



Town of Pagosa Springs Historic Preservation Board
Special Meeting Minutes
Wednesday, May 6, 2015
Town Hall Conference Room Located at 551 Hot Springs Boulevard
Pagosa Springs, Colorado 81147

- I. **Call to Order / Roll Call:** Chair Brad Ash called the meeting to order at 5:15 pm. Present were Board Members Judy James and Chrissy Karas, Planning Director James Dickhoff, Associate Planner Margaret Gallegos, and Kelly MacTiernan. Member Andre Redstone arrived at 5:30 pm and Member Peggy Bergon arrived at 5:37 pm.
- II. **Announcements:** None
- III. **Approval of Minutes:**
Motion made by Member Karas, seconded by Member James and unanimously carried to approve the April 23, 2015 Historic Preservation Board meeting minutes as presented.
- IV. **Public Comment:** None
- V. **Sign Review:**
 - A. **Resubmittal - Sign Proposal at 438 Pagosa Street, The Lost Cajun:** Chair Ash recused himself from this business item due to potential professional conflict of interest, left the room, and returned after discussions were complete; he returned at approximately 6:07 PM. Member Redstone chaired the meeting in Ash's absence.

On February 11, 2015, the Historic Preservation Board denied the application as submitted and recommended that the owner has resubmit the application and include a muted color scheme. On March 11, 2015, the HPB discussed the new application, materials and colors as presented by the applicant and had a discussion with the franchise owner, Mr. Griffin. The logos and number of colors were discussed and the Board inquired whether the colors were an actual depiction of the sign colors. There was also discussion about the potential for lighting. The Board concluded, at that meeting, that it would defer action on the resubmitted application to allow for additional research, onsite review, and receipt of actual color samples and lighting proposal.

During the April 15, 2015 meeting, the business owner Michelle Juneau provided a printout of the original colors of the original sign and noted they are still working on the lighting plan. The owner's partner, Ryan expressed concern with the second proposed sign in that it did not include the company's trademark colors and logo and requested the Board to reconsider the first, original submission to utilize the logos and colors as presented.

There were comments made about the second sign not indicating that the business was a "restaurant", the Board was open to adding the title in a ribbon format to the sign. Concerns were also expressed about the selection and number of colors because the guidelines indicate that there should be no more than three colors and colors from the approved color pallet. Board consensus on 4/15/15 was to defer action until the Board has made it final determination that may allow additional colors within the Historic District.



Town of Pagosa Springs Historic Preservation Board
Special Meeting Minutes
Wednesday, May 6, 2015
Town Hall Conference Room Located at 551 Hot Springs Boulevard
Pagosa Springs, Colorado 81147

The local applicant and business owner, Michelle Juneau, is proposing to install a new wall mounted sign to the building on the front elevation – above the awning/entry door and between the two windows above the awning and a second sign hanging over the front door under the awning.

The subject property has 50 lineal feet of street frontage, which equates to 50 sq. ft. of total allowable signage for the entire property. The new proposal is for one sign – 97.82” wide by 36.5” high, which equals 25 square feet; and a second sign hanging under the awning 66” x 8” that equals four sq., ft. Other existing signage is as follows: 1) Antique Store has 15 sq. ft. which includes one sign on the building and one hanging sign; 2) Montoya’s name plaque is installed across the upper portion of the front elevation of the building is approximately 5’ x 32’ which equals 160 sq. ft. The total proposal for all permanent signs equals 204 sq. ft. Without counting the "Montoya’s" raised building name plaque, the total signage equals 44 sq. ft. The Sign is not illuminated.

Specifications for the signs are as follows:

- “The” – letters are ½” acrylic painted black; flush mounted to building facade using studs.
- “Lost Cajun” – sign background and registered trademark ® are ½” acrylic painted black and outlined area painted; flush mounted to building facade using studs.
- “LOST Cajun” – front letters are ¼” red PMS 7621C to match Valspar Fabulous Red 1011-2; flush mounted using VHB and silicone to ½” outline background piece.
- The sign colors were changed to black, red, blue and white. The previous proposal consisted of blue, red, gray, yellow, green, white and black which included the The Lost Cajun’s franchised logo – it has been removed from the Sign application.

