



**TOWN OF PAGOSA SPRINGS**  
**Historic Preservation Board**  
**Regularly Scheduled Meeting Agenda**  
**Wednesday, November 30, 2016 at 5:45PM**  
Town Hall, 551 Hot Springs Blvd.

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- I. **Call to Order / Roll Call:**
- II. **Announcements:**
- III. **Approval of Minutes:**  
Approval of the November 9, 2016 HPB Regularly Scheduled Meeting Minutes
- IV. **Public Comment:**
- V. **Decision Items:**
  - A. Changing the HPB Regular Meeting Time
  - B. National Alliance of Preservation Commissions CAMP Training & Saving Places Conference
  - C. Artwork on Main: Artist Selection & Recommendation
  - D. Rumbaugh Creek Bridge Proposal & Recommendation
- VI. **Discussion Items:**
  - A. Waterworks Committee Update
  - B. Adobe Building Fire: Reclaiming Materials/Bricks & History
  - C. Surveying the Fort Lewis Cemetery
  - D. Historic Plaques
  - E. Pioneer Museum Representatives
- VII. **Reports and Updates:**
  - A. Planning Director Report
  - B. Opportunity for HPB members to briefly present ideas and suggestions as well as potential future agenda items for the HPB's consideration
  - C. Upcoming Town Meeting Schedules
- VIII. **Public Comment:**
- IX. **Adjournment:**

**HPB Board Members**

**Lindsey Smith:** HPB Chairperson

**Andre Redstone:** HPB Vice-Chairperson, **Judy James:** HPB Regular Member

**Chrissy Karas:** HPB Regular Member, **Peggy Bergon:** Regular Member,

**Brad Ash:** Alternate Member, **Larry Garcia:** 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, November 30, 2016  
Regularly Scheduled Meeting - Staff Report

**I. Call to Order / Roll Call:**

**II. Announcements:**

**III. Approval of Minutes:**

A. Approval of November 9, 2016 Regularly Scheduled Meeting Minutes.

Staff recommends the HPB approve the November 9, 2016 regularly scheduled meeting minutes after finding that 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.

- I. **Call to Order / Roll Call:** Vice Chair Lindsey Smith calls the meeting to order at 5:42PM. Present were regular members Judy James, Chrissy Karas, Andre Redstone, and Peggy Bergon. Also present were alternate member Larry Garcia, Planning Director James Dickhoff, Associate Planner Rachel Novak, and Jean and John Taylor from the Pioneer Museum.
- II. **Announcements:** The Town Council approved the regular membership for Peggy Bergon and the alternate membership for Larry Garcia. Chrissy Karas provides an update on the Historic House Museum presentation in Denver. She says that the presentation was very beneficial, but museums are declining across the country. Chrissy Karas also says that museums are trying to reinvent themselves by incorporating modern elements and rotating exhibits with special events.
- III. **Approval of Minutes:** Approval of the October 12, 2016 HPB Regularly Scheduled Meeting Minutes: Remove the second word "relevant" in decision items "B," include the word "government" after the word "Town" on page 2 and page 3 of discussion item "B," and remove the words "great" and replace the words "for a" with the words "regarding a." Chrissy Karas motions to approve the minutes as amended. Judy James seconds. Unanimously approved.
- IV. **Public Comment:** Jean Taylor provides an update on the museum. The museum is officially closed for the season. She says that they are in the process of organizing the various events for next season. These include a campfire cooking demonstration, railroads discussion, tours, and much more! She also says that there are plans for interactive exhibits for kids to dig for artifacts in a sand box. There were repairs done to the roof by Town staff, and she says that there are plans to upgrade the front door and restroom facilities.
- V. **Decision Items:**
  - A. *Election of HPB Chair:* All of the available seats are filled within the HPB. Larry Garcia would like to see Andre Redstone be the Board Chair. Judy James motions to elect Lindsey Smith as Chair of the HPB. Lindsey Smith says that she would be open to this. Chrissy Karas seconds. Unanimously approved.
  - B. *Election of Vice-Chair (If Needed):* Andre Redstone says that he is happy serve in any capacity that the Bard wishes. Chrissy Karas motions to nominate Andre Redstone as Vice-chair. Judy James seconds. Unanimously approved.
  - C. *National Alliance of Preservation Commissions (NAPC) CAMP Training Program:* Larry Garcia is very interested in attending the CAMP training and the Saving Places Conference. The HPB is allowed to send two Board members. Staff will confirm the exact day of the CAMP training. Andre Redstone would like to attend the CAMP training and the conference as well. Chrissy Karas has also expressed interest in going. This discussion has been tabled until the next meeting.

