



Town of Pagosa Springs Historic Preservation Board  
Special Meeting Minutes  
Wednesday, April 23, 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 12:15 pm. Present were Board Members Judy James, Chrissy Karas, Peggy Bergon, Planning Director James Dickhoff, Associate Planner Margaret Gallegos. Member Andre Redstone arrived at 12:45 pm.
- II. **Announcements:** None
- III. **Approval of Minutes:**  
Motion made by Member James, seconded by Member Bergon and unanimously carried to approve the April 15, 2015 Historic Preservation Board 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:**
  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 Palettes, or similar colors, for the recommended exterior colors in the Historic District and on Locally Listed Landmarks. The Board, with staff's assistance, researched other municipalities and concluded that the adopted color palettes are too limiting and not specific to Pagosa's unique environment. At the April 15, 2015, the HPB voted unanimously to:
    1. Remove the Historic Color Palettes 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.



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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 this special meeting. After presentation of its research and discussion, the following two motions were made by the Board:

1. **Motion by Member Redstone, seconded by Member Karas and unanimously carried to amend the Design Guidelines Sections 5.2, 7.11, 8.1.5 and 9.3 which will limit colors so that no more than three (3) colors are used on any exterior structure or signage within the Historic District and locally designated landmarks.**
2. **Motion by Member Karas, seconded by Member James and unanimously carried to amend the Design Guidelines Sections 5.2, 7.11, 8.1.5 and 9.3 for all signage and structure exteriors to read as follows:**

**Pagosa Springs has a unique melody of colors within our community that is associated with its diverse architectural style and heritage. A variety in color schemes and texture is desired to enhance the pedestrian experience and provide visual interest within the Historic District and locally designed landmarks. The intent is to maintain the traditional range of building and sign materials and colors. Many colors are associated with individual building types and styles, while others reflect the tastes of distinct historical periods. While color in itself does not affect the actual form of a building, it can dramatically affect the perceived scale of a structure and it can help to combine a building form with its context.**

**Keep color schemes simple. • Using of one base color for the building is preferred. Subtle natural colors are appropriate for the base color. • Using only one or two accent colors is also encouraged, except where precedent exists for using more than two colors with specific architectural styles.**

**Coordinating the entire building in one color scheme is usually more successful than working with a variety of palettes. • Using the color scheme to establish a sense of overall composition for the building is strongly encouraged.**

**Subtle natural colors are preferred for the background color of most buildings. • A darker background color will allow you to use lighter colors for trim—where the highlights will show up better. • Lighter colors can also be used as a background, but with a light background and accent color on the trim, the entire scheme is more susceptible to becoming too busy. If light background colors are used, it is best to use a different shade of the same hue for the trim.**



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**Use of brighter colors for accents only. • Reserve the use of stronger, brighter colors for accents, such as signs, ornamentation, and entrances. • In most cases only one or two accent colors should be used in addition to the base color. • Doors may be painted a brighter accent color, or they may be left a natural wood finish. • Window sashes are also an excellent opportunity for accent color.**

2. **Jason Cox-Riff Raff Brewing Company – Review of Alternation Certificate for 274 Pagosa Street:** Mr. Cox submitted a written request to amend the Alternation Certificate, approved on March 25, 2015, to change the style of the French doors located on the second upstairs story of the rear elevation and noted that the doors include mullions. The Board reviewed the application and viewed at the installed doors. The following motion was made:  
**Motion by Member Karas, seconded by Member James and unanimously carried to approve the proposed exterior alternations for 274 Pagosa Street, finding that the new door is in substantial compliance with the Town’s Historic Business District and Local Landmark Design Guidelines.**
3. **Discussion about stabilization of Rumbaugh Creek Stone Bridge:** A Historic Structure Assessment was completed in April, 2015 by John Feinberg, APTI, overall project principal, Architectural Conservator, Dean Brookie, Historic Architect, both of the Collaborative Inc. of Boulder, Colorado, and Dave Woodham, structural engineer, of Atkinson Noland and Associates also of Boulder, Colorado.

They recommend that priority be given to the Rumbaugh Creek Stone Masonry Arch Bridge and Associated Retaining Wall. They reported that the current condition is perilous and collapse in the very near term is of concern and quite likely. They noted that emergency stabilization methods are strongly recommended for immediate implementation. The associated high retaining walls to the east of the bridge are in similar perilous conditions with the top half overhanging the bottom half, six inches or more out of plumb. Emergency stabilization is recommended for immediate implementation. The methods for full stabilization and redevelopment of structural integrity are fully set below for both the bridge and the retaining walls.

The following recommendations are prioritized beginning with those requiring immediate implementation to repairs that can be conducted in the longer term (next several years).

1. Emergency shoring of the barrel vault to prevent collapse.
2. Confine the flow to the center of the channel.
3. Shore the large retaining wall South of the east spandrel wall of the bridge.
4. Remove vegetation from the top and sides of the bridge.
5. Rebuild failed portions of the bridge.
6. Deconstruct and rebuild stone retaining wall emanating from the southeast corner of bridge and the wing wall and retaining wall beyond the northeast corner of the bridge.
7. Permanent scour mitigation and bank stabilization.



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Planning Director Dickhoff noted that the Town is attempting to secure emergency grant funding through the State Historical Fund. It was reported that the agency is reluctant to provide the application basing its decision on deferred maintenance and that no recent significant natural disaster has occurred to qualify for funding. Member Redstone reported that he has consulted with a Farmington contractor that may be able to provide a heli-coil stabilization product. Tree removal investigation is in process that may take place from the north side access using specialized equipment.

4. **Discussion and planning for Public Presentation Forum – Benefits of Historic Preservation and Heritage Tourism:** It was reported that Patrick Eidman from History Colorado and Anne Klein from Board of Tourism are not available for the forum planned on May 28. Consensus of the Board is to cancel the May 28 meeting and reschedule when Mr. Eidman is available. Ms. Laura Gray was present at the last forum, it was suggested that she also be contacted and invited to participate in the forum. Once a new date is secured, the Board will work on an agenda to include introductions, board topics, tax and grant information, and special topic about Pagosa's Certified Local Government (CLG) programs and benefits.

**XI. Discussion Items:** None

**XII. Public Comment:** None

**XIII. Reports and Comments:**

A. **Planning Department:** No Report

B. **Historic Preservation Board Discussion and Ideas:**

1. Member Ash noted that he is continuing to work with the local schools to announce the student poster contest.
2. Member Karas suggested that the Board look into the restoration of the Pioneer Cemetery. The Board agreed to add the topic to the next meeting agenda for discussion and include a property tour.
3. **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 1:30 pm. Board consensus was to schedule a special meeting on Wednesday, May 6, 2015 for an update on the Town Council's decision about the color recommendations, review pending business sign applications, judge the poster contest, and any other business that may come before the Board.

  
By: Brad Ash, Historic Preservation Board Chair