



# TOWN OF PAGOSA SPRINGS HISTORIC PRESERVATION BOARD REGULAR SCHEDULED MEETING MINUTES

WEDNESDAY, SEPTEMBER 11, 2013 @ 5:20P.M.

IN TOWN HALL LOCATED AT 551 HOT SPRINGS BLVD  
PAGOSA SPRINGS, COLORADO

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- I. **Call to Order** – Wendy Sutton (S), Andre Redstone (AR), Peggy Bergon (PB) attended. Chrissy Karas (CK) was absent.
- II. **Approval of Minutes:**  
The minutes for August 07, 2013 were approved as read.
- III. **Sign Review:** NA.
- IV. **Landmark Designations:** NA
- V. **Alteration Certificate Review:**
  - A. **274 Pagosa Street, Riff Raff Alteration Certificate Application.** – Mr. Jason Cox explained Riff Raff Brewing Company's plans for alteration of this listed building. Mr. Cox proposed creating a covered porch in part to protect a covered smoker and walk in cooler. The applicant also proposed replacing a kitchen hood vent to improve handling of grease-laden smoke. These changes would involve adding roof structures, framing a facade and adding a railing - all designed to blend in with the existing structures.

AR asked questions about the fans, railing, screening and placement of a dumpster. PB also expressed concern about the dumpster. Discussions for placing and screening the dumpster resulted in agreement on the angle of the dumpster and the use of double-slatted solid wood screening painted a teal color. The effect on parking was also discussed. Changes to the dumpster would likely reduce parking by one space.

A motion by AR, seconded by WS passed unanimously for approval of the alteration certificate as presented with the inclusion of the trash area with a shadowbox surrounding enclosure with doors.
- VI. **Tax Credit Review:** NA.
- VII. **Project Review:** NA.
- VIII. **Decision Items:**
- IX. **Discussion Items:**
  - A. **Develop contextual basis for Historic District.** – The HPB decided to have a work session on the topic. At the October meeting HPB will develop a structure for the discussion to be held at the November meeting.

**B. Update on Coordination with the Town Tourism Committee.** AR spoke about the need for the HPB and the TTC to work together to better promote heritage tourism including the connections of heritage tourism with ecotourism (snow, river, springs). AR proposed a meeting of the entire HPB with the TTC to develop better coordination.

**C. Update on presenting to the School Superintendent.** – The intent is to meet with Linda Reed sometime in October at an HPB meeting or on-site at the Middle School.

**D. Update on County Courthouse discussions with the BOCC.** – The lender will not approve designation with current mortgage. The County is exploring ways to sell the mortgaged property and free up the Courthouse for designation. AR suggested pairing up with the private sector.

**E. Discuss potential SHF and/or CLG grant applications.** – Staff stated that \$60,000 (with the intent of obtaining matching funds) will be included in 2014 budget. Uses include signs for such places as the overlook, riverwalk, historic districts and reservoir hill.

Discussion of how to get better surveys that put buildings in historical context followed. W.S. suggested using high school students or students from Fort Lewis College to do research. The importance of oral histories was emphasized. There was discussion of characteristics that describe historical values including an important person being associated with the building, the design of a building and its archeological importance.

**F. SHF grant Ideas for the fire damaged Home at 602 S. 5th Street.** – The condition of this building was described during the meeting. Staff encourage the HP to think of possible options for funding the structure may eligible for.

**G. Plaque Project Update.** - Staff has obtained bids from two companies. A list of properties was provided to HPB and generally it was discussed how better illustrations/photos for some properties could be obtained. Due to production time and time to obtain better illustrations.

**X. Reports and Comments:**  
a. Planning Director Report.

**XI. Adjournment:** AR motioned to adjourn. PB seconded. Unanimously approved.

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By: Wendy Sutton, HPB Acting-Chair