- D. *Museum Invitation Letters:* The board has expressed interest in meeting with both museums separately to obtain a better understanding of what they each need. Staff will refine the letters and have them out to the Board via email for finalization. The Planning Director James Dickhoff recommends just calling the museum Boards to identify dates and times. Comments are due back no later than Monday 11/14/16 from the Board. Chrissy Karas motions to have staff edit the letters and then the Board will have their comments finalized by Monday and have them signed and mailed out by Wednesday. Andre Redstone seconds. Unanimously approved.

**VI. Discussion Items:**

- A. *Waterworks Committee Update:* Staff provides an update on the SHF call to gauge the acceptance of the ideas. The call was promising for what can be done with the property, but it is unlikely that a second story could get approved. Staff is working hard to update the Sketch Up drawings as representations of the site. Some of the rendering and design work will need to be contracted out once ideas start becoming a more realistic option. There was a preference to keep the space public, as opposed to a private business. Andre Redstone says that there is still a need to understand what the Pioneer Museum's cost are and this will play into the adaptive reuse of the site. If there is still going to be a museum entity there, then what would that entail. What would the requirements be for space? Andre Redstone says that the 60-day review clock will start as soon as staff receives the contract documents. He asks if it is not prudent to take the renderings out to a third party. Planning Director James Dickhoff says that these renderings are simply conceptual and that these are to just give SHF staff a general understanding of ideas. He wants to ensure that the Committee isn't overspending on something that might not happen. Andre Redstone says that if the Committee doesn't have a decent rendering to take to the private sector for development and funding potential, then they are missing the mark. Andre Redstone would like to ask for the Board's approval to include a new member in the Committee, Jeff Shamburg. Jeff Shamburg is a water engineer and has immense enthusiasm for this site. Andre Redstone suggests that the Board be the catalyst to facilitate the museum's short term needs.
- B. *Student Poster Contest Photos:* The prize packages and checks have been finalized and staff has been communicating and coordinating days and times to get a photograph with the winners. Staff will include the framing and matting as a decision item. Staff will also send an email tomorrow with the details on dates and time to coordinate schedules.
- C. *Adobe Building Fire:* Planning Director James Dickhoff provides an update on the situation. Staff is still waiting on a report from the insurance company, but it does appear to be an accident. The building did have asbestos and no materials can be saved. Staff has received an email about potential plans to redevelop the site. Planning Directors James Dickhoff provided them with the appropriate codes and design criteria to use to reference from and recommended that they meet with the Board before they get too far along in their design plans. Andre Redstone asks if the insurance company has signed off on rebuilding. Planning Director James Dickhoff says that he has not received information on this. Andre Redstone would like staff to look into a way to possibly keep some of the bricks. He also asks staff to look into if there is some kind of final process to record the building and site before materials are taken away. Chrissy Karas suggests an article in the paper. Andre Redstone would like a better

understanding of what the Board can do to ensure some material can be salvaged. Staff will email an update as soon as that is available.

**VII. Reports and Updates:**

- A. *Planning Director Report:* Staff has categorized 13 stakeholder groups for interviews on 11/29 and 11/30. Staff is also finalizing the steering committee members. Chrissy Karas and Andre Redstone would like to participate. Associate Planner Rachel Novak conducted a phone interview with Town Manager Greg Schulte and Mayor Don Volger and the Smart Growth Team. The call was very promising. Staff will be conducting an interview tomorrow for the one mural finalist for the Artwork on Main RFP. The committee does have the option to take the RFP back to bid if they so choose. The committee will provide a recommendation to the HPB, depending on the result of the interview. There was a very successful pre-bid meeting for the Rumbaugh Creek Bridge project on 11/04. Staff is hopeful to receive great proposals on 11/21/16. Staff had a scoping meeting with CDOT from 10<sup>th</sup> Street to the 1<sup>st</sup> Street Bridge for resurfacing with concrete. Their goal is to obtain some preliminary design work done and prepared for funding. This would include the roadway, curb and gutter, and sidewalks. Andre Redstone would like for the Board to be involved for the design work through the Historic District.
- 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 push for surveying the Fort Lewis Cemetery. This will be a discussion item on the next agenda. Chrissy Karas would like the historic plaques as a discussion item on the next agenda. The next HPB meeting will be moved to 11/30/16. Andre Redstone would like the Board to consider moving the meeting time to possibly earlier. This will be a decision item on the next agenda. Andre Redstone would like an update on the Adobe Building's history from Jean and John Taylor or possibly Dean Cox on the next agenda as a discussion item.
- C. *Upcoming Town Meeting Schedules:* The 11/23/16 meeting will be moved to 11/30/16.

**VIII. Public Comment: NONE**

- IX. Adjournment:** Chrissy Karas motions to adjourn. Andre Redstone seconds. Unanimously approved. The meeting adjourned at 8:03PM.