Planning Director Dickhoff noted that the following Sign information is based on the Design Criteria set forth in Chapter 8 of the “HBDLLDG”. The proposed sign location is on the building façade does not have an official sign band for placing the proposed sign. The proposed wall sign location is above the existing shed roof over the sidewalk, equally spaced between two windows, generally in the same position as the neighboring Antique store sign on the same building. The proposed wall sign placement/location would not conceal any architectural features on the façade. The sign colors include white and black colorations, there are generally four total colors proposed, with the main portion of the sign being three colors. Design Guidelines suggest limiting the number of colors on a sign, in general, to no more than three colors. The HPB could consider, for sign content, the Design Guidelines support using symbols on and for signs.

Motion made by Member Bergon, seconded by Member James, and unanimously carried to APPROVE the re-submitted signs for 138 Pagosa Street, one hung on the front elevation below the roof overhang, and second hanging above the pedestrian walkway with the contingency that staff ensure the sign, with the ribbon addition, meets the sign square footage requirements and to defer, to staff, the review and approval of the sign lighting.



Town of Pagosa Springs Historic Preservation Board
Special Meeting Minutes
Wednesday, May 6, 2015
Town Hall Conference Room Located at 551 Hot Springs Boulevard
Pagosa Springs, Colorado 81147

B. Revised Sign Proposal at 459 Lewis Street, PS Froyo Yogurt Shoppe: Chair Ash recused himself from this business item due to potential professional conflict of interest, left the room, and returned after discussions were complete, he returned at approximately 6:07 PM. Member Redstone chaired the meeting in Ash's absence.

During the February 11, 2015, the staff presented the application with the applicant providing additional information. The Board approved the proposed FroYo projecting sign and text on the proposed awnings as submitted, finding the signs were in substantial compliance with the Historic District Design Criteria.

On 4/8/15, Ryan Searle, Executive Vice President of OGI, Inc, submitted a modification request to the office changing the colors. The sign location and design will remain the same. The only change is with the color. The original colors were green background, with green, pink, and white lettering. Kelly MacTiernan, newly hired manager of PS FroYo, noted that they decided not to install the awnings as previously submitted.

The sign background is white with other Sherwin Williams colors as follows:

- Ardent Coral SW 6874
- Impetuous SW 6916
- Grizzle Gray SW 7068

Specifications for the sign are as follows:

- The proposed projecting sign will be 15 sq. ft. in size.
- The sign is made of Aluminum metal substrate with printed vinyl overlay.
- Sign colors are proposed to be as shown on the attached front elevation photo shop rendering.
- Projecting sign bracket is proposed to be black metal bracket for the sign to sit on.
- No illumination is proposed.
- The Awning signs will be on the front vertical face of the awning, in pink to match the sign.
- The awning signs total approximately 6 sq. ft.

During its April 15, 2015, the Board determined that the proposed colors of the sign and front awnings were not on the approved chart and the number exceeded the guidelines of not more than three colors. Sign lighting was discussed and Ms. MacTiernan noted that lighting might be added later. The Board concluded that, if lighting is planned, a plan should be submitted for review. Board consensus, on 4/15/15, was to defer action until the Board has made it final determination that may allow additional colors within the Historic District.

Motion made by Member James, seconded by Member Karas, and unanimously carried to APPROVE the sign colors as modified for 459 Lewis Street, projecting from the front



Town of Pagosa Springs Historic Preservation Board
Special Meeting Minutes
Wednesday, May 6, 2015
Town Hall Conference Room Located at 551 Hot Springs Boulevard
Pagosa Springs, Colorado 81147

elevation over the front windows, contingent upon staff's review and approval of the sign support bracket design, color, and lighting plans.

