



Town of Pagosa Springs Historic Preservation Board
Special Meeting Minutes
Wednesday, October 7, 2015
Town Hall Conference Room Located at 551 Hot Springs Boulevard
Pagosa Springs, Colorado 81147

- I. **Call to Order / Roll Call:** Vice Chair Peggy Bergon called the meeting to order at 5:50 pm. Present were Board members Judy James, Chrissy Karas (arrived at 5:58 PM), Alternate Member Lindsey Smith, Planning Director James Dickhoff and Associate Planner Margaret Gallegos. Members Brad Ash and Andre Redstone were absent. Vice Chair Bergon designated Alternate Member Smith as a voting member.
- II. **Announcements:** None
- III. **Approval of Minutes:** Motion made by Member James, seconded by Member Smith and unanimously carried to approve the September 15, 2015 Historic Preservation Board regular meeting minutes as presented.
- IV. **Public Comment:** None
- V. **Sign Review:** None
- VI. **Landmark Designations:**
 - A. **Rumbaugh Creek Stone Arched Bridge, Local Landmark Designation:** Planning Director Dickhoff reported that during the State Historic Fund office review of the pending grant award contract, they identified that the Rumbaugh Creek Stone Ached Bridge is not included in the Water Works building/property local landmark designation, and thus, needs to be designated by the Town as a local landmark for the grant contract to proceed. He stated that the Land Use and Development Code (LUDC), public noticing is required and staff will advertise the public notice for a November 18, 2015 Historic Preservation Board (HPB) public hearing, November 19, 2015 Town Council (TC) public hearing and December 1, 2015 TC public hearing for two readings of the ordinance. As part of the designation, an area around the actual bridge may need to be within the designated area, to ensure that can expend SHF grant funds on items around the bridge perimeter. Staff suggests, and the Board concurred, that the Town consider designating just the immediate area around the bridge. A survey and legal description are being developed for the designation process. The Board accepted that this item is being reviewed at this meeting in preparation for the bridge local landmark designation and as an update for the SHF Grant Contract for the bridge restoration.
- VII. **Alteration Certificate Review:**
 - A. **486 Lewis Street exterior Alteration Application:** On October 2, 2015, the Planning Department received the application from Tracy & Karen Bunning for exterior alterations at 486 Lewis Street, currently the "High Country Title" business. The property is not listed; however, it is located within the historic district. The property survey, conducted in 2001, was provided to the Board.



Town of Pagosa Springs Historic Preservation Board
Special Meeting Minutes
Wednesday, October 7, 2015
Town Hall Conference Room Located at 551 Hot Springs Boulevard
Pagosa Springs, Colorado 81147

The Exterior Alteration proposed work includes:

- 1) Remove existing siding materials, and install:
 - a. New siding, Smart side 10" lap siding (cedar texture), colored Sherwin Williams "Clary Sage Green" (SW6178).
 - b. New cultured stone wainscoting, from Eldorado stone as shown on plans.
- 2) Remove existing window, door framed awnings, and install with new rustic hand hewn timber framed awnings with rusty metal roofing.
- 3) Remove existing south entrance stairs and construct new ADA compliant wheel chair ramp and new stairs. This improvement includes a concrete ramp/stair structure with black painted metal tube hand railing.
- 4) Remove signage as indicated on the Architect drawings and reinstall.
- 5) Remove existing flashing and Install new metal cap over roof parapet wall.
- 6) Remove existing corbel detail and Install new 2x6 hand hewn over 2x12 hand hewn cornice detail.
- 7) Remove and Replace existing exterior light globes.
- 8) All doors and windows to remain, no changes.

Additionally,

- 1) The existing Oval Sign located on the south face of the building is being removed and replaced with the sign and bracket shown on sheet A-202. This sign will be located at the south eastern corner of the building (above ADA ramp), and shown on the plan view on sheet A-201 as a dashed line from the lower left hand corner of the building. The sign bracket is proposed to be black metal angle iron. Sign will be same colors as the sign on the colored sheet A-203. The sign material is natural wood that is carved, sand blasted and painted.
- 2) The awning hand hewn timbers will be stained with a light natural stain, to bring out the red grain of the hem fir lumber.
- 3) The Smart side lap siding is a composite siding material, and has a similar wood grain texture as Hardi-Plank concrete board siding, similar to the Devore house siding, at 480 Lewis Street.
- 4) Cornice cap flashing is proposed as a brown colored metal flashing.

Planning Director Dickhoff reported the following analysis:



Town of Pagosa Springs Historic Preservation Board
Special Meeting Minutes
Wednesday, October 7, 2015
Town Hall Conference Room Located at 551 Hot Springs Boulevard
Pagosa Springs, Colorado 81147

The Historic Resource Survey conducted in 2001. The building appears to incorporate two or more original buildings, with original construction in 1890, and the building's exterior materials appeared to be less than 20 years old at the time of the survey. With that information, it would appear that there are no historically significant architectural features that will be affected by the proposed exterior alteration.

The property/building does not appear to have any significant architectural historic features. The proposed alterations are substantially consistent with the historic district as it relates to the Secretary of the Interior's Standards for Rehabilitation.

Historic Business District and Local Landmark Design Guidelines - the property/building does not appear to have any significant architectural historic features. The proposed alterations are substantially consistent with the historic district.

Land Use Development Code:

- 1) Staff is working with the applicant regarding the oval sign and its height above the highest portion of the building. A solution may be a raised parapet wall to accommodate a sign area.
- 2) Staff is working the applicant regarding the proposed exterior lighting globe replacement, which are not necessarily compliant with TOPS exterior lighting regulations.
- 3) Snow anchors may be required on the new over sidewalk awnings for pedestrian protection.
- 4) Approval from Town Council maybe required for the awning projection over the public ROW.

The Board considered the proposed "Exterior Alteration Certificate Application" as it applies to the standards set forth in the Town's LUDC, Historic Business District & Local Landmark Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation and took the following action:

Moved by Member Karas, Seconded by Member James, and unanimously carried to APPROVE the Alteration Certificate and the Proposed Exterior Alterations for 486 Lewis Street, finding the application, signs 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 the following contingencies: 1) Planning Director Dickhoff review the back wall and the proposed metal siding, and make a decision, if acceptable to the Town code; and 2) lighting fixtures be brought back to the HPB for review and decision.



Town of Pagosa Springs Historic Preservation Board
Special Meeting Minutes
Wednesday, October 7, 2015
Town Hall Conference Room Located at 551 Hot Springs Boulevard
Pagosa Springs, Colorado 81147

VIII. **Tax Credit Review:** None

IX. **Project Review:** None

X. **Decision Items:** None

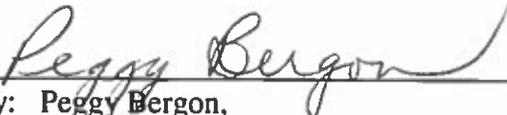
XI. **Discussion Items:**

A. County Courthouse, Endangered Places Nomination by private citizen: Planning Director Dickhoff reported that staff has received notification from a private citizen, Rodney Profit, that he has nominated the Archuleta County Courthouse as an endangered place with Colorado Preservation, Inc. and plans to work with the applicant and the office of the Colorado Preservation, Inc., for any needed information regarding the application.

XII. **Public Comment:** None

XIII. **Reports and Comments:** None

XIV. **Adjournment:** Meeting duly adjourned at 6:51 pm.


By: Peggy Bergon,
Historic Preservation Board Vice-Chair