



Town of Pagosa Springs Historic Preservation Board  
Regular Meeting Minutes  
Wednesday, August 13, 2014  
Town Hall Conference Room Located at 551 Hot Springs Blvd  
Pagosa Springs, Colorado

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- I. **Call to Order / Roll Call-** The meeting was called to order at 5:30 pm by Chair Brad Ash. Members Peggy Bergon, Judy James, Chrissy Karas and Andre Redstone were present. Also present was Planning Department Director James Dickhoff, Associate Planner/ Certified Permit Technician Margaret Gallegos and Town Tourism Committee Director Jennie Green.
- II. **Announcements:** On July 17, 2014, the Town Council appointed Judy James to 4 year term as a regular member of the Historic Preservation Board. Two alternate member positions are still available. Consensus of the Board is to solicit alternate members as part an ongoing public relations outreach.
- III. **Approval of Minutes: Motion made by Member Karas, seconded by Member Redstone and unanimously carried to APPROVE the June 11, 2014 and July 9, 2014 Historical Preservation Board (HPB) meeting minutes as presented.**

IV. **Public Comment:** None

V. **Sign Review:**

**A. Sign Replacement Proposal at 408 Pagosa Street, the Rose Restaurant:** The Town Planning Department has received an application for a sign permit for 408 Pagosa Street for The Rose Restaurant. The applicant proposes replacing the existing projection sign on the building with a wall sign. The property/business owner is proposing to remove the projecting sign and replacing it with a wall sign.

The proposed size is 36" x 84" (21 sq. ft.). The subject property has 25 lineal feet of street frontage, which equates to 25 sq. ft. of total allowable signage for the entire property. The Historic Business District Design Guidelines support painted wood signs and allows flush mounted vinyl adhesive lettering. The proposed sign is a single sided sign, made from MDO (medium density overlay - wood sign board). The background will be painted, and the black border and the Rose will be a vinyl overlay. The current rose sign has vinyl text.

The new sign is proposed to be installed above the awning, between the two wall vents, within the sign band on the building facade. This location is encouraged in the Historic Business District Design Guidelines. Sign Colors: Though the background is not a solid color, it is generally consistent with the approved historic color palette. The Rose red is not a previously approved color from a palette, however, there are no red colors pre-approved. The border color is black. No illumination is proposed at this time.

Dickhoff provided to the Board the proposed new sign artwork and a photo of building façade with sign placement location. The Board considered the application for the proposed sign as it is related to the design guidelines for the historic district and made the following decision:

**Motion made by Member Redstone, seconded by Member Bergon, and unanimously carried to approve the Sign Permit Application for the signs proposed and as presented for 408 Pagosa Street.**

**VI. Landmark Designations: None**

**VII. Alteration Certificate Review: None**

**VIII. Tax Credit Review: None**

**IX. Project Review: None**

**X. Decision Items: None**

**XI. Discussion Items:**

**A. TTC Heritage Brochure and other potential collaborative projects:** The Town Tourism Committee (TTC) is considering the development of a Pagosa Springs history / heritage brochure - to be distributed by area businesses and through the visitor center. Below is a DRAFT list of the sites / info Jennie Green, TTC Director, has identified to include in such brochure:

- Downtown historical walking tour (additional info from downtown sign)
- Chimney Rock National Monument
- Mesa Verde National Park (small mention)
- Chaco Canyon (Grand Circle connection)
- Deb's Schoolhouse
- Pagosa Junction
- San Juan Historical Museum
- Fred Harman Museum
- Trains - Durango / Silverton and Cumbres
- Map showing location of heritage sites
- Hot Springs and Pfeiffer Park

The Board would like to participate in the creation of the brochure. It recommended that the Indian nations be referenced and that historical material is included in the brochure. Member Redstone will assist Ms. Green with gathering information and photographs for the brochure. Ms. Green noted that they plan to finalize the brochure during September and print 2,500 copies. The brochure will then be re-evaluated prior to printing again during the spring of 2015.

