



Town of Pagosa Springs Historic Preservation Board

Regular Meeting Minutes

Wednesday, June 10, 2015

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

- I. **Call to Order / Roll Call:** Chair Brad Ash called the meeting to order at 5:20 pm. Present were Board Members Judy James and Chrissy Karas, Andre Redstone, Planning Director James Dickhoff, Associate Planner Margaret Gallegos. Member Peggy Bergon was absent.
- II. **Announcements:** None
- III. **Approval of Minutes:**
Motion made by Member Karas, seconded by Member James and unanimously carried to approve the May 13, 2015 Historic Preservation Board special meeting minutes as presented.
- IV. **Public Comment:** None
- V. **Sign Review:**
 - A. **New Sign Proposal at 475 Lewis Street, Eggleston Kosnik Law Firm:** The Town Planning Department received a sign permit application for "E-K, Eggleston Kosnik, Law Firm", which is located in the Adobe Condominiums at 475 Lewis Street Pagosa Street in the Historic District. The applicant and business owner, Duke Eggleston, is proposing to install a new projecting/hanging sign to the building on the east/ left side elevation of the building – above entry door. The sign will be mounting on a black metal bracket, which is currently mounted perpendicular to the wall, used by previous tenant. The sign is double sided – finished on both sides. The sign manufacturer is Alert Signs.

Staff provided the Board with an analysis based on Design Criteria set forth in Chapter 8 of the Historical Business District and Local Landmark Design Guidelines (HBDLLDG). The proposed sign location - the building façade does not have an official sign band for placing the proposed sign so the he proposed projecting sign location is perpendicular to the wall above an existing door on the east/ left side elevation over the sidewalk. The proposed projecting sign placement/location would not conceal any architectural features on the façade. The sign will provide a minimum of eight and a half (8.5) feet of clearance between the sidewalk surface and the bottom of the sign. The sign will not project more than ½ of the sidewalk width. The proposed sign equals 5.98 sq. ft. and is a projecting sign, considered a primary sign, meeting the 15 sq. ft. maximum allowed. The unit has a sign designation up to 15.5 sq. ft. and this proposed sign will bring the total exterior signage to 5.98 square feet. The sign is not illuminated. The sign materials are vinyl letters applied to metal backing. The sign colors include a background is beige and the lettering is black, there are two (2) total colors proposed. The Design Guidelines suggest limiting the number of colors on a sign, in general, to no more than three colors. Sign content consists of letters spelling out "E-K Eggleston Kosnik A Law Firm" with no proposal for symbols on the signs.

The Board considered the application, materials and colors as presented by the applicant and provided the following determination on the proposed Sign Permit Application:



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Motion by Member Karas, seconded by Member James, and unanimously carried to APPROVE the 5.98 square foot sign for 475 Lewis Street, located on the east/side elevation above Unit 101 door, finding that the sign is in substantial compliance with the Historic District sign regulations.

B. 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, at approximately 5:45 PM. Member Redstone chaired the meeting in Ash's absence. On May 6, 2015, the Board approved the final submitted signs for 138 Pagosa Street - one hung on the front elevation below the roof overhang, and second hanging above the pedestrian walkway. Approval was contingent on staff ensuring the sign and ribbon artwork addition submission meets the sign square footage requirements. Also, the sign lighting was deferred for staff review. Planning Director Dickhoff reported that the applicant resubmitted the business sign with a white background - aluminum backboard rather than individual letters mounted on the building. The Board discussed the sign color and concluded that the background color should be warmer, rather than stark white, to match, blend or complement the existing building color and/or trim accent color. The Board also discussed the shape of the sign and concluded that if the owner changed the shape from square to oval it would complement the businesses other signs.

Motion by Member James, seconded by Member Karas, and unanimously carried to APPROVE the sign as presented with the following contingencies: 1) sign back board be rounded to create an oval shape; and 2) the background color be muted to match, blend, or compliment the building siding and/or trim colors with staff completing the final review of the shape and background color.

VI. Landmark Designations: None

VII. Alteration Certificate Review: None

VIII. Tax Credit Review: None

IX. Project Review:

1) Historic Property Plaques-Colton Building and Church Photographs: Chairman Ash will provide high resolution photographs. In addition: Placement on each property will need to be coordinated with the property owners. Once the final artwork is approved and ordered, staff will contact property owners for coordinating the specific installation locations. As previously discussed, the properties that require a post mount, a site specific post cap needs to be selected and sourced.



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- 1) **Pagosa Springs Pioneer Cemetery:** At the April 23, 2015, Member Karas suggested that the Board look into the restoration of the cemetery. The Board discussed the topic and conducted a property tour on May 13 with staff and Ruth Lambert, San Juan Mountain Association's (SJMA) Cultural Program Director. Ms. Lambert provided information about her cultural site stewardship program and development of new partnerships and cultural programs for volunteers. During the tour, Ms. Lambert reviewed the process for evaluating the landscape and headstones and discussed the importance maintenance and community involvement and education. She suggested that mapping work begin to identify all the graves and document the headstones. It is recommended that the Board continue its discussions and planning for the preserve of the Pagosa Springs Pioneer Cemetery, and possible solicit a few interested individuals to spearhead the preservation effort. The Board plans to continue its discussions.
- 2) **Update on Stone Arch Bridge:** Planning Director Dickhoff reported that he is continuing to work with the Collaborative architect to secure temporary shoring plans and pursuing an emergency grant.
- 3) **Historic Preservation 1st Place Youth Poster Proofing:** Proofs will be provided to the Board upon receipt of the posters for review and approval prior to final production and framing.

