



TOWN OF PAGOSA SPRINGS HISTORIC PRESERVATION BOARD REGULAR SCHEDULED MEETING MINUTES

WEDNESDAY, OCTOBER 9, 2013 @ 5:15P.M.

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

- I. **Call to Order** – Wendy Sutton (WS), Andre Redstone (AR), Chrissy Karas (CK) attended. Peggy Bergon (PB) was absent.

Wendy Sutton announced that she will be moving out of state and will be submitting her resignation.

- II. **Approval of Minutes:**
Approval of September 11, 2013 HPB meeting Minutes with one correction.

- III. **Sign Review:** NA.

- IV. **Landmark Designations:** NA

- V. **Alteration Certificate Review:**
A. 480 Lewis Street Alteration Certificate Application.

HPB continued the meeting and main discussion until a Special Meeting on Thursday, October 10, 2013 due to absence of the applicant.

Discussion took place concerning the architectural features of the renovation including windows, railing and trim. AR suggested making the windows, railing and trim consistent with the architecture and era including size, vertical orientation, mullions, and posts supporting the deck. Trim could break up the façade as well. CK stated that HPB needs pictures of the proposed windows. (WS) said that the HPB needs additional information.

- VI. **Tax Credit Review:** NA.

- VII. **Project Review:** NA.

- VIII. **Decision Items:**
A. Schedule date for developing contextual basis for Historic District
HPB members will be discussing a date to meet sometime before WS departs.

- IX. **Discussion Items:**
A. SHF grant ideas for the fire damaged home at 602 S. 5th Street.

James Dickhoff (JD) reviewed some of the history of the site and that the property would be used as a rental. AR suggested that a museum would be a viable alternative to a rental and that a non-profit could undertake restoration. JD clarified that the site must be open to the public if used as a museum. Once the owner decides if she will

keep or sell the site then there would be a contractual basis for a grant (AR). There is a party interested in the lot (JD). HPB could grant listing as a local historic site (WS).

B. Plaque Project Update (JD).

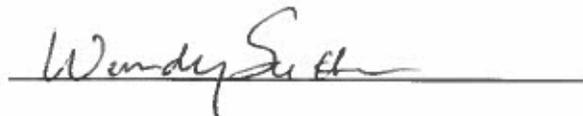
Staff is researching photos but will use current photos if historic photos cannot be found. A draft of article for the SUN newspaper soliciting photos from the public will be circulated to HBP for future review.

X. Reports and Comments:

A. Planning Director Report.

JD announced the resignation of the Associate Planner/Permit Technician. Due to Walmart not building this fall an estimated \$250,000 in sales tax income will not be realized until next year. Therefore there may be Town budget cuts. The Planning Commission/Board of Adjustment condition of approval for the Quality Resorts electronic message center sign has not been complied with. Staff is looking into whether to revise the Land Use Development Code concerning these types of signs. Board members expressed concerns about sandwich signs in front of businesses on Highway 160 through downtown. JD stated that some were allowed under existing sign regulations but most have not been permitted.

XI. Adjournment:

A handwritten signature in cursive script, appearing to read "Wendy Sutton", is written over a horizontal line.

By: Wendy Sutton, Acting HPB Chair