



TOWN OF PAGOSA SPRINGS HISTORIC PRESERVATION BOARD
SPECIAL MEETING MINUTES
WEDNESDAY, AUGUST 07, 2013 @ 5:00P.M.
TOWN OF PAGOSA SPRINGS, TOWN HALL, SMALL CONFERENCE ROOM

I. Call to Order / Roll Call NA

Wendy Sutton (WS), Chrissy Karas (CK) and Peggy Bergon (PB) were present. Andre Redstone (AR) was absent.

II. Approval of Minutes:

Approval of July 10, 2013 HPB meeting Minutes.

CK motioned to approve the July 10, 2013 HPB meeting minutes with the following change(s); Revise all references to "Contextual Basis" to "Context". PB seconded the motion which was unanimously approved. Staff will make changes for the Chairs signature at the next meeting.

III. Sign Review:

A. 408 Pagosa Street Rose Restaurant proposed Sign replacement.

Staff presented a request from the Rose Restaurant to allow the change out of signs.

The Rose Restaurant is proposing to change out their existing exterior signs.

Sign A is the building sign proposed to replace the projecting sign now in place. The new sign is proposed to be a flush mounted Wall Sign, 3' x 8' (24sq.ft.) x .50 Painted MDO Board with Black Lazer Cut flat Plastic Lettering (similar to the Goodmans and Jackish Drug plastic lettering which is only available in glossy). Sign background color - Roycraft Vellum. The projecting sign will be removed. The new wall sign has not been designated to fit within the "sign band" as required in the HP design guidelines.

Sign B is a NEW flush mounted wall sign on the west side of the building, facing the Mural Lot, 15" x 15"x.50 (15sq.ft.) Painted MDO Board with vinyl lettering 1.56sq ft, same shape as sign A. Sign background color - Roycraft Vellum.

Awning Sign will remain as is for now. The applicant will be proposing a new awning at a later date.

The property is 25 feet wide, which allows up to 25sqft in exterior signage. The total proposed signage is 25.56sq.ft. (within an allowable 10%), however, without the awning sign.

The HPB discussed the request and addressed the that the new signage proposed exceeds to maximum allowable for the property of 25sq.ft. with a proposed total of approximately 31sqft including the awning sign. The HPB also determined that though the new proposed signage design met the minimum standards of the HP design Guidelines and the LUDC, they questioned the change from the well established looking projecting sign. Ultimately, CK motioned to approve Sign A as proposed contingent on the applicant working with the Building Official for an approved installation over the exposed vent with further approval from the HPB if needed depending on the outcome of the approved installation, that Sign A be centered horizontally and vertically within the Sign Band of the front façade above the existing awning and removal of the projecting sign. Deny Proposed Sign B due to the total signage being over the maximum allowable. Further directing staff to draft a letter to the applicant encouraging them to reconsider the replacement of the projecting sign and to work with the HPB to increase signage on the awning to accomplish the same or better results as what is being proposed. PB seconded the motion which was unanimously approved.

IV. Landmark Designations: NA

V. Alteration Certificate Review:

A. Rose Restaurant Awning replacement at 408 Pagosa Street.

This item has been tabled, the applicant has not submitted an application for certificate of alteration as of yet.

VI. Tax Credit Review: NA.

VII. Project Review: NA.

VIII. Decision Items:

A. Consider nominating the Middle School Building to the Endangered Places List.

The HPB discussed the merits of nominating the older middle school building, as recommended by CK. The reason being that there seems to be bricks along the top of the building that appear to be loose and as a means to help with grant funding. WS suggested that with out the Schools permission, the nomination would probably not be considered. Instead, the HPB directed staff to discuss the potential for grants to help maintain the structure, with the school district superintendant mark Devoti and school safety task force chair Bob Lynch, and to stage a presentation to the school board for an upcoming school board meeting.

B. Develop context for Historic District.

The HPB decided to table this discussion until a future meeting. Staff confirmed that all Historic Preservation Files had been gathered into one location in the Planning Office for the HPB review, in preparation for a work session regarding developing a context for the Historic District.

IX. Discussion Items:

A. Update on Riff Raff Brewing Certificate of Alteration conditions of approval.

Staff presented the current status of the conditions of approval of the Certificate of Alteration, On March 06, 2013, the HPB approved the alteration certificate as follows: "AR Motioned to *Approve the gooseneck air intake roof vent and the mushroom style exhaust fan roof vent both to be colored to blend in with existing roof, with the understanding the applicant will consider screening options for the mushroom vent and present to the HPB at a later date, and approved the proposed swooping wood picket fence to be painted white and approved the same fence as screening around the glycol chiller*", CK seconded the motion which was unanimously approved.

- 1) The Vents have been painted Flat Black. They applicant stated they were unable to find a green to match the roof. They were to finish the mushroom cap last week.
- 2) The applicant has stated that they intend to complete the screen fence around the Chiller Equipment in the near future, and by the end of August.
- 3) The applicant did confirm that they patched an old heater flue vent exit of the roof with a green metal.

The HPB discussed the unfinished items and the flat black paint on the new vents. CK motioned to direct the applicant to find a darker shade of green for the vents, which if vents are painted a darker shade of green then the consideration for screening options will no longer be applicable, and for the applicant to repair the roof patch with similar green shingles and to complete the chiller screening by the end of August. PB seconded the motion which was unanimously approved. The HPB also wanted to recognize the applicant on their white picket fence and their successful business.

B. Coordination with the Town Tourism Committee.

AR was absent and has been working on this issue. The item was tabled until the next meeting.

C. Consider topics for next All Town Board Work Session.

The HPB discussed some topics to present to TC at the next All Town Board Work Session on August 20th at 5pm.

D. Update for moving historic landmark Plaque project forward.

Staff presented that a new staff member has recently been added to the Town Planning and Building Department who will be assisting with soliciting bids and coordinating the manufacturing of the remaining Local Historic Landmark plaques, using the illustrations developed for the Historic Walking Tour Guide. Due to purchasing requirements, staff believes we can complete these plaques within a couple of months and then coordinate mounting the plaques on the designated properties. Staff was directed to bring all language and photos to the next meeting for the HPB review prior to moving forward with manufacturing the new plaque inserts.

E. Discuss potential SHF and/or CLG grant applications.

Discussion revolved around potential grants available for the Middle School and County Courthouse. Staff was directed to draft a letter to the BOCC encouraging them to submit a SHF grant application to help with their DOLA grant for the roof replacement, and for them to submit an application with the HPB to re-list the building as a Local Historic Landmark. Staff was further directed to research and provide the HPB with original listing documentation. The SHF grant is due in October for up to \$35,000 the BOCC could use toward their DOLA grant for match and the DOLA grant will most likely apply as the SHF grant match.

X. Reports and Comments:

A. Planning Director Report

Staff provided a detailed outline and verbally touched on the Overlook Parking Lot improvements and the McCabe Creek Culvert replacement project.

XI. Adjournment:



Wendy Sutton, HPB Acting-Chair