



# Town of Pagosa Springs Historic Preservation Board

## Regular Meeting Minutes

Wednesday, September 10, 2014

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

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- I. **Call to Order / Roll Call-** The meeting was called to order at 5:40 pm by Chair Brad Ash. Board 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 Parks and Recreation staff member Jim Miller.
- II. **Announcements:** None
- III. **Approval of Minutes:** Motion made by Member James seconded by Member Redstone and unanimously carried to **APPROVE** the August 13, 2014 Historical Preservation Board (HPB) meeting minutes as presented.
- IV. **Public Comment:** None
- V. **Sign Review:** None
- 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:** On August 27, 2014, the Board held a work session regarding proposed content for a Pagosa heritage tourism brochure. *Consensus of the Board is to reject the proposed brochure and indicated that it would dedicate the time and energy to develop a list of preferred content, research accurate information and develop narrative for such a brochure.* The Board considered and agreed to meet monthly for work sessions in addition to its regular meetings, to work on a brochure concept and content. The Board will plan for a deadline of February 2015, to give enough time for editing, layout and printing prior to the spring/summer tourist season.
  - B. **Historic Landmark Plaques:** Planning Director Dickhoff reported that the following historic landmark plaques are in process of being installed:
    - 1) 138 Pagosa Street, the Phillips House, post and plaque have been installed. A post cap has been received and will be installed. Chair Brad Ash discussed changes after a site visit revealed possible considerations of painting the post and post caps white to match the house porch – *Board consensus is to paint the post and cap white with Chair Ash communicating with the property owner and/or representative.*
    - 2) 414 Pagosa Street, the Former County Courthouse, staff has contacted the property representative who is working on displaying the plaque on the inside of the window – the

owner requests that a historic courthouse photo or current photo be utilized – *research will resume to locate photograph.*

- 3) 121 Lewis Street, Warr House temporary post was installed until a new taller post can be installed. The property owner has expressed interest in a post modification – *Board consensus was that Chair Ash would complete an onsite review, meet with the owner and report back to the Board.*

**The following plaques are installed:**

- 1) 422 Pagosa Street, the Metropolitan Hotel, staff has installed the plaque on the marquee sign as requested by the property owners.
- 2) 418 Pagosa Street, Liberty Theatre.
- 3) 402 Pagosa Street, Goodman’s Department Store.

**Remaining plaque inserts to be manufactured include the following:**

**Citizens Bank – 474 Pagosa Street**

- This building is the remainder of the original Citizens Bank that was a two-story structure built in 1910. A disastrous fire in 1943 reduced the structure to one-story, which has since undergone significant renovation. Citizens Bank was founded by the prominent Fred Catchpole. The original vault and safe are still fully intact.
- A photo has been identified to use for this plaque.

**Hatcher Hardware – 468 Pagosa Street**

- Commencing in 1905, George James and Elmer Hatcher operated a hardware store at this location. The store advertised sporting goods and funeral services. The existing building was constructed following the fire of 1943. The second geothermal well is located at the rear of the property and was drilled in 1920. The Brown Wellhead has the ability to pump approximately 675 gallons per minute and was previously used to heat the building.
- A photo has been identified to use for this plaque.

**Hatcher-Nossaman House - 274 Pagosa Street**

- Edna and Elmer Hatcher built this Victorian style house in 1902. The Hatcher family had large sheep ranch holdings and was prominent in local business. Dr. AJ Nossaman purchased the house following the 1911 flood and lived here until 1931. Since then, this house has served as a residence to many other prominent families and for uses such as a mortuary and a restaurant.
- Change home style wording from “Queen Ann” to “Victorian”.
- A photo has been identified to use for this plaque.

