



TOWN OF PAGOSA SPRINGS
Historic Preservation Board
Regularly Scheduled Meeting Agenda
Wednesday, December 14, 2016 at 5:30PM
Town Hall, 551 Hot Springs Blvd.

- I. **Call to Order / Roll Call:**
- II. **Announcements:**
- III. **Approval of Minutes:**
Approval of the November 30, 2016 HPB Regularly Scheduled Meeting Minutes
- IV. **Public Comment:**
- V. **Decision Items:**
 - A. Changing the HPB Regular Meeting Time
 - B. Artwork on Main: Mural Update & Recommendation
 - C. Rumbaugh Creek Bridge Stabilization
- VI. **Discussion Items:**
 - A. Waterworks Committee Update
 - B. Adobe Building Fire: Reclaiming Materials/Bricks & History
 - C. Surveying the Fort Lewis Cemetery
- 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, December 14, 2016
Regularly Scheduled Meeting - Staff Report

I. Call to Order / Roll Call:

II. Announcements:

III. Approval of Minutes:

A. Approval of November 30, 2016 Regularly Scheduled Meeting Minutes.

Staff recommends the HPB approve the November 30, 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:** Chair Lindsey Smith calls the meeting to order at 5:46PM. Present were members Andre Redstone, Larry Garcia, and Chrissy Karas. Also present was Associate Planner Rachel Novak and Planning Director James. Members of the San Juan Historical Society were also present. Andre Redstone would like Larry Garcia to be a voting member. The Board unanimously agrees.
- II. **Announcements:** NONE
- III. **Approval of Minutes:**
Approval of the November 9, 2016 HPB Regularly Scheduled Meeting Minutes: There is a typo of "Bard" that should read "Board" on page 2, Decision Item B. Strike the last sentence in Discussion Item A. Re-phrase the last sentence in Reports and Updates Item B to read: "Andre Redstone asked Jean and John Taylor to assist in the procurement of any history on the Adobe Building, including photographs, articles, etc." Chrissy Karas motions to approve the minutes as amended. Andre Redstone seconds. Unanimously approved.
- IV. **Public Comment:**
- V. **Decision Items:**
 - A. Changing the HPB Regular Meeting Time: Andre Redstone suggests deferring this decision item to an email conversation to come equipped at the next meeting. He says that he would like to see the meeting time set at 5:30 or 5:15. Larry Garcia would also like to see it earlier. Andre Redstone motions that the HPB modifies its regular meeting time to 5:30PM and would like confirmation from absent members via email. Larry Garcia seconds. Chrissy Karas feels uncomfortable moving forward with this until all members of the Board are here. Lindsey Smith is also concerned that if the meetings are pushed up, the meetings might go longer into the evening. Andre Redstone feels that the HPB is working efficiently, but the length of the meeting times is dependent upon the length of the agenda. For: Andre Redstone, Larry Garcia. Against: Chrissy Karas. This will be a decision item again on the next agenda.
 - B. National Alliance of Preservation Commissions CAMP Training & Saving Places Conference: Andre Redstone motions to send himself and Larry Garcia to the full Saving Places conference and CAMP training and for the budget is to be split between Chrissy Karas, who will only be attending the Saving Places Conference, and Andre Redstone. Larry Garcia seconds. Unanimously approved.
 - C. Artwork on Main: Artist Selection & Recommendation: Lindsey Smith provides an introduction to the project and artist, Beto Palma. The Committee would like to change the tee-pees, the size of the fish, and the wagon. The artist is very, very open to changes to his work. The flag element will be 3-D and the texture will have dimension to it with fiber glass. There are a lot of elements that are texturized and will be very durable. Larry Garcia says that Chimney Rock isn't detailed enough and would like to see some more detail. The Board feels that the main snow peak in the middle should