**HPB Board Members**

**Lindsey Smith:** HPB Vice-Chairperson

**Chrissy Karas:** HPB Regular Member, **Andre Redstone:** HPB Regular Member,

**Judy James:** HPB Regular Member, **Peggy Bergon:** Regular Member,

**Brad Ash:** Alternate Member, **Larry Garcia:** Alternate Member

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**V. Decision Items:**

**A. Changing the HPB Regular Meeting Time**

BACKGROUND/PURPOS	It has been discussed that the 5:45PM regular meeting time is too late to be starting a meeting as HPB meetings tend to run late into the evening. A suggestion was made at the November 9 <sup>th</sup> HPB regular meeting to possibly move the regular meeting time up to 5:30PM or earlier.
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RECOMMENDATION	<p>I motion to.....</p> <p>a) Change the HPB regular meeting time to _____.</p> <p>b) Keep the HPB regular meeting time the same.</p>
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**V. Decision Items:**

**B. National Alliance of Preservation Commissions CAMP Training & Saving Places Conference**

BACKGROUND/PURPOSE	<p>The CAMP training will be held on Saturday, February 4, 2017 from 9:00AM – 4:00PM. The cost is \$20 per person who is also registered for the Saving Places Conference OR \$35 for those just attending the CAMP training. Lunch will be included and it will be held at the History Colorado Center (1200 Broadway) and topics will include: Developing a Preservation Plan, Preservation in Municipal Government, Evaluating Replacement Materials, Common Preservation Legal Issues, Running an Effective Meeting, Engaging your Community. However, space is limited to 60 participants and we would need to get those going, registered very soon.</p> <p>The saving places conference is \$350 for a registration fee and the rates through the Town are as follows: \$178/night for lodging, \$69/day for meals, parking \$20/day, and \$0.54/mile for travel (roughly \$335 round-trip).</p> <p>Saving Places Site: <a href="https://goo.gl/wdCLmw">https://goo.gl/wdCLmw</a></p>
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RECOMMENDATION	<p>I motion to.....</p> <p>a) Send _____ to the CAMP training and the Saving Places Conference from February 1 - 4, 2017.</p>
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V. Decision Items:

C. Artwork on Main: Artist Selection & Recommendation

BACKGROUND/PURPOSE	<p>The Mural Review Committee has selected Beto Palma’s proposal and rendering to be the recommendation to the HPB for the mural replacement in the spring. His overall proposal was the strongest as decided by the committee and his “Colorado Rad” rendering was considered to be the unanimous favorite as well. Mr. Palma is very open to revisions and suggestions with his design. The mural will have several 3-D elements and the mountains, trees, and elk will have texture created with fiberglass. He will be working out of a 30’X20’ insulated/heated space where he can work on two panels at a time. He intends to first sketch the overall design with all of the panels together and then work two panels at a time. The finished panels will also be stored within this space as well.</p> <p>He has also reached out to the High School to see if any advanced students would be interested in learning from him throughout this process and contributing. At this time the art teacher says they will most likely have too full of a plate, but is open to the possibility and will ask students if they are interested. As per the review committee’s recommendation, Beto Palma has taken a great deal of consideration with his materials and has researched many possible options. He will also reseal the mural as needed or every year. The Town is responsible for general landscaping maintenance and for removal of the old mural. He is also requesting assistance in installing the new mural.</p>
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RECOMMENDATION	<p>I motion to.....</p> <ul style="list-style-type: none"><li>a) Recommend that <u>Beto Palma</u> be the selected artist for the 2016-2017 mural replacement with the selected artwork as discussed.</li><li>b) Recommend that <u>Beto Palma</u> be the selected artist for the 2016-2017 mural replacement with the selected artwork and changes as discussed.</li><li>c) Recommend that the Artwork on Main RFP be placed back out to bid.</li></ul>
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**V. Decision Items:**

**D. Rumbaugh Creek Bridge Proposal & Recommendation**

BACKGROUND/PURPOS

Staff advertised the RFP and there was a great turnout for the pre-bid meeting. However, staff only received one proposal on the November 21<sup>st</sup> deadline. As this bid came back significantly higher than anticipated, staff recommends that the HPB do not accept this proposal and take this project back out to bid.

RECOMMENDATION

I motion to.....

- a) Recommend to Town Council that they NOT accept the proposal from JITA Contracting, Inc. and take the project back out to bid.
- b) Recommend to Town Council to proceed with JITA Contracting, Inc.'s proposal.

**VI. Discussion Items:**

**A. Waterworks Committee Update**

BACKGROUND/PURPOSE

Staff was recently informed that the contract document for the Waterworks tanks and building will be arriving shortly. We have 60 days to review the materials before sending them back to SHF staff. A meeting will be conducted in the near future with the committee to discuss this and how best to proceed.

There is a deadline of **January 30, 2017** to return ALL of the contract documents to History Colorado signed by the appropriate parties.

