



Town of Pagosa Springs Historic Preservation Board  
Regular Meeting Minutes  
Wednesday, April 15, 2015  
Town Hall Conference Room Located at 551 Hot Springs Boulevard  
Pagosa Springs, Colorado 81147

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- I. **Call to Order / Roll Call:** Chair Brad Ash called the meeting to order at 5:20 pm. Present were Board Members Brad Ash, Judy James, Andre Redstone, Planning Director James Dickhoff, Associate Planner Margaret Gallegos, Ryan, Kelly & Scott MacTiernan. Member Peggy Bergon arrived at 5:38 PM and Member Chrissy Karas was absent.
- II. **Announcements:** None
- III. **Approval of Minutes:**  
Motion made by Member James, seconded by Member Redstone and unanimously carried to approve the March 25, 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 6:30 PM. Vice Chairperson Bergon chaired the meeting in Ash's absence. The Board had considered this application during two prior meetings.

On February 11, 2015, the 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.

For this 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 was to defer action until the Board has made it final determination that may allow additional colors within the Historic District – discussion business item X.1 below.**



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**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 6:30 PM. Vice Chairperson Bergon chaired the meeting in Ash's absence. The Board approved a sign for the "PS FroYo Yogurt Shoppe; however, the owner is requesting modifications to the colors. On February 11, 2015, 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 color request stating that the new sign and awning colors for PS FroYo are from the Sherwin Williams palette that has been approved by the Board. Kelly MacTiernan, newly hired manager of PS FroYo was present at the meeting. She explained that the color change reflects the colors that they are using on the inside of the building – white, red, gold and black. She said the previously approved colors represented "Baskin Robbins" and they would like to break away from any color or likeness branding.

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, Ms. MacTiernan noted that lighting may be added later, and the Board concluded that an application and plans might be submitted for review. **Board consensus was to defer action until the Board has made it final determination that may allow additional colors within the Historic District – discussion business item X.1 below.**

**VI. Landmark Designations: None**

**VII. Alteration Certificate Review:**

**A. Exterior Color Change, 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 6:30 PM. Vice Chairperson Bergon chaired the meeting in Ash's absence. On 4/8/15, Ryan Searle, Executive Vice President of OGI, Inc, submitted a request to the office requesting a color change for the building siding and posts located at 459 Lewis Street. He stated that the colors for PS Fro Yo are from the Sherwin Williams palette as approved by the Board. The proposed siding color is Roycroft Pewter – SW 2848 and the post color is Roycroft Mist Gray - SW 2844. The only item that is not listed on the attached photograph is they plan to seal the deck with deck paint. The color will be the Bungle house Gray - SW 2845 that is also in the Sherwin Williams Palette.

After review by the Board and discussion with Kelly MacTiernan, newly hired manager of PS FroYo, the following action was taken: **Motion by Member James, seconded by Member Redstone, and unanimously carried to approve the Alteration Certificate application as submitted.**



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**VIII. Tax Credit Review: None**

**IX. Project Review:**

**A. Historic Preservation Month – Schedule of Activities**

**1. Schedule of Activities:**

- **Youth Poster Contest:** Brad Ash has checked with the school about coordinating a youth poster contest with the 5<sup>th</sup> & 6<sup>th</sup> grades. He will check with the High School and Member Redstone noted that he contacted the Elementary art teacher. The deadline for submittals is May 1 with an anonymous Board judging on May 8
  - **Historic Walking Tour:** Judy James and Twilla Brown have set the historic walking tour for Sunday, May 17. . Information has been added to the schedule of activities.
  - **Schedule of Activities:** Staff filled in dates for event and museum openings and provided a revised schedule of activities to the Board. Margaret presented that Board with a booklet layout of the Schedule of Activities. It was agreed that comments will be provide not later than Friday, April 17, with printing to begin on Monday, April 20.
  - **Community Activity:** Peggy reported that the idea of a contest to name the old Sun newspaper photo was put on hold but she plans to provide some Pagosa “fun-facts” to the newspaper for printing.
  - **Promotional Activities:** Articles are being send to the Sun, began early April, to help promote Historic Preservation Month and historic preservation in general.
  - **Ken Burns’ - “The West”:** Documentary films are being shown at Liberty Theater each Tuesday. The flyer and show schedule were provided to the Board and have been distributed locally. They are also available at the Historic Liberty Theatre. News release provided to the Pagosa Sun, Pagosa Daily Post, Norm Vance, radio station and posted on the Town and Visit Pagosa Springs’ websites. Nearly 700 utility inserts were mailed the last week of March to local citizens. The first showing on April 7, had 30 people in attendance, the second showing has nearly 50 people in attendance.
2. **Public Presentation Forum:** Staff continues to coordinate the event for the last week of May – May 28 at 6:30 PM. Staff has contacted Patrick Eidman from History Colorado and Anne Klein from Board of Tourism for a public presentation regarding the benefits of Historic Preservation. Staff will begin working on an agenda for Board review, to include Major introductions, board topics, tax and grant information, and special topic about Pagosa’s Certified Local Government (CLG) programs and benefits.
3. **Alteration Certificate Recognition Awards:** The presentation of the Alteration Certificate Awards will take place on May 14, 2015 at 5 pm at Riff Raff Brewery along with a meet and greet. Staff plans to work on framing an old historic photo of the building with a recognition plaque as a nice award. Prior to finalization, staff will provide a proof of the award layout for Board comments.



