge or the site in general. Lindsey Smith says that because someone is willing to do this for the Town, she says that the Board should support this effort. Andre Redstone feels that if the site was to be nominated it may be the catalyst the community needs to support the site. **Andre Redstone moves that the HPB approve the submission of nominating the Waterworks Site as an Endangered Place, with assistance from Rebecca Goodwin and staff. Lindsey Smith seconds. Unanimously approved.**

## VI. Discussion Items:

A. *Waterworks Committee:* Andre Redstone discusses the committee's last meeting. Planning Director James Dickhoff provided the committee with information on the grant that the railing is not included in the grant for the Rumbaugh Creek Bridge. Andre Redstone says that the committee was formed to compare the scope of potential possibilities and engage the public on this matter. He would like feedback or an endorsement from Town Council to take this to the public. He would like guidance from the Board as to how the committee should proceed with engaging the public. Planning Director James Dickhoff says he will be presenting at Town Council next week and he will include these discussions along with including discussions on the upcoming Comprehensive Plan update as this particular site is identified within the Comprehensive Plan and Downtown Master Plan. Andre Redstone just wants to ensure that the public has ample opportunities to provide their thoughts and feedback. Andre Redstone feels that the museum should be more involved with the discussions, especially because they are currently asking for significant funds to continue their operations.

- B. *October 4, 2016, 1:15pm Bus Tour History Talk Volunteer:* Staff will attempt contacting them again.
- C. *Historic District Walking Lunch Work Session:* Staff feels it may be appropriate to have the Board have a walking work session to identify problems and get the Board more familiar with the downtown area as a whole. With the Comprehensive Plan update RFP out, it would be valuable for the Board to walk the district. Peggy Bergon feels that this would be an excellent idea in the fall. Andre Redstone thinks that this would be a perfect opportunity to engage the public in the Historic District. He also feels that the Board should be reaching out to people about listing their properties if they are eligible. He would like to have further discussions on Hermosa Street

**VII. Reports and Updates:**

- A. *Planning Director Report:* A full report will be reported at the next meeting. Staff has finally received the design plans for the Rumbaugh Creek Bridge project and have sent these to SHF staff. Andre Redstone would like to see the RFP when it is ready to go out.
- B. *Opportunity for HPB members to briefly present ideas and suggestions as well as potential future agenda items for the HPB's consideration:* Peggy Bergon would like to have the Fort Lewis Cemetery on the next agenda about surveying and recording the area. She would like to include if the Board would like to even pursue the October 1<sup>st</sup> deadline. Andre Redstone says that the museum has asked for funding and he would like the Board to consider helping the museum move forward with any endeavors and aid in facilitating processes for them. He suggests a correspondence with staff, the Board, and both museums and perhaps some Town Council members to help facilitate a dialogue. Peggy Bergon suggests Board members attending a Museum Board Meeting. Staff recommends attending a Town Council work session on this matter.
- C. Upcoming Town Meeting Schedules

**VIII. Public Comment: NONE.**

- IX. **Adjournment:** Lindsey Smith moves to adjourn. Andre Redstone seconds. Unanimously approved. The meeting adjourns at 8:18PM.

**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.