VI. **Landmark Designations:** None

VII. **Alteration Certificate Review:** None

VIII. **Tax Credit Review:** None

IX. **Project Review:** None

X. **Decision Items:**

1) **Student Poster Contest - anonymous judging for first, second and third place of each category - Elementary & younger, Jr. High and High School:** The HPB has selected "**History in the Making: Celebrating Youth in Preservation**" as the theme for this year's poster contest. The HPB decided to piggyback on the same theme title, defining the theme for the poster contest as "What do youth see in Pagosa Springs that is worth preserving?" The poster contest entries from the Elementary School were 200, with one from the Jr. High and none from the High School. The Board conducted an anonymous judging of the entries and selected the following Elementary and younger winners:

1st - #1053 – Main Street by Elyssia Deangelo

2nd - #1009 – Museum by Karina Brown

3rd - #1017 Catholic Church by Angelo Gallegos

Consolation #1 - #1038 The (Old Deb) School by Rio Mylius

Consolation #2 - #1046 Preserve Wildlife by Heath Fulbright

Consolation #4 - #1032 River Walk by Annie O'Donnel

Jr. High 1st - #2001 - The Mother Spring by Jillian Jolley.

Staff will notify the teachers and contest winners, send them a thank you card and awards - first prize is \$50, second prize is \$30 and third prize is \$20. Because of the amount of entries, the Board decided to award three consolation winners \$10 each. Staff will try to coordinate a photo with all student artists, entries and the HPB prior to School convening for the summer. Staff will also coordinate the printing and framing of this year's first prize artwork, to hang in Town Hall.

XI. **Discussion Items:** None

1) **Town Council Meeting – Decision for Color Recommendations:** Planning Director Dickhoff reported to the Board that the Town Council by Resolution adopted the allowable exterior colors for properties within the Historic District and for locally listed landmarks recommendations at its May 5, 2015 regular meeting as follows:



Town of Pagosa Springs Historic Preservation Board

Special Meeting Minutes

Wednesday, May 6, 2015

Town Hall Conference Room Located at 551 Hot Springs Boulevard
Pagosa Springs, Colorado 81147

1. Amend the Design Guidelines Sections 5.2, 7.11, 8.1.5 and 9.3, which will limit colors so that no more than three (3) colors are used on any exterior structure or signage within the Historic District and locally designated landmarks.
2. Amend the Design Guidelines Sections 5.2, 7.11, 8.1.5 and 9.3 for all signage and structure exteriors to read as follows: Pagosa Springs has a unique melody of colors within our community that is associated with its diverse architectural style and heritage. A variety in color schemes and texture is desired to enhance the pedestrian experience and provide visual interest within the Historic District and locally designed landmarks. The intent is to maintain the traditional range of building and sign materials and colors. Many colors are associated with individual building types and styles, while others reflect the tastes of distinct historical periods. While color in itself does not affect the actual form of a building, it can dramatically affect the perceived scale of a structure and it can help to combine a building form with its context.

Keep color schemes simple. • Using of one base color for the building is preferred. Subtle natural colors are appropriate for the base color. • Using only one or two accent colors is also encouraged, except where precedent exists for using more than two colors with specific architectural styles.

Coordinating the entire building in one color scheme is usually more successful than working with a variety of palettes. • Using the color scheme to establish a sense of overall composition for the building is strongly encouraged.

Subtle natural colors are preferred for the background color of most buildings. • A darker background color will allow you to use lighter colors for trim—where the highlights will show up better. • Lighter colors can also be used as a background, but with a light background and accent color on the trim, the entire scheme is more susceptible to becoming too busy. If light background colors are used, it is best to use a different shade of the same hue for the trim.

Use of brighter colors for accents only. • Reserve the use of stronger, brighter colors for accents, such as signs, ornamentation, and entrances. • In most cases only one or two accent colors should be used in addition to the base color. • Doors may be painted a brighter accent color, or they may be left a natural wood finish. • Window sashes are also an excellent opportunity for accent color.