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**B. Review and Update of Historic Preservation Board Projects:**

- 1. Water Treatment Plant Restoration Project:** Planning Director Dickhoff noted that Town Council approved the matching funds and staff will submit the State Historical Fund grant on April 1. The Board expressed interest in arranging a meeting with the San Juan Historical Society Board to review the assessment report and plan joint activities. Staff is working on coordinating a meeting during the month of May. It was further noted that the Town is investigating emergency funding for stabilization of the bridge and the SHF grant awards for the building and bridge will be announced in August 2015.
- 2. Mary Fisher Statue and Interpretive Project:** Member Karas is working on the project and contact Lisa Scott at the Hospital for ideas how to fund raise for this project, as we have identified that no grant funding is available for the statute portion of this project. Grant funding is available for the interpretive signage associated with the project.

**X. Decision Items:**

- 1. Discussion and Possible Decision on Allowable Exterior Paint Colors within the Historic District and for Locally Listed Landmarks.** The Historic Preservation Board has discussed the possibility of amending the current allowable exterior colors for properties within the Historic District and for locally listed landmarks and has discussed this matter numerous times over the last 2 years. The existing adopted Town's Historic Business District and Local Landmark Design Guidelines, Appendix D, specifies two Sherwin Williams Color Pallets, or similar colors, for the recommended exterior colors in the Historic District and on Locally Listed Landmarks. The Board and staff researched numerous other municipalities and concluded that the adopted color pallets are too limiting and not specific to Pagosa's unique environment; therefore the following actions were determined:

**Motion by Member Redstone, seconded by Member Bergon, and unanimously carried to**

- 1. Remove the Historic Color Pallets in its entirety; and**
- 2. Specify that neon, bright florescent and /or day glow colors are prohibited within the Historic District and Locally Designated Landmarks; and**
- 3. Structures and signs shall be finished with traditional colors, such as those found in the natural environment which are preferred over colors with intense chromas, as they are subtle in nature.**

The Town's guidelines limit the number of colors to three. Many other communities generally support one Muted Color as the background color and up to two brighter colors for accents, prohibiting fluorescent and neon colors. **The Board concluded that it would conduct additional research into other municipality color limitations and discuss the topic during a special meeting on Thursday, April 23 at 12:15 PM.**

- 2. Recommendation for Town Council to Support a Contest to Solicit 125<sup>th</sup> Anniversary Logo Artwork Ideas.** Planning Director Dickhoff reported that at the March 31<sup>st</sup> Wayfinding Sign Committee meeting, it was discussed that a contest during this May, Historic Preservation

Month, might be a great way to solicit local ideas for the 125<sup>th</sup> Anniversary Logo Artwork. Town Council would be the final approval for such a contest venture, thus a recommendation for Town Councils consideration is recommended. Town Council would consider the recommendation at an upcoming meeting - April 23 or May 5. The Board agreed that a project of this undertaking is a good idea; however, the project should be examined further, the Board proposed the following action:

**Motion by Member James, seconded by Member Redstone, and unanimously carried to approve a recommendation for Town Council to:**

- a. **Support a contest for the solicitation of artwork for the Pagosa Springs 125th Anniversary Logo Artwork; and to**
  - b. **Recommend that the Judging Panel comprise of at least one member from the following entity's; Historic Preservation Board, Town Tourism Committee, Town Council, Chamber of Commerce, and one more, maybe from the artist community; and further**
  - c. **Recommend that the TTC form a subcommittee representing all relative stakeholders in the development of potential events and celebrations during 2016, which subcommittee could include representation from all town boards.**
3. **Jason Cox-Riff Raft Brewing Company – Review of Alternation Certificate for 274 Pagosa Street.** Mr. Cox submitted a written request to amend the Alternation Certificate, which was approved on March 25, 2015, to change the style of the French doors located on the second upstairs story of the rear elevation. He noted that the doors include mullions. The Board had previously noted that the door should not include mullions so that the door style was consistent throughout the building. **The Board deferred action to allow time to review the completed project.**

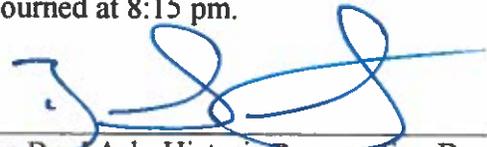
**XI. Discussion Items: None**

**XII. Public Comment: None**

**XIII. Reports and Comments:**

- A. **Planning Department: No Report**
- B. **Historic Preservation Board Discussion and Ideas: None**
- C. **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 8:15 pm.**

  
By: Brad Ash, Historic Preservation Board Chair