Additionally, the Board discussed other collaborative projects between the HPB and the TTC. Some of those projects discussed by the HPB include:

- 1) Interpretive signage along the new river walks extension.
- 2) Interpretive signage along the overlook parking lot – on the fence.
- 3) Increasing heritage tourism exposure in marketing efforts and physical presence (signage).
- 4) Increase awareness and assist with marketing the Indian heritage - Board member Ash will make contact with the Southern Ute Indian Tribe and Redstone will contact the Jicarilla Apache and Navajo Nations to begin assembling a list of cultural groups and local activities.

- B. Mary Fisher Recognition Project Update:** On July 17, 2014, the Town Council approved advertising a Request for Proposals for a Mary Fisher Recognition Project. Staff will begin drafting a Request for Proposals (RFP) for the HPB's review during its next meeting on September 10, 2014 and prior to advertising for proposals.
- C. Historic Water Treatment Property at 92 1<sup>st</sup> Street and Old Stone Bridge Update:** Chairperson Ash is working on coordinating an assessment of the damage to the bridge and reservoir walls from a qualified stone mason. It was also suggested that other masons associated with Saving Places or History Colorado be contacted for Request for Proposals (RFP). This assessment should help provide some direction on how to proceed and the scope of restoring the bridge and reservoir walls. Once we have the assessment from a qualified mason, staff will present the findings to the HPB for further direction. The Town Council has been apprised of the issue and the potential for grant funding. Staff will continue to research the eligibility of this project for State Historic Fund and Certified Local Government Grant Funding opportunities. Staff is working with the Streets Department for a decorative fence option versus the chain link fence installed in an attempt to prevent foot traffic along the two unsafe structures.

The Board suggested that the project be expanded to include a permanent decorative safety-type fence near the inlet and along the banks and add a viewing platform near the bridge. Future project may include an expansion of the Towns' trail system and a pedestrian bridge across the San Juan River to connect the River Center Mall with the museum. It was also noted that other parties such as the museum and water company be involved with the planning and implementation of the projects.

- D. Reservoir Hill Trailhead Signs Update:** The TTC has provided a DRAFT for the proposed Trailhead signage. The Staff and HPB members received and commented on the preliminary artwork. A final proof will be provided to the Board with an option to comment before the signage is complete.
- E. Installation of Historic Landmark Plaques Update:** Staff has installed posts at 138 Pagosa Street and 121 Lewis Street for mounting plaques; however, the post caps are back ordered and expected in two weeks. The plaque at 138 Pagosa Street has been installed. The 121 Lewis Street plaque will be relocated from the fence to the new post in the near future. The Metropolitan Hotel Plaque has been installed. The Gallas plaque is ready to install once final installation is approved by building owner. The plaque is proposed to be displayed inside of the window because of the limited fastening area on the outside walls.

The Board would like the plaque installation expanded to other businesses and properties. Once all the current plaques are used, the Board is interested in researching other plaque options such as framing material, content and styles.

- F. Mural on Main Street:** The Mural on Main Street was installed about 5 years ago. The local Arts Council initiated the project, however, the Arts Council disbanded before the project was completed. The Town and Chamber of Commerce took over the completion of the project, which included the construction of the new mural stone wall, sidewalk, landscaping and installing the painted mural which had been in storage.

The mural was to have been painted on exterior marine grade board, however, after the painting was completed, it was discovered the supplier did not provide the correct substrate material. This has resulted in the accelerated deterioration of the mural. The mural surface is now showing a substantial amount of cracking and it is estimated that the mural may have less than one-year of life.

Since this project is within the Historic District, the HPB discussed the mural, and would like to play a role in the next commissioned artwork at this site. Staff will research source availability of grant funding for such a project. The Town of Pagosa Springs is beginning the budgeting process for 2015, and now is the time to consider matching funds for such a grant which may be about \$10,000. The Board supports a changing annual mural if the feasible and recommended that the Town Council approve a Request for Proposals (RFP).

**XII. Public Comment: None**

**XIII. Reports and Comments:**

**A. Planning Department:** Planning Director Dickhoff provided the following reports:

Chamber of Commerce and Visitors Center Update: On July 01, 2014, the Town Council approved the second reading of ordinance No. 812, approving a lease purchase agreement for the Town to acquire the Chamber of Commerce property located at 105 Hot Springs Blvd, ensuring the continued location for the Visitors Center. TC also approved a lease back agreement for the Chamber to lease a portion of space to continue their operations until they find other accommodations.