**VI. Discussion Items:**

**B. Adobe Building Fire: Reclaiming of Materials/Bricks & History**

BACKGROUND/PURPOSE

Staff reached out to the City of Durango and SHF for advice on if materials, specifically the bricks, could be salvaged from the fire knowing that the building has asbestos. Heather Baily, our previous SHF contact and now the Planner II for the City of Durango responded with this:

*“In short, it is unlikely that you’ll be able to salvage any materials from the Adobe Building. Asbestos anywhere in that building would have contaminated the building materials as part of it burning down. In addition, the materials are likely infused with chemicals from the fire-fighting process. The process for decontaminating building materials after an event like this, particularly anything porous like brick, would either be prohibitively expensive or impossible.”*

Mark Rodman from History Colorado had this to add: “Because of the asbestos issue, it may be expensive to be able to retain the bricks for future use as they may have to be “abated.” My suggestion is to start with someone like Colorado Brownfields Foundation for recommendations or opportunities to find help: <http://coloradobrownfields.org/about-us/>”

Staff reached out to the Colorado Brownfields Foundation and talked with Jesse Silverstein. He helped outline 2 options through the State and 1 private: 1) The asbestos could potentially be power washed/scrubbed off, but the materials would most likely need to be kept/sealed within an airtight container. 2) If the fire burned hot enough, the asbestos could have crystalized and become glass/not harmful with airborne toxins, but the materials would still need to be clear coated and most likely only used for display purposes as well. 3) Hire a private entity to remove the asbestos (roughly \$3,000 - \$5,000).

The Colorado Brownfields Foundation would require us to fil out an application and the entire process would take about 2 months. This would include sending in the application, getting approved, having the State send someone to test the materials, and then instructing us on how best to proceed.

**VI. Discussion Items:**

C. Surveying the Fort Lewis Cemetery

BACKGROUND/PURPOSE

It has been discussed to have the Fort Lewis Cemetery survey through SHF grant funds. This would fall under a "Competitive Grant" for the category of Surveying and Planning. The next deadline for SHF competitive grants is **April 1, 2017**.

SHF Guide Book PDF pages 36-45: <https://goo.gl/tg7P7h>

There is also grant money available through a CLG grant, which is also a part of History Colorado. There is a deadline of **January 16, 2017**.

CLG Sub-Grant Guide Book: <https://goo.gl/8Qsblx>

**VI. Discussion Items:**

D. Historic Plaques

BACKGROUND/PURPOSE

It has been discussed that the historic plaques do not fit within their frames for mounting. A solution has been presented by Vice-Chair Andre Redstone and he stated that he could have them fixed and mounted at his shop.

**VI. Discussion Items:**

E. Pioneer Museum Representatives

BACKGROUND/PURPOSE

The HPB has discussed holding meetings with the museum entities to obtain a better understanding of what each need for their future success. Tonight, the HPB is joined by representatives from the Pioneer Museum Board.

**VII. Reports and Updates:**

A. Planning Department Report

	<p><b><u>Comprehensive Plan Update</u></b> Staff and the consultant team conducted stakeholder interviews on 11/29 and 11/30. The consultant team is currently synthesizing all of the responses and a more thorough update will be provided at the next meeting.</p> <p><b><u>Smart Growth America Technical Assistance Grant</u></b> The Town was awarded the Technical Assistance through Smart Growth America! Staff will be finalizing the contract and organizing a call to select a date for the workshop. The Town was 1 of 6 municipalities selected out of the roughly 56 total applicants nationwide! Staff is excited to get SE Group involved and to incorporate what will be learned from the program and use those tools within the updated comprehensive plan.</p>
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**VII. Reports and Updates:**

B. 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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**VII. Reports and Updates:**

C. Upcoming Town Meeting Schedules

<b>a.</b>	<p>Next Scheduled <b>PC</b> Meetings: ~ Tuesday, December 13, 2016 at 5:30pm in Town Hall, Regular Meeting ~ Tuesday, December 27, 2016 at 5:30pm in Town Hall, Regular Meeting</p>
<b>b.</b>	<p>Next Regular Scheduled <b>HPB</b> meetings: ~ Wednesday, December 14, 2016 at 5:45pm in Town Hall ~ Wednesday, December 28, 2016 at 5:45pm in Town Hall</p>
<b>c.</b>	<p>Next Regular <b>Town Council</b> Meetings: ~ Tuesday, December 6, 2016 at 5:00pm in Town Hall ~ Thursday, December 22, 2016 at 5:00pm in Town Hall</p>
<b>d.</b>	<p>Next Regular <b>Parks and Recreation Board</b> Meeting: ~ Tuesday, January 10, 2017 at 5:30pm in the Ross Aragon Community Center ~ Tuesday, February 14, 2017 at 5:30pm in the Ross Aragon Community Center</p>

**VIII. 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.

**IX. Adjournment:**

Prepared by: Rachel Novak, HPB staff, Planning Department