



Town of Pagosa Springs Historic Preservation Board
Regular Meeting Minutes
Wednesday, March 12, 2014
in Town Hall Conference Room Located at 551 Hot Springs Blvd
Pagosa Springs, Colorado

- I. **Call to Order / Roll Call-** The meeting was called to order at 5:20 pm by Chair Brad Ash. Members Peggy Bergon and Chrissy Karas were present. Also present was Town Planning Department Director James Dickhoff and Associate Planner/Permit Technician Margaret Gallegos. Member Andre Redstone was absent.
- II. **Approval of Minutes:**
Motion made by Member Karas, seconded by Member Bergon and unanimously carried to approve the February 26, 2014 Historical Preservation Board (HPB) meeting minutes as presented.
- III. **Sign Review:** None
- IV. **Landmark Designations:** None
- V. **Alteration Certificate Review:** None
- VI. **Tax Credit Review:** None
- VII. **Project Review:** None
- VIII. **Decision Items:**
 - A. **HPB Mission Statement Adoption** - The Board continued its discussions from recent meetings, work sessions and electronic mail to develop a concise mission statement. The Board also researched other entity statements and combined the member's drafted recommendations into one statement.

Motion made by Member Bergon, Seconded by Member Karas and unanimously carried to adopt the following HPB Mission Statement: "Moving Forward While Preserving the Past – to provide leadership, engage and encourage partnerships within our community of Pagosa Springs and Archuleta County, increasing public appreciation by creating awareness, promoting the preservation of our irreplaceable diverse cultural heritage, architecture, and economy *while* sharing the stories of our past with ideas for the future."
 - B. **Historic Preservation Month – May Activities Schedule and Theme** - Planning Director Dickhoff presented the Board with the 2014 historic preservation events and activities schedule noting that the only remaining date to confirm is the opening of the San Juan Historical Museum. The Board requested that the walking tour (if a leader is available), poster contest, and forest service program be added to the schedule and then publish for distribution. This year, the State of Colorado theme is "History at Work". The Board felt that the theme was appropriate for Pagosa and would open the door to many possibilities for the poster contest.

Planning Director Dickhoff noted that the Board previously hosted a student poster contest, typically only 7th grade students have participated as part of Mrs. High's class. Mrs. Sally High has offered to again present the project to her students for participating. The Board consensus was to use the Colorado States Historic Preservation month theme – History at Work for the poster contest.

Motion made by Member Karas, seconded by Member Bergon and unanimously carried to adopt “History at Work” as the 2014 Historic Preservation Month theme, publish the event and activity schedule with updates, and promote the poster contest.

IX. Discussion Items:

A. Historic Landmark Plaques- Planning Director Dickhoff presented the Board with a summary for each property and the current status of the historic landmark plaque project as follows:

Hatcher Hardware - 468 Pagosa Street - Artwork Completed. Plaque order needed. 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.

Hatcher-Nossaman House - 274 Pagosa Street - Artwork Completed. Plaque order needed. 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.

Citizens Bank – 474 San Juan Street – Artwork has been completed, however, the Photo is not specific to the building. Another photo or illustration may be considered if directed by the board. Text complete. Artwork & Plaque order needed. 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.

Court House - 414 Pagosa Street – HPB previously directed staff that a more appropriate Photo or illustration is needed, current Gallas Properties office. Text complete. Artwork & plaque order needed. J.V. Blake constructed this building in 1895 to house a mercantile store. The building served as the Archuleta County Courthouse from 1910 until a new courthouse was built in 1928. It was later occupied by the Pagosa Springs Telephone Company which was owned by Charles Rumbaugh, a prominent businessman and Colorado State Senator.

Colton Building - 101 Pagosa Street - Photo or illustration needed. Text complete. Artwork and plaque order needed. 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 20th Century. The building, once located at 239 Pagosa Street, was moved in 2005 to this current location.

Dr. McKinley’s Office - 380 Lewis Street - Photo or illustration needed. Text complete. Artwork & Plaque order needed. 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.

County Jail - 380 Lewis Street - Photo or illustration needed. Text complete. Artwork & Plaque order needed. 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.

Water Works Building - 92 1st Street - Photo or illustration needed. Text complete. Artwork & Plaque order needed. 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.

Immaculate Heart of Mary Church - 451 Lewis Street - Photo or illustration needed. Text complete. Artwork & Plaque order needed. Constructed with cement block and pressed brick trim by Axel Nelson in 1948-1949, this building was the 2nd 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.

PD Dickhoff reported that Goodman's Department Store, 402 Pagosa Street; Liberty Theater, 418 Pagosa Street; and Warr House, 121 Lewis Street plaques have been installed on the referenced properties. The Board reviewed the Hatcher Hardware, Citizen's Bank and Court House photographs and concluded that they were appropriate for the project.

Motion made by Member Karas, seconded by Member Bergon and unanimously carried to adopt the property descriptions as presented and complete the plaque project as follows: 1) Install completed plaques with owner's permission - Metropolitan Hotel, 422 Pagosa Street; Phillip's House, 468 Pagosa Street; and Court House, 414 Pagosa Street. 2) Order - Citizen's Bank, 474 San Juan Street; Hatcher Hardware, 468 Pagosa Street; and Hatcher-Nossman House, 274 Pagosa Street. 3) Locate or solicit photos for Board review and then order - Colton Building, 101 Pagosa Street; Dr. McKinley's Office & County Jail, 380 Lewis Street; Water Works Building, 92 1st Street; and Immaculate Heart of Mary Church, 451 Lewis Street.

B. Reservoir Hill Signs at Trail head - Planning Director Dickhoff reported that the Town Tourism Committee (TTC) is designing signs for the trail head, top of the hill and landscaping. Their representative, Mike Musgrove requested any input that the Board may have in the form of photographs and history. Member Bergon noted that she would locate some documentation for the original name which was Rubidoux Hill and forward it to the Committee.

X. **Reports and Comments:** None

XI. **Adjournment:** Motion duly made, the meeting adjourned at 7:50 PM. The next regular meeting is scheduled for Wednesday, April 9, 2014 at 5:15 PM in the Town Hall Conference Room.

 2014/5/1
By: Brad Ash, Historic Preservation Board Chair