6<sup>th</sup> Street River Walk Extension Project: Bids are out now for the construction and installation of a pedestrian bridge that will connect the centennial trail with the newly constructed river walk trail extension that will provide 1.5 miles of trail connectivity between Yamaguchi Park and Town Park. Interpretive signs are included in the overall project and grant award. The HPB will begin considering what information should be included on such signs.

**B. Historic Preservation Board:**

Historic Preservation Marketing: The Board would like to promote its mission statement, goals, objectives and the history of Pagosa Springs through the Internet. The Board agreed that items such as photographs, stories and links to other historic sites and information should be provided to the community and visitors. *Consensus was to meet for a work session on Wednesday, August 27, 2014 at 5:30 PM to begin internet discussions and planning.*

Mission Statement: Member Redstone would like to expand on the Board's mission statement to create verbiage that will generate action and discussion topics that could be used for the media interface – the Board concurred.

Oral History: The Board would like to move forward with the oral history project to include a documentary video. It will begin compiling the following items: 1) list of topics; 2) businesses or individuals to assist with video production; 3) list families and/or individuals

for interviews; 4) collection of or requests for photographs; 5) sources for grant funding; 6) research other communities and similar projects; and 7) other ideas from History Colorado.

Colorado Local Governments (CLG): The 3<sup>rd</sup> annual historic preservation commission forum will take place in Cortez on Friday, August 22 from 1:00 – 4:00 PM. Five municipalities – Cortez, Durango, Lake City, Pagosa Springs and Telluride – are CLG. Member James, and possibly Karas, is interested in attending the forum.

Riff Raft Brewing Company: It was noted that the addition to Rift Raft Brewing Company is nearly complete. The owners will be contacted by the Planning Department for the planned completion of the chimney and venting paint to match the roof color and the fencing near the addition and dumpster area.

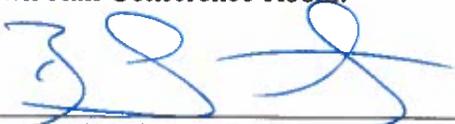
Reservoir Hill Tree Thinning Project: The Board expressed an interest participating and receiving an update about the Reservoir Hill tree thinning project as related to historic preservation. PD Dickhoff will inquire into the project and provide the Board with the information.

Downtown Merchants Association: The Board has an interest in the downtown merchants association and becoming involved in the Historic District. The Board would like to host a forum to interface with the Historic District and invite representatives from the Downtown Communities Inc. (DCI) to utilize their resources. Dickhoff noted that the Town is supporting the formation of a downtown merchants association; however, the actual creation will be a private initiative with an election ballot in April, 2016. Board consensus was that Member Redstone will consult with merchant member David Schanzenbaker about attending the meetings and will bring information back to the Board.

**C. Upcoming Town Meeting Schedule** is as follows:

- Regular Scheduled PC Meeting:
  - Tuesday, August 26, 2014 @ 5:30pm in the Town Hall.
  - Tuesday, September 9, 2014 @ 5:30pm in the Town Hall.
- Regular Scheduled Historic Preservation Board meetings:
  - Wednesday September 10, 2014 at 5:15pm in Town Hall.
  - Wednesday, October 8, 2014 at 5:15 pm in Town Hall.
- Regular Town Council Meetings:
  - Tuesday, September 2, 2014 at noon in Town Hall.
  - Thursday, September 18, 2014 at 5pm in Town Hall.
- Regular Parks and Recreation Meeting:
  - Wednesday August 13, 2014 at 5:15pm in Town Hall.
  - Wednesday, September 10, 2014 at 5:30 pm in Town Hall.

**XIV. Adjournment:** Motion duly made, the meeting adjourned at 8:30 PM. The next worksession is scheduled for Wednesday, August 27 at 5:30 PM and next regular meeting on Wednesday, September 10, 2014 at 5:15 PM in the Town Hall Conference Room.

  
By: Brad Ash, Historic Preservation Board Chair