be more representative of Pagosa Peak. Andre Redstone says that history is not static and is constantly changing. He says that the tee-pees would still be a good addition as they are a valuable to native history. Andre Redstone would like a truer representation of chimney rock and Pagosa Peak. He also says that he would be fine with the removal of the tee-pee and wagon, but he likes the whole concept of the journey presented in the artwork. He also wants to ensure the colors will match what is represented. The Colorado flag will be a 3-D element, but he feels that it shouldn't be on the mural. He would like to see more details in the trees and on the left of the mural. Overall, the content is great. John Taylor suggests adding cattle or sheep. Andre Redstone would be concerned about modifying things beyond the scope of the project. Lindsey Smith loves the combination of mixed media style and history with action. The HPB recommends the following changes: make the mountains on the left side above the elk more of a representation of Pagosa to include Pagosa Peak, greater definition of Chimney Rock and the mountains on the left side, move the jumping fish to the right side over the river and ensure it is a trout, more detail on the elk, removal of the flag element and lighten the sky throughout the right side, remove the tee-pees and wagon elements, make the trees on the right behind the hot springs a darker color, and possibly add other native animals like big horned sheep. Andre Redstone motions that the Artwork on Main Street rendering be updated to the Board's recommendations and presented at the HPB's next meeting for approval and presented to Town Council on the December 22 meeting. Larry Garcia seconds. Unanimously approved.

- D. Rumbaugh Creek Bridge Proposal & Recommendation: Andre Redstone feels that this is an important undertaking and there are other people out there before committing to such a high bid proposal. He says that the timeline is critical for the stabilization of the bridge structure and would like to see the involvement of the Collaborative to give the HPB a better understanding of the minimal stabilization of the structure before damage might happen. He would also like the HPB to take a larger role in the pre-bid meetings. Andre Redstone says that the Town needs to advocate to the ones that know best and would like staff to go back to the Collaborative. Andre Redstone motions that the HPB would like to reject the proposal from JITA Contracting and take the RFP and project back out to BID early in the New Year. Chrissy Karas seconds. Unanimously approved. Andre Redstone motions that the HPB would like staff to engage in immediate exploration and action with the Collaborative regarding the further deterioration of the bridge, with a recommendation and plan to be procured before the end of the year. Stabilization should be implemented without any further delay should it fall under the RFP budget cap and staff and HPB members shall engage in further consultation with the pre-bid meeting attendees to understand their concerns of the project. Chrissy Karas seconds. Unanimously approved. This will be on the agenda as a discussion item until this is resolved.

VI. Discussion Items:

- A. Waterworks Committee Update: Staff has received the grant contract documents and will need to present this information by the January 19, 2017 Town Council meeting. Planning Director James Dickhoff recommends taking both the Bridge and Tank SHF projects out to bid at the same time. Andre Redstone recommends December 19, 2016 at noon for the next committee meeting.
- B. Adobe Building Fire: Reclaiming Materials/Bricks & History: Jean Taylor will work to try and find information on the history of the building. Staff has done a lot of research to neighboring communities, SHF staff, and Colorado Brownfields Foundation and it

appears it is possible to reclaim so materials. Through the insurance company investigation, it appears that the asbestos was only located within the kitchen area and the exterior bricks might be able to be reclaimed. Andre Redstone says that most of the owners displaced from the fire would like to reclaim materials. There is a bit of urgency to get the site cleaned up and this could happen within the next couple of weeks. Also, there needs to be support from local entities towards the insurance company to reclaim some of the materials. There is potential for possibly expanding the building footprint to include the bell tower corner to create a connection or nexus to Lewis Street.