**Colton Building – 101 Pagosa Street**

- J.E. Colton, a prominent realtor and developer whom was locally known as the “Money Lender”, constructed this building in 1902. This building exemplifies a hipped roof box architectural style that was typical during the early 20<sup>th</sup> Century. The building, once located at 239 Pagosa Street, was moved in 2005 to its current location.
- *There has not been a photo identified as of yet – Board consensus is to use the walking tour brochure illustration.*

**Dr. McKinley's Office – 380 Lewis Street**

- Local materials were used to construct this building in the 1930's. The Building was once the home and office of Doctor McKinley and has since been used primarily as a residence. No photo available.
- *There has not been a photo identified as of yet – Board consensus is to use the walking tour brochure illustration.*

**County Jail – 380 Lewis Street**

- County records show that the jail may have been located on this property prior to 1936. The existing residence was built in the mid 1930's for a local medical doctor. The residence's architecture exemplifies the use of local stone materials.
- *There has not been a photo identified as of yet – Board consensus is to use the walking tour brochure illustration.*

**Water Works Building - 92 1<sup>st</sup> Street**

- This building was constructed in 1938 by the Works Progress Administration as a cooperative project between Federal, State and Local governments. The building enclosed the original waterwheel which pumped water from the settlement tanks to the reservoir on Robidoux Hill, and provided drinking water to the community. The total cost of the project was \$4,630.00.
- *Board consensus is to utilize the water wheel photo that includes Modesto Montoya, Town of Pagosa Springs water works employee.*

**Immaculate Heart of Mary Church – 451 Lewis Street**

- Constructed with cement block and pressed brick trim by Axel Nelson in 1948-1949, this building was the 2<sup>nd</sup> Catholic Church to be built in Pagosa Springs. The Church is an example of Mission Revival style architecture and currently has its original windows, which were imported from Spain. It was dedicated on May 22, 1949.
- *There has not been a photo identified as of yet. Board consensus is to use the walking tour brochure illustration if Member Bergon could not locate a photograph.*

**C. Potential Grants for Projects:** The Board identified that following projects which it would like to pursue through potential grants:

1. Dr. Mary Fisher recognition project,
2. Water Treatment Plan restoration project – research and assessment needed, *Member Karas will begin researching contractor availability through the State network.*
3. Mural on Main replacement
4. Interpretive signage in Overlook Parking Lot and next to Mural on Main
5. Oral history
6. Collection and storage of historical data
7. Assessment of Historic District
8. Education to expand cultural and historic awareness
9. Community outreach – forums, Board training

**D. Reservoir Hill Tree Clearing:** During its August 13, 2014, the Board expressed an interest in participating and receiving an update about the Reservoir Hill tree thinning project as related to historic preservation. Parks and Recreation staff member Jim Miller provided the Board with information about the tree clearing project which is an urban interface collaborative effort between the Town, San Juan Headwaters Forest Health Partnership, the Forest Health Company and Southwest Conservation Corps. The project is intended to remove trees smaller than 8" in diameter in order to create a healthier forest. This process will assist with reducing fuel should

a forest fire begin and the thinning would aid in addressing any possible insect infestation. The removed trees will be turned into mulch. He further noted that a public orientation is scheduled for Saturday, October 4, 2014 on Reservoir Hill. *Consensus of the Board is to continue to be involved with the project in order to provide and distribute public information. The Board requested to meet with Jim Miller for a longer period of time during its work session on Wednesday, September 17, 2014 at 5:30 PM to gather more information, discuss avenues for public notification and the overall project including removal, disposal and alternative uses for the cut trees.*

**XII. Public Comment: None**

**XIII. Reports and Comments:**

**A. Planning Department:** Planning Director Dickhoff provided the following reports: PLANNING COMMISSION: The Planning Commission will be conducting a work session on September 15<sup>th</sup> at the Quality Inn located at 3505 W Hwy 160 from 8am – 5pm to discuss considered LUDC regarding the following items:

- a. Limiting the location and use of Cargo Shipping Containers.
- b. The current prohibition of metal sided buildings in commercial and mixed use zone districts (LUDC section 6.7.3.B.2.b) and the possibility of allowing metal sided buildings with additional design criteria requirements.
- c. The current minimum 12.1 dwelling unit / acre density requirement in the R-18 Zoning District and the possibility of allowing less than the minimum 12.1 dwelling units / acre density requirement.
- d. Consider reducing the current minimum lot size for single family lots (7500 sq.ft. minimum = typical 50' x 150' lot) in residential zone districts and the possibility of allowing smaller lots that would be consistent with the existing maximum density allowance in residential zone districts.
- e. Prohibiting or limiting the use of LED Variable Message Signs.