- 2) **Rumbaugh Creek Stone Bridge - Discussion about Stabilization:** Planning Director Dickhoff reported that HPB Members Redstone and Ash, Mike Davis Engineer, Town Council David Schazenbaker and himself met on site to discuss and evaluate options for the stabilization of the stone bridge. They then had a phone conference with The Collaborative



Town of Pagosa Springs Historic Preservation Board
Special Meeting Minutes
Wednesday, May 6, 2015
Town Hall Conference Room Located at 551 Hot Springs Boulevard
Pagosa Springs, Colorado 81147

- John Feinberg, APTI, overall project principal, Architectural Conservator and Dave Woodham, structural engineer, of Atkinson Noland and Associates of Boulder, Colorado. The project is continuing to move forward with Woodham providing physical plans and an outline for shoring the structure. Dickhoff noted that the Town is working with The Collaborative to apply for an Emergency Grant through the State Historical Fund. The following recommendations are prioritized beginning with those requiring immediate implementation to repairs that can be conducted in the longer term (next several years).

1. Emergency shoring of the barrel vault to prevent collapse.
2. Confine the flow to the center of the channel.
3. Shore the large retaining wall South of the east spandrel wall of the bridge.
4. Remove vegetation from the top and sides of the bridge.
5. Rebuild failed portions of the bridge.
6. Deconstruct and rebuild stone retaining wall emanating from the southeast corner of bridge and the wing wall and retaining wall beyond the northeast corner of the bridge.
7. Permanent scour mitigation and bank stabilization.

- 3) **Public Presentation Forum – Benefits of Historic Preservation and Heritage Tourism-Discussion and Planning:** Staff reported that Patrick Eidman from History Colorado and Anne Klein from Board of Tourism are not available for the forum planned on May 28. Consensus of the Board, during its April 23, 2015 meeting, is to cancel the May 28 forum and reschedule when Mr. Eidman is available. Ms. Laura Grey was present at the last forum, it was suggested that she also be contacted and invited to participate in the forum. Once a new date is secured, the Board will work on an agenda to include introductions, board topics, tax and grant information, and special topic about Pagosa's Certified Local Government (CLG) programs and benefits.

Mr. Eidman is deferring his attendance to Heather Bailey, Historic Preservation Grants Specialist. Ms. Bailey representative of History Colorado on the Western Slope and represent all of our programs. Therefore, in addition to State Historical Fund grants, she also supports the Certified Local Governments (auditing our programs in this region on behalf of our Denver office) and assists parties in navigating the State and Federal preservation tax credit process. While SHF and OAHF are technically different units within History Colorado, the western field office was set up to be staffed by someone who could represent both units of the Preservation Programs division. Now, she noted that she has no official links with the Colorado Tourism Office, so she cannot speak to what Ms. Grey would plan to present. Ms. Bailey has a professional and research background in heritage tourism (her dissertation was on sustainable heritage tourism and she served as the liaison between the Tennessee Civil War National Heritage Area and the Tennessee Department of Tourist Development), so she could always field general questions about best practices in heritage tourism. Just not information on what the CTO offers. She felt that she has the History Colorado options covered, which is why Patrick decided not to make travel plans.



Town of Pagosa Springs Historic Preservation Board
Special Meeting Minutes
Wednesday, May 6, 2015
Town Hall Conference Room Located at 551 Hot Springs Boulevard
Pagosa Springs, Colorado 81147

Ms. Grey is not available in May or June and suggested November. She noted that the Heritage and Agritourism Development programs cover many of these topics and with limited resources so they try to make the best use of their travel dollars by bringing together entire regions as opposed to trying to cover each town. She noted that they will be planning their next set of meetings in November and suggested that we discuss having Pagosa as one of the meeting spots. **Board consensus was that multiple agencies are needed to generate the energy for a dynamic presentation and concluded to plan the forum during the fall months in which the various divisions - grant, tax credit, CLG, tourism, etc. could be represented by their respective agencies.**

- 4) **Historic Pagosa Springs Cemetery – site visit and restoration discussion:** The Pagosa Springs Pioneer Cemetery was designated as a Historic Local Landmark. At the April 23, 2015, Member Karas suggested that the Board look into the restoration of the cemetery and the Board agreed to add the topic to this meeting agenda for discussion and include a property tour.

