



Town of Pagosa Springs Historic Preservation Board
Regular Meeting Minutes
Wednesday, July 8, 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 Peggy Bergon, Judy James and Andre Redstone (arrived at 5:25 PM). Member Chrissy Karas was absent. Also present were Planning Director James Dickhoff, Associate Planner Margaret Gallegos, Ed Fincher, Marion Francis, Bruce & Karen Hoch, Edna Oakman, and Lindsey Smith.

II. **Announcements:** None

III. **Approval of Minutes:**

Motion made by Member James, seconded by Member Ash and unanimously carried to approve the June 10, 2015 Historic Preservation Board regular meeting minutes as presented.

Motion made by Member Bergon, seconded by Member James and unanimously carried to approve the June 24, 2015 Historic Preservation Board special meeting minutes as presented.

IV. **Public Comment:** None

V. **Sign Review:**

A. **New Sign Proposal at 468 Lewis Street, Two Old Crows – Decor & More:** The Sign Permit Application is for “Two Old Crows – Decor and More”, located at 468 Lewis Street Pagosa Street in the Historic District. The applicant and business owners, Patricia Francis and Evelyn Tennyson, proposed two signs – one projecting/hanging sign over the sidewalk on the southwest corner of building and one wall mounted sign over the entry door, above the entry roof. The sign manufacturer is Design a Sign. The subject property has 50 lineal feet of street frontage, which equates to 25 sq. ft. of total allowable signage - the two new signs equal 24.9 square feet. The sign colors are gold and black finished in matte. The applicant provided the Board with a “gold” color swatch, color rendering and placement specifications. No illumination is proposed. The Board thanked Mr. Marion for selecting Lewis Street as their new business location and commented that the sign colors are appropriate for the building.

Motion by Member James, seconded by Member Bergon, and unanimously carried to APPROVE the 24.9 square foot signage for 468 Lewis Street, one hanging sign with one primary sign located above the front door, finding that the signs are in substantial compliance with the Historic District sign regulations.

B. **New Sign Proposal at 458 Pagosa Street, Footprints Shoe Store:** The Sign Permit Application is for “Footprints Shoe Store”, located at 458 Pagosa Street, formally the Four Seasons Realty, in the Historic District. The applicant and business owners, Bruce & Karen Hoch proposed two signs – one primary projecting sign on the front elevation and one hanging under the soffit over the sidewalk. A partial wagon wheel and a vertical dark brown powder-coated metal bracket will support the projecting sign. It will be mounted between the two vertical windows above the unit, below the top of the window trim – six feet below the top of the front elevation parapet. The sign manufacturer is Basin Printing. The subject property has 25 lineal feet of street frontage, which equates to 25 sq. ft. of total allowable signage – the new signs equal 20 square feet. The sign colors consist of sky blue,



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yellow, brown, cream and dark teal. The applicant provided the Board with color samples, color rendering and placement specifications. No illumination is proposed. The Board thanked Mr. and Mrs. Hoch for their application and muted color tone selections.

Motion by Member Redstone, seconded by Member James, and unanimously carried to APPROVE the sign application as submitted - 20 square foot signage for 458 Pagosa Street, one hanging sign above the sidewalk and one primary sign located on the front elevation between the two vertical windows but below the top of the trim, finding that the signs are in substantial compliance with the Historic District sign regulations; lighting may be included at a later date after confirmation by the Planning Department staff that it meets the Land Use and Development Code.

C. New Sign Proposal for Catholic Church located at 445 Lewis Street: The Sign Permit Application is for the Catholic Church "Parish Hall", located at 445 Lewis Street, in the Historic District. On behalf of the Catholic Church, Ms. Oakman proposed a new projecting sign above the entryway. The projecting sign will be supported by a vertical 1.5" flat steel brace against the wall and a horizontal 1.5" steel channel below the soffit. The sign manufacturer is Design a Sign. The application is for a double-sided sign equal to 12 square feet. The bottom of the sign has an interchangeable aluminum panel to announce different functions that take place in the building, such as bingo. The sign colors consist of red, black, blue, gray and a white background. The applicant provided the Board with color samples, color rendering and placement specifications. Illumination is proposed but was not specific. Several options were discussed with Ms. Oakman and it was noted that the lighting specifications should be submitted to the Planning Department for review and approval before ordering.

