



Town of Pagosa Springs Historic Preservation Board  
Regular Meeting Minutes  
Wednesday, December 3, 2014  
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 5:25 pm. Present were Board Members Peggy Bergon, Judy James, and Andre Redstone, Associate Planner/Certified Permit Technician Margaret Gallegos, and community member Ed Fincher. 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 November 12, 2014 Historical 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:**

**A. Consider amending previous approval for providing Recommendations to Town Council regarding Reservoir Hill Forest Health Tree Thinning Project:** The Historic Preservation Board (HPB) was invited to attend an October 3<sup>rd</sup> Forest Health presentation on Reservoir Hill. Members Redstone & Karas attended the community presentation and presented their findings to the Board. On October 15, 2014 and November 12, 2014, the Board concluded that it will finalize a letter and present it to Town Council which outlines the Historic Preservation concerns and/or support of the project. The November 12, 2014 motion was as follows: *MOTION MADE BY MEMBER James, SECONDED BY MEMBER Redstone AND UNANIMOUSLY CARRIED "to authorize Board Chair Ash to draft and submit a letter to the town council outlining the concerns of the historic preservation board and to request clarification about the intended effects and use of the removed trees".*

Since the above approval, additional discussions took place with the Town Manager, Town Mayor, HPB Chair and Planning Director. Through these discussions, it was determined that if the HPB would like to submit any concerns or considerations in writing for the Town Council to consider, then the best route for submitting a letter from the HPB, is to address the letter to the Town Manager, who will bring forward such information to the Town Council at the time they



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discuss the matter further during open public meetings. The Town Council has to approve a Memorandum of Understanding (MOU) between all parties for the tree-thinning project. The MOU shall outline specific requirements of each entity and the specifics of the actual operation and the use of materials removed from the Hill. These discussions in preparation of approving a MOU (still to be drafted) will take place at noticed Town Council public meetings, where public comment will be requested. After discussing the events that transpired and the direction of the project, the Board made the following motion:

**MOTION MADE BY MEMBER JAMES, SECONDED BY MEMBER BERGON TO REcind THE BOARD'S NOVEMBER 12, 2014 MOTION TO SUBMIT A LETTER TO TOWN COUNCIL. MOTION CARRIED WITH MEMBER REDSTONE OPPOSING.**

**B. 2015 Saving Places Conference and/or CAMP (Commission Assessment and Mentoring Program) Attendees:** During the November 12, 2014 meeting, the Board tabled action until the December meeting to allow each member time to review their calendars and commit to the saving places conference and/or CAMP dates. The annual "Saving Places Conference" is on February 4-5, 2015 in Denver, Colorado. This two-day event is considered one of the best Historic Preservation conferences in the nation and is an excellent opportunity to learn how to embrace historic preservation in our community and the many economic development and tourism benefits preservation provides communities around Colorado. Staff has encouraged Town Council and the Planning Commission to attend the two-day conference with some interest expressed. Currently PC member Cameron Parker has expressed interest in attending. Others are looking into their calendars for availability. **At this time, HPB Members Ash, Bergon or James, Redstone are not available; however, Member Karas is available to attend the conference.**

In addition, the History Colorado Office of Archaeology and Historic Preservation (OAHP) brings the National Alliance of Preservation Commissions (NAPC) CAMP (Commission Assessment and Mentoring Program) to Colorado during the Colorado Preservation, Inc. Saving Places Conference. This signature commission and staff training opportunity will be held on Friday, February 6, 2015 at the History Colorado Center. **Members Ash and Redstone plan to attend the CAMP on Friday, February 6.**

**XI. Discussion Items:**

**A. Town Tourism Committee (TTC) Regional Heritage Tourism Brochure:** The "Pagosa Springs Heritage" brochure was prepared by the TTC and developed as a general tourism product for the region around Pagosa Springs. The original request from the TTC was to review the brochure for simple edits. This request is a courtesy to the HPB to have the opportunity to provide simple edits. The intent was not to have the HPB re-write or format the TTC brochure. At this time, the HPB is again asked to review the brochure for simple edits, and to forward the edits to the TTC, **before December 31<sup>st</sup>, 2014.** The HPB may also submit photos for the TTC's consideration to use. The Board had concerns with the brochure's content and concluded that the



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new deadline would not allow enough time to provide factual details and/or correct the inadequate content. The Board also expressed concerns that the brochure, in its present form, would not adequately represent "Pagosa Springs Heritage". After discussion, the Board made the following motion:

**MOTION MADE BY MEMBER REDSTONE, SECONDED BY MEMBER BERGON, AND UNANIMOUSLY CARRIED TO REQUEST THAT STAFF DRAFT A LETTER TO THE TOWN MANAGER WHICH OULTINES THAT THE BOARD IS CONCERNED WITH THE INADEQUATE FACTUAL INFORMATION AND HISTORICAL CONTENT CONTAINED IN THE TTC'S "PAGOSA SPRINGS HERITIAGE" BROCHURE. THE BOARD FURTHER RECOMMENDS THAT THE TOWN TOURISM COMMITTEE (TTC) RESEARCH THE CONTENTS OF THE BROCHURE SO THAT IT CONVEYS FACTURAL ACCURACY ABOUT PAGOSA SPRINGS HISTORY AND THAT THE INFORMATION BE CULTURALLY SENSITIVE.**

Pursuant to the present historical research project, consensus of the Board, as originally determined, **plans to move forward, research and develop factual information and content for future heritage brochures and other educational pieces** like interpretive signage and web page content. The work that has been conducted thus far as follows:

Research In Process:

- *Geological - Brad*
- *Wolf Creek Pass - Chrissy & Judy*
- *Skiing - Chrissy*
- *Education/Schools - Margaret*
- *Homesteaders - Homestead Act, Subsidence Living-Judy*

Research Completed:

- *Railroads - Peggy*
- *Logging Mill Sites - Margaret*
- *Fort Lewis - Peggy*
- *Platting - Peggy*

Research Needed:

- *Indigenous/First Nation - Migration, Dine'tah, land, natural herbs/plants*
- *Spanish/European - Migration, Mission Pilgrimage*
- *Frontier - Trappers, Mountain Men & Prospectors*
- *Historic Trails and Roads - toll road, stagecoach, Hwy 160*
- *Industry - Agriculture, ranching,*
- *Hot Springs - US and private ownership*
- *Town Infrastructure - Social, architecture, historic structures/buildings*
- *Geothermal Interface - heating, economic driver*
- *Government - formation, courthouse, public officials*
- *War Era/Military - economic, family*
- *Natural Disasters - flood, fire*
- *Trade and Commerce - tourism, logging*

**XII. Public Comment:** None



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**XIII. Reports and Comments:**

**A. Planning Department:** Planning Director Dickhoff provided a written report as follows:

- 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 November 19, 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 Majestic Drive paving project is on schedule. Pavement is expected to be complete by the week of November 17<sup>th</sup>.
- 6TH STREET PEDESTRIAN BRIDGE: The 6<sup>th</sup> Street bridge project is on schedule. The bridge is expected to arrive on Tuesday November 18<sup>th</sup> for placement on the bridge abutments. The contractor has begun work on the south side ramp. With two weeks of good weather, it is possible the project will be open for pedestrian use by the end of the year, with some landscaping and site improvements completed in 2015.
- WALL MART The Town Planning Department has been working on finding a solution to an issue identified by a neighboring property owner, regarding their sight line to one of the loading docks. Staff is working with a few entities including Wall Mart to find a resolution, which most likely will include additional landscaping. Alpha Drive should fully paved by this Town Council meeting. Paving for the Hwy modifications and widening should occur the week of November 17<sup>th</sup>.
- SOUTH 5<sup>TH</sup> STREET ROW DEDICATION: Staff has initiated title work for the formalization of the South 5<sup>th</sup> Street ROW. Once title work is received we will initiate a Plat Amendment designating the 5<sup>th</sup> Street ROW and preparing a resolution for the PSSGID Board consideration for deeding property to the Town, and an Ordinance for Town Counsel's consideration for accepting the land from the PSSGID.
- COBBLESTONE TOWNHOME PROJECT AND YAMAGUCHI LANE: The Cobblestone Townhome project located on the improved 4<sup>th</sup>/5<sup>th</sup> Alley is progressing. The two newer buildings are currently being sided and interior construction is well underway.
- Yamaguchi Lane, Formerly the S. 4<sup>th</sup> / 5<sup>th</sup> Alley has been paved. Some sidewalk replacement is occurring and tie in with property driveways along the west side of the alley are taking place. Signage for the to be one-way alley is expected in the next two weeks.
- CDOT TAP FUNDS AWARDED: The Town has been awarded approximately \$250,000 in CDOT TAP funds for the Town To Pagosa Lakes trail segment between Centerpoint Church and Piedra Road intersection with Hwy 160. Staff will be looking at additional grants to partner with this award, for the full estimated 1.1 million dollar project.



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- RIVER WALK CONDO PROJECT AND 4<sup>TH</sup>/5<sup>TH</sup> STREET RIVER WALK TRAIL: Staff continues to work with the developer for the construction of 900 lineal feet of gravel surfaced trail on the west side of the San Juan River between Apache Street north to the 5<sup>th</sup> Street ROW. Construction will most likely be deferred to 2015. The Development Improvement Agreement requires financial security be accepted prior to the CO of additional units in the development. It is expected the Town will receive the financial security in the next few months, allowing the developer to continue the construction project and receiving Certificates of Occupancy.
  
- PEDESTRIAN PATH BETWEEN S. 8<sup>TH</sup> STREET AND S. 7<sup>TH</sup> STREET ON SOUTH SIDE OF HWY 160: Staff continues to work with the property owner of the former City Market building and Citizens bank for installing a pedestrian path along these properties. This will provide connectivity to the 8<sup>th</sup> Street Intersection traffic light and pedestrian crossing. The streets department may still have good enough weather to delineate the 10 foot wide path in 2014. If the weather becomes challenging, the project will be installed in early 2015.
  
- CDOT QUARTERLY MEETING: The next CDOT quarterly meeting is on Tuesday, December 9, 2014. Council member Egan and staff are confirmed to attend. Any issues or thought for consideration at this meeting should be directed to the Planning Director or Town Manager.

**B. Historic Preservation Board: None**

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

Planning Commission Meeting:

- Tuesday, December 9, 2014 at 5:30pm in Town Hall
- Tuesday, January 13, 2015 at 5:30pm in Town Hall

Historic Preservation Board meetings:

- Wednesday, December 10, 2014 at 5:15pm in Town Hall.
- Wednesday, January 14, 2015 at 5:15pm in Town Hall.

Town Council Meetings:

- Thursday, November 20, 2014 at noon in Town Hall.
- Tuesday, December 02, 2014 at 5pm in Town Hall.

Parks and Recreation Board Meeting:

- Wednesday, December 10, 2014 at 5:30 pm in Town Hall

**XIV. Adjournment:** Motion duly made, the meeting adjourned at 7:10 pm. The next regular meeting is planned for Wednesday, December 10, 2014 at 5:15 PM in the Town Hall Conference Room.

  
 By: Brad Ash, Historic Preservation Board Chair