- C. Surveying the Fort Lewis Cemetery: Chrissy Karas says that Ruth Lambert has already done a lot of the leg work for this grant. The first item we need is a proposed budget from Ruth Lambert for the Board to make a determination.
- D. Historic Plaques: Andre Redstone will pick up the plaques very soon to take care of this issue.
- E. Pioneer Museum Representatives: Connie Schanzenbaker, treasurer San Juan Historical Society, provides a brief update to the HPB on what they asked Town Council for. They requested \$15,000 for updates to their facilities. She provided a financial statement that shows they are bringing in money and can operate. Andre Redstone says that the HPB would like to obtain a better understanding of the museum's needs. Jean Taylor and the San Juan Historical Society would like to help the Fred Harman Museum as needed. She says that the museum has great plans for 2017. These include a quilt display, handmade gift shop items, cleaning-up the outside lot, new display on logging, and various presentations. She would certainly like to see many volunteers next year, which they have a growing list. Andre Redstone asks about the ADA bathroom upgrades and if they are in the metal building or the stone building. Jean Taylor says that they are currently in the metal building, but they might look into the stone building too. Andre Redstone is concerned about the long term adaptive-reuse of the site through the Waterworks Subcommittee. This committee is navigating all of the long-term opportunities on that site. He is concerned that the money will be invested in a certain way or in a certain area that could potentially influence this visioning process. Connie Schanzenbaker says that the museum owns the metal building and it would be difficult for the Town to remove that structure. John Taylor says that they don't have the money to potentially add an ADA restroom in the stone building, but they would prefer to add it there. Andre Redstone asks what the short and long term plans are for the items displayed within the museum. He also suggests to the San Juan Historical Society to help identify their infrastructure needs. Andre Redstone says that with a listed historic structure there are limited things one can do with the property. John Taylor says that what they are trying to do is to ensure the museum can run successfully. Andre Redstone says that the Waterworks Committee is currently visioning ideas on what can be physically done on the site through SHF staff. There is a general consensus for an expanded museum with potential convention or community space. The Planning Director James Dickhoff would be happy to meet with contractors at the museum site to discuss the location of the bathroom. He also says that the Town might be able to help pave the parking area or possibly re-milled asphalt as a cost-effective solution.

VII. Reports and Updates:

- A. Planning Director Report: Staff has been conducting stakeholder meetings over the last two days. The consultant team will synthesize these results into a format that can be integrated into the process. Staff will also be coordinating the Town's own efforts for public meetings on specific topics. Andre Redstone feels that the preservation efforts and thoughts are at a much lower level than other communities. He says that the preservation community needs to be represented within these planning efforts.
- B. Opportunity for HPB members to briefly present ideas and suggestions as well as potential future agenda items for the HPB's consideration: Andre Redstone would like a special work session for the Comprehensive Plan on the 19th or 20th at 5:30PM. The Adobe History will be a discussion item on the next agenda. The Fort Lewis Cemetery will also be a discussion item for the next agenda. The Mural will be a decision item on the next agenda. The Rumbaugh Creek Bridge stabilization will be a decision item. Lindsey Smith will not be present at the next meeting.
- C. Upcoming Town Meeting Schedules

VIII. Public Comment: NONE

- IX. **Adjournment:** Andre Redstone motions to adjourn. Chrissy Karas seconds. Unanimously approved. The meeting adjourned at 9:10PM.

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

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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.

V. Decision Items:

A. Changing the HPB Regular Meeting Time

BACKGROUND/PURPOSE

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 9th HPB regular meeting to possibly move the regular meeting time up to 5:30PM or earlier. On the November 30th meeting, the motion did pass to move the regular meeting time up to 5:30PM.

RECOMMENDATION

I motion to.....

- a) Keep the change of the HPB regular meeting time at 5:30PM.
- b) Change the HPB regular meeting time back to 5:45PM.

V. Decision Items:

C. Artwork on Main: Mural Update & Recommendation

BACKGROUND/PURPOSE

Staff reached out to Beto with the following recommendations: make the mountains on the left side above the elk more of a representation of Pagosa to include Pagosa Peak, greater definition of Chimney Rock and the mountains on the left side, move the jumping fish to the right side over the river and ensure it is a trout, more detail on the elk, removal of the flag element and lighten the sky throughout the right side, remove the teepees and wagon elements, make the trees on the right behind the hot springs a darker color, and possibly add other native animals like big horned sheep.

RECOMMENDATION

I motion to.....

- a) Recommend that Beto Palma be the selected artist for the 2017 mural replacement with the selected artwork as discussed.
- b) Recommend that Beto Palma be the selected artist for the 2017 mural replacement with the selected artwork and changes as discussed.
- c) Recommend that the Artwork on Main RFP be placed back out to bid.