The Board thanked Ms. Oakman for the application and commented that the shape and selected tone of colors were fine. However, it was recommended that: 1) the "bingo" and other insert lettering be finished in red to compliment the "Parish Hall" color; 2) sign be supported by an overhead bracket and remove the vertical wall support bracket; 3) applicants option to keep or remove the existing wooden "Parish Hall" name plate from the front of the building; 4) red sign border changed to blue to balance the blue color selection

Motion by Member Redstone, seconded by Member James and unanimously carried to APPROVE the sign application as submitted – 12 square foot signage for 445 Lewis Street, one hanging sign on the front elevation of the Parish Hall, finding that the sign is in substantial compliance with the Historic District sign regulations and the Board prefer color change. However, approval was granted for the applicant to decide whether they want to keep the colors and bracing as proposed or as recommended by the Board (outlined above).

Motion by Member Redstone, seconded by Member James, and unanimously carried to approve lighting with deferred submittal to the Planning Department staff for its review and approval that it meets the Land Use and Development Code.



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VI. **Landmark Designations:** None

VII. **Alteration Certificate Review:** None

VIII. **Tax Credit Review:** None

IX. **Project Review:**

- 1) **Historic Property Plaques-Colton Building and Church Photographs:** The HPB previously reviewed the historic property plaque insert proofs as provided by KVO industries and approved the historic text and photographs for the Colton Building, Dr. McKinley's Office, County Jail, Immaculate Heart of Mary Church, Hatcher Hardware, Citizens Bank, Water Works Building, and Hatcher Nossaman House with alterations. Chair Ash will provide the enhanced photographs for the Colton Building and Catholic Church. It was noted that KVO will provide a final proof and plaque order/production takes four to six weeks. Director Dickhoff noted that the placement on each property would need to be coordinated with the property owners. Once the final artwork is approved and ordered, staff will contact property owners for coordinating the specific installation locations. As previously discussed, the properties that require a post mount, a site specific post cap needs to be selected and sourced.
- 2) **Update on Stone Arch Bridge:** Planning Director Dickhoff provided the Board with plans and an update on the status of the Stone Arch Bridge temporary Shoring and Emergency Grant. Member Redstone suggested that a follow-up meeting be arranged with Davis Engineering to discuss the request for proposals and possible effects of future culvert improvements.

X. **Decision Items:**

- 1) **Letter to Serve on the HPB from Lindsey Smith:** Lindsey Smith submitted a letter of interest to serve on the Historic Preservation Board. **Motion by Member Redstone, seconded by Member Bergon, and unanimously carried that the HPB recommends to the Town Council that it appoint Lindsey Smith to the Historic Preservation Board for a four (4) year term as an Alternate Member.** Planning Director Dickhoff will forward the Board's recommendation to the Town Council on or before its August 4 meeting.
- 2) **Letter of Support for Riff Raff Brewing and Colorado Downtown Inc., Governor's Award for Nomination:** Pursuant to the June 24, 2015 meeting, the Board agreed that Riff Raff met the criteria and recommended that Planning Director Dickhoff proceed with the nomination for the innovative preservation and adaptive reuse/repurpose of the historically listed property.

XI. **Discussion Items:**

- 1) **San Juan Pioneer Museum and Fred Harman Museum:** Staff provided an update regarding discussions on the Fred Harman Museum and the San Juan Pioneer Museum and noted that other museums are being contacted – a written report will be presented to the Board. The Board concluded that it would compose a letter of support regarding the importance of museums within



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Pagosa Springs. Member Bergon agreed to collect the information, from each member, and present a letter for the Board's review and approval.

- 2) **Courthouse Discussion Status and Update:** Staff provided updates pursuant to the last meeting noting that recently a meeting was held between the Town Council and County Commissioners to begin discussing an historic assessment. It was noted that the approved Board letter would be delivered to the Town Council.

XII. Public Comment: None

XIII. Reports and Comments:

- A. **Planning Department:** Planning Director Dickhoff provided a verbal report to the Board which included progress on the sidewalk project of the 200 block; 7th to 8th Street pedestrian sidewalk connection in front of the future Hometown Market; repaving of Piedra Street and Trujillo Road.
- B. **Historic Preservation Board Discussion and Ideas:**
1. Chair Ash recommended that some type of recognition, advertisement, press release and/or certificate be given to the new businesses and projects within the Historic District and designated properties. Planning Director Dickhoff will discuss the suggestion with the Town Manager and Mayor and provide feedback to the Board.
 2. Board member Redstone felt that the issues - legal and personnel matters as it relates to the Courthouse topic have been resolved and withdrew his request for the Board to convene into an Executive Session.
- C. **Next Scheduled Town Meetings:** A meeting schedule was provided to the Board that included meetings, through August 2015, for the Planning Commission, Historic Preservation, Town Council and Parks and Recreation.

XIV. Adjournment: Meeting duly adjourned at 7:00 pm.


By: Brad Ash, Historic Preservation Board Chair