X. Decision Items:

- 1) **Riff Raff Nomination for Best Adaptive Reuse Downtown Colorado Inc. Award:** Planning Director Dickhoff provided the nomination criteria. The Board agreed that Riff Raff met the criteria and recommended that Dickhoff proceed with the nomination.

XI. Discussion Items:

- 1) **Design Guidelines, Revised May 5, 2015:** The Town Council, during its May 5, 2015 meeting, approved Resolution 2015-07; the HPB recommendations to revise the Historic Preservation Guidelines. The amended the Design Guidelines sections 5.2, 7.11, 8.1.5 and 9.2 were provided to the Board to change out their binders.
- 2) **San Juan Pioneer Museum and Fred Harman Museum:** Both museums have expressed concern with it financial positons and future operation of the museums. Research is in process to determine how other communities operate and/or support the museum and will be presented to the Board. The Board plans to research and formalize a position statement to the Town Council about the importance of museums and its recommendations for future support/acquisition/operations.
- 3) **Courthouse Discussion Status and Update:** Item was moved to the last item on the agenda, Chair Ash recused himself from this business item due to potential professional conflict of



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interest, left the room. Member Redstone chaired the meeting in Ash's absence. The Board discussed that the Historic Preservation Board should meet and prepare a position statement to be presented to the Town Council and/or County Commissioners addressing the historic significance of the building. The Board agreed to meet in a work session within the next two weeks to further discuss the issue and prepare a letter.

- 4) **October 14, 2016 Bus Tour History Talk Requested.** Staff has received a request from a bus tour company regarding the Historic Preservation Board hosting a Talk on Pagosa's History, in 2016. The bus tour will pass thru Pagosa on October 14, 2016 at 1 pm-ish. The tour provider has suggested meeting in the Overlook parking lot for the talk. The Board expressed interest in hosting this history talk and recommended that a donation be requested.

XII. Public Comment: None

XIII. Reports and Comments:

A. **Planning Department:** Planning Director Dickhoff provided the following report:

TOWN COUNCIL : AT the June 2nd Town Council Meeting, the Council

- 1) Approved the second reading of ordinance 827, vacating a portion of the Rivers Edge PUD subdivision.
- 2) Approved a 3 year extension for the Pradera Pointe Preliminary Plan for phase one.
- 3) Denied a request for an addition TOD signs for the Aspen Village subdivision.
- 4) Denied Ordinance 828, revising the LUDC regarding Cargo Container use and placement. It was determined that Town Council will provide their comments on the proposed LUDC revisions via email to staff before June 19th, at which time staff will review the comments and bring revised code amendments back to Town Council for consideration.
- 5) Approved moving forward with LUDC revisions for Electronic Message Center signs.
- 6) Directed staff to not proceed with vacating the remaining portion of Piedra Street adjacent to Block 50, unless an applicant submits and application for the vacation, which at that time, staff would schedule PC and TC public hearings on the vacation application.

PLEASE NOTE, Town Council meeting agendas and minutes are available upon request and available on line at: TownOfPagosaSprings.com > Government tab > Town Council tab > select category. Dickhoff reported that the next TC Meeting is on MONDAY, June 15th at 5pm. The June 18th TC meeting has been cancelled.

HISTORIC PRESERVATION BOARD (HPB): The HPB recently awarded the property owners at 480 Lewis Street and Pagosa Street for their successful completions of exterior alteration certificates and the repurposing of the properties.

200 BLOCK PAGOSA STREET SIDEWALK IMPROVEMENT PROJECT: The sidewalk project is close to completion. The contractor has a number of small items to complete. Streetlights are yet to be ordered, as staff was waiting to coordinate the order with other additional streetlights to save on shipping costs.



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PIEDRA STREET 2015 REPAVING PROJECT: The road reconstruction project should be completed prior to fall school semester.

WALL MART: PLEASE NOTE: Wal-Mart has submitted an Appeals Notice, requesting the Board of Adjustments (Planning Commission Members) consider reviewing the Planning Directors determination of the Parking Lot Lights not complying with the Town's LUDC.

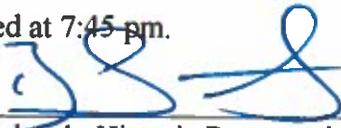
EAST PHASE OF TOWN TO PAGOSA LAKES COMMUTER TRAIL: Due to a staff retirement at Universal Services, our Uniform Act Specialist, we have experienced a speed bump in getting easements finalized. Staff is working the new staff member assigned to our project to ensure we do not lose too much time in proceeding to advertisement for construction.

WEST PHASE OF TOWN TO PAGOSA LAKES COMMUTER TRAIL: Due to a staff retirement at Universal Services, our Uniform Act Specialist, we have experienced a speed bump in getting easements finalized. Staff is working the new staff member assigned to our project to ensure we do not lose too much time in proceeding to advertisement for construction.

B. Historic Preservation Board Discussion and Ideas: None.

C. Scheduled Town Meetings: A meeting schedule was provided to the Board that included meetings, through July 2015, for the Planning Commission, Historic Preservation, Town Council and Parks and Recreation.

XIV. Adjournment: Meeting duly adjourned at 7:45 pm.


By: Brad Ash, Historic Preservation Board Chair