V. Decision Items:

C. Rumbaugh Creek Bridge Stabilization

BACKGROUND/PURPOSE

Staff advertised the RFP and there was a great turnout for the pre-bid meeting. However, staff only received one proposal on the November 21st deadline. The single proposal came back significantly higher than the original estimate. The HPB motioned the following at the 11/30/16 meeting:

“Andre Redstone motions that the HPB would like to reject the proposal from JITA Contracting and take the RFP and project back out to BID early in the New Year. Chrissy Karas seconds. Unanimously approved. Andre Redstone motions that the HPB would like staff to engage in immediate exploration and action with the Collaborative regarding the further deterioration of the bridge, with a recommendation and plan to be procured before the end of the year. Stabilization should be implemented without any further delay should it fall under the RFP budget cap and staff and HPB members shall engage in further consultation with the pre-bid meeting attendees to understand their concerns of the project. Chrissy Karas seconds. Unanimously approved.”

The Board has expressed the urgency to have supports put in place as soon as possible as there is a real threat to its integrity with the Spring runoff. At the November 30th meeting, the Board unanimously rejected the proposal from JITA Contracting, Inc. and made that recommendation to Town Council.

It was also discussed for staff to engage in immediate exploration and action with the Collaborative regarding the further deterioration of the bridge, with a recommendation and plan to be procured before the end of the year. Stabilization should be implemented without any further delay should it fall under the RFP budget cap and staff and HPB members shall engage in further consultation with the pre-bid meeting attendees to understand their concerns of the project. Staff reached out to SHF and our representative’s response was as follows:

- a) You can reduce the scope of work in the current grant, and then apply for that work again in April with updated costs. This will be a contract amendment, and of course there is no guarantee of funding. We can talk through what would make an acceptable/feasible new scope.
- b) Our emergency grants are only for sudden and unexpected single events, so this would not apply here.
- c) You can certainly move ahead with the emergency shoring and scouring work as that is already in the scope (II. A & B).

Overall, we have two options. 1) reduce the scope of work in our current grant and apply for more funding April 1, 2017 with no guarantee of funding. 2) Move ahead with the emergency shoring/scouring work that is already in the scope and take the same project back out to bid at an appropriate time. Another option would be to possibly combine this project scope with the Waterworks tank walls and roof project if the grant funds are accepted by the Town.

RECOMMENDATION

I motion to.....

- a) Have staff reduce the scope of work that the current SHF grant covers through a contract amendment and apply for more funding on April 1, 2017.
- b) Have staff move ahead with the emergency shoring and scouring work as described within the current project scope and take this back to bid.
- c) Combine the Rumbaugh Creek Bridge and Waterworks tank walls and roof projects as one RFP to create a more competitive proposal process.

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 on December 19th at 12noon 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. Staff would need to present this information no later than the January 19, 2017 meeting to ensure staff has obtain Town Council's approval prior to submitting the contract document.

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 fill 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.

Staff reached out to the Town Building Department and the insurance companies involved in this process. It appears that the asbestos was focused around the kitchen area and some of the outlying brick materials might be able to be easily salvaged. Staff will provide a more detail update as more information becomes available.

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>

VII. Reports and Updates:

A. Planning Department Report

Comprehensive Plan Update

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. Staff has been compiling contacts for various meetings on specific topics. These meetings will be publicly notified and everyone will be welcomed to attend! The general timeline should be finalized soon.

Smart Growth America Technical Assistance Grant

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. It is anticipated that this workshop will take place late January or early February.

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.

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.

VII. Reports and Updates:

C. Upcoming Town Meeting Schedules

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| a. | Next Scheduled PC Meetings:
~ Tuesday, January 10, 2017 at 5:30PM in Town Hall, Regular Meeting
~ Tuesday, January 24, 2017 at 5:30PM in Town Hall, Regular Meeting |
| b. | Next Regular Scheduled HPB meetings:
~ Wednesday, January 11, 2017 at 5:30PM in Town Hall
~ Wednesday, January 25, 2017 at 5:30PM in Town Hall |
| c. | Next Regular Town Council Meetings:
~ Thursday, December 22, 2016 at 5:00PM in Town Hall
~ Tuesday, January 3, 2017 at 5:00PM in Town Hall |
| d. | Next Regular Parks and Recreation Board 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 |

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