6<sup>TH</sup> STREET RIVER WALK EXTENSION PROJECT: The construction project has been substantially completed. The Lockes ditch has been opened and the wetland ponds have filled. Staff is working on submitting reimbursement documentation to “State Trails” for our \$120,000 grant award reimbursement. The HPB and Parks and Recreation Board will be working on four to eight interpretive signs, for placing 1-2 signs at each bench bump out. These signs will be placed in 2015.

8TH - 10 STREET SIDEWALK AND TRAIL PROJECT: This project awaits confirmation of easement donations from the School District and Gulf Stream Worldwide prior to CDOT issuing a notice to proceed with advertising for construction bids. We anticipate the project to be advertised in early December 2014 with construction beginning in early 2015.

WEST PHASE TOWN TO PAGOSA LAKES TRAIL PROJECTS: The West Phase trail segment is between Village Drive and Aspen Village Drive. Preliminary CDOT plan review is expected in October and Final Plan review in mid-winter. Advertisement for construction should occur by February 2015 with construction to begin in early 2015.

MAJESTIC DRIVE CMAQ PAVING PROJECT: The project has been awarded to Four Corners Materials and is expected to begin in September 2014. The project will provide pavement on 1200 lineal feet of Majestic drive between growing spaces and Square Top Circle. The project is anticipated to cost \$370,000.00 with a total of \$255,000.00 being eligible CMAQ funding reimbursement. Staff has been successful working with CDOT staff to increase the total eligible CMAQ reimbursements for the project by almost \$100,000.00. Additionally, for information, the Town is one of three eligible town's for CMAQ dust mitigation funds. The other communities have already paved all their roads, thus, the Town would be first in line for additional CMAQ funding for paving roads within the States defined dust mitigation boundaries. The only Town roads remaining in this boundary include: The north leg of the

Mesa Drive connection to Snowball Road, Crestview Drive and the east portion of Majestic Drive (although, the current road alignment is not within the ROW, which would be the town's responsibility. CMAQ paving are only eligible for paving, not road re-alignments).

6TH STREET PEDESTRIAN BRIDGE GRANT: The Town has awarded the construction contract to Hart Construction, and is expected to begin later in September 2014 with completion expected in early 2015.

**B. Historic Preservation Board:** Discussion was opened for non-agenda items.

1. Member Karas provided a verbal report and written summary prepared by History Colorado representatives Dan Corson and Heather Bailey which outlined the Southwest Colorado Regional Historic Preservation Commission Forum discussions that took place on August 22, 2014 in Cortez. The report included an outline of past and proposed activities from the attending Colorado Local Government representatives - La Plata County, Mancos, Cortez, Crow Canyon and Pagosa Springs. It was noted that Pagosa Springs will be forum host for 2015.
2. Member Redstone encouraged the Board and other Town representatives to attend the Colorado Preservation, Inc. Savings Places Conference that will take place in Denver on February 4 through 6 in which numerous Advancing Preservation Practices round-table discussions will take place.

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

**Regular Planning Commission Meeting and Work Session:**

- Tuesday, September 15, 2014 @ 8am – 5pm  
Work Session at the Quality Inn located at 3505 W Hwy 160.
- Tuesday, September 23, 2014 @ 5:30pm in Town Hall, Regular Meeting.
- Tuesday, October 14, 2014 @ 5:30pm in Town Hall, Regular Meeting.

**Regular Historic Preservation Board meetings:**

- Wednesday, October 8, 2014 at 5:15pm in Town Hall.
- Wednesday November 12, 2014 at 5:15pm in Town Hall.

**Regular Town Council Meetings:**

- Thursday, September 18, 2014 at noon in Town Hall.
- Tuesday, October 7, 2014 at 5pm in Town Hall.

**Regular Parks and Recreation Board Meeting:**

- Wednesday, November 15, 2014 at 5:30 pm in Town Hall.

**XIV. Adjournment:** Motion duly made, the meeting adjourned at 8:30 PM. The next work session is planned for Wednesday, September 17 at 5:30 PM to discuss the Reservoir Hill tree thinning project, walking tour brochure, and heritage history and publication. Next regular meeting is scheduled for Wednesday, October 8, 2014 at 5:15 PM in the Town Hall Conference Room.

  
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By: Brad Ash, Historic Preservation Board Chair