Planning Associate Gallegos reported that the Durango - Animas City Cemetery volunteer group started its master-plan process this year to help preserve the history that remains. The plan addresses landscaping, maintenance, community education and access roads. Durango shares the same events that are occurring in Pagosa, natural erosion and human mischief have taken a noticeable toll. Headstones have toppled over, and others have gone missing completely. The stones that are resting in the dirt are starting to erode much faster. The Durango volunteers have already done extensive mapping work to identify all the graves, document the headstones and track down living family members of the deceased.

Planning Associate Margaret Gallegos reached out to the Animas City Cemetery volunteer group to inquire if they would be available to provide some insight into their gravestone program and techniques that they have used to preserve the Durango area cemeteries. Ruth Lambert is available to come to Pagosa Springs to talk about and tour the cemetery on Monday or Tuesday, May 18th or 19th. Ruth Lambert, Ph.D. has been San Juan Mountain Association's (SJMA) Cultural Program Director for 3 years. During that time, she has expanded the cultural site stewardship program and developed new partnerships and cultural programs for volunteers. Prior to working at SJMA, Ruth worked for the federal government as a cultural program manager at the Grand Canyon Monitoring and Research Center in Flagstaff, AZ where she worked with seven Native American Tribes, archaeologists, and anthropologists to implement a cultural program. Ruth holds a Master's degree in Anthropology and a Masters in Community and Regional Planning from the University of Colorado and the University of New Mexico, respectively. She completed her Ph.D. in Anthropology at the University of New Mexico in May 2006. **Board consensus was to conduct the tour on Tuesday, May 19 at 1:30 p.m.**



Town of Pagosa Springs Historic Preservation Board
Special Meeting Minutes
Wednesday, May 6, 2015
Town Hall Conference Room Located at 551 Hot Springs Boulevard
Pagosa Springs, Colorado 81147

- 5) **San Juan Pioneer Society Museum Board – Meeting Report:** Pursuant to the 3/25/15 meeting, the Board requested that staff coordinate a May meeting with the San Juan Historical Society Museum Board (SJHSM). SJHSM Board members Mark Bergon, Jean Taylor, Deb Bolhouse & Shari Pierce, meet with Historic Preservation Board members Ash and Karas and Planning Director Dickhoff on Sunday, May 3 at the Museum. Topics of discussion included the Water Treatment Building and Rumbaugh Stone Bridge assessment and planning for future joint projects. Suggested future projects include interpretive signage for the Museum and planning for the adaptive reuse of the building.

XII. Public Comment: None

XIII. Reports and Comments:

A. **Planning Department:** No Report

B. **Historic Preservation Board Discussion and Ideas:**

1. The Board discussed the Archuleta County task group that is being formed to address the location and needs of the County building. The County, for individual appointment to the group, is soliciting letters of support. As more information is developed, it will be forwarded to the Board.
2. **Next Scheduled Town Meetings:** A meeting schedule was provided to the Board that included meeting, through June 2015, for the Planning Commission, Historic Preservation, Town Council and Parks and Recreation.

XIV. Adjournment: Meeting duly adjourned at 7:45 pm. Next meeting schedule for Wednesday, May 13, 2015 at 12:15 p.m. to discuss the upcoming meet-and-greet and certificate of appreciation presentations to Riff Raff Brewing Company and Bryson Rentals and any other business that may come before the Board.

By: ~~Brad~~ Ash, Historic Preservation Board Chair