



Town of Pagosa Springs Historic Preservation Board
Regular Meeting Minutes
Wednesday, October 15, 2014
Town Hall Conference Room Located at 551 Hot Springs Boulevard
Pagosa Springs, Colorado 81147

- I. **Call to Order / Roll Call:** The meeting was called to order at 5:15 pm by Member Chrissy Karas. Present were Board members Judy James and Andre Redstone, Planning Department Director James Dickhoff and Associate Planner/ Certified Permit Technician Margaret Gallegos. Chair Brad Ash was absent. Vice Chairperson Peggy Bergon arrived at 5:45pm and resumed chairing the meeting.
- II. **Announcements:** None
- III. **Approval of Minutes:** Motion made by Member James seconded by Member Redstone and unanimously carried to APPROVE the September 10, 2014 Historical Preservation Board meeting minutes as presented.
- IV. **Public Comment:** None
- V. **Sign Review:**

A. 434 Pagosa Street Sign Permit Application Review: The Town Planning Department received a sign permit application for 434 Pagosa Street on Friday October 3, 2014. The Applicant, Clara Barber, is proposing a new 16 square foot wall sign for Elevation Custom Apparel. The property is allowed up to 20 square feet of signage. The applicant has provided two designs and two locations on the building for the HPB's consideration. The sign materials used will be MDO (Medium Density Overlay - sign board), with painted and vinyl background and text. No external lighting is proposed at this time.

Sign Design Option #1 - The proposed colors are not a pre-approved Sherwin Williams color Palette, however, the proposed colors are from a Benjamin Moore Historic Color palette – blue background with gray lettering.

Sign Design Option #2 - The font is made to look like it is made out of Diamond Plate material, however, it is not real Diamond Plate and it is not silver. It is made from the historic color plate using grays to get that effect. The Diamond Plate look is just part of the art. This same design uses a red color background for the diamond plate effect. Staff has not come across any red's in historic paint palettes.

Ms. Barber noted that their preference is to install sign option #2 (red background with gray lettering) and locate it in upper section of the arched facade. The front door trim on the building is "blue" and with the new sign, the business owner is requesting the change the color to "red" to match the background of the sign.

The Board expressed concern with the diamond plate effect of the lettering which may dominate and detract from the overall signage. Ms. Barber explained that the lettering style was selected to

coincide with the industrial look of the inside of the store in which metal bars and piping are used as display racks but was agreeable to softening the effects to a gray tone with less black accents.

There was discussion between the Board and applicant about the existing wooden boards that stretched cross the lower section of the building façade. Concerns were expressed that if the area was not used for signage it would appear to be out of place. Also, if the boards were removed, maintenance would need to be addressed. After all discussions and considerations of the materials, colors and location as presented by the applicant, the Board provided the following determination on the proposed Sign Permit Application:

MOTION MADE BY MEMBER REDSTONE, SECONDED BY MEMBER JAMES AND UNANIMOUSLY CARRIED TO: 1) APPROVE THE 16 SQUARE FOOT SIGN DESIGN OPTION #2 FOR 434 PAGOSA STREET, TO BE LOCATED IN THE UPPER SIGN AREA ON THE BUILDING WALL CONTINGENT UPON SUBMISSION OF THE SELECTED RED COLOR AND GRAY LETTERING SAMPLE FOR ADMINISTRATION REVIEW AND APPROVAL THAT THE COLOR COMPLEMENTS THE BUILDING COLORS;

2) REQUIRE THAT THE EXISTING HORIZONTAL SIGN SUPPORT BOARDS LOCATED IN THE LOWER SECTION OF THE FACADE BE REFINISHED BY A) MATCHING THE EXISTING “TAN” SIDING COLOR; B) ACCENTED WITH THE “RED” SIGN BACKGROUND COLOR; OR C) REMOVED, REPAIR ANY SIDING DAMAGE AND REFINISH THE VACATED AREA IN “TAN” TO MATCH THE EXISTING SIDING COLOR; AND

3) APPROVE DOOR TRIM COLOR CHANGE TO MATCH THE NEW SIGN’S BACKGROUND “RED” COLOR.

VI. Landmark Designations: None

VII. Alteration Certificate Review:

A. Modified Alteration Certificate proposal for 274 Pagosa Street: The Historic Preservation Board (HPB) previously approved two Alteration Certificates for 274 Pagosa Street, Riff Raff Brewing Company. The applicant has recently visited with staff to discuss possible modifications to portions of the previously approved alterations, related to the dumpster enclosure and fencing around the rear kitchen entrance door. The applicant did not provide a revised proposal prior to the meeting; therefore **the issue was tabled** until the applicant submits the materials and plans and staff prepares an analysis and report for Board consideration.

VIII. Tax Credit Review: None

IX. Project Review:

A. Update on Status of Alteration Certificate Completion at 274 Pagosa Street: The Historic Preservation Board (HPB) previously approved two Alteration Certificates for 274 Pagosa Street, Riff Raff Brewing Company. Planning Department Director Dickhoff reported that currently, the following items have been identified as yet to be completed per the previously approved Alteration Certificates:

- 1) Replace metal flashed roof repair on south facing roof with shingles to match.
- 2) Paint ALL hood vents a consistent green (or darker) to match shingles.
- 3) Install the dumpster enclosure.
- 4) Install screening fence around rear kitchen entrance.

The applicant will provide the Board with any changes and a proposed timeline to complete the project. Although satisfying the Building Permit requirements, the owner has been notified that the Certificate of Occupancy will not be issued until the identified Alteration Certificate items have been completed.

B. Update on Status of Alteration Certificate Completion at 480 Lewis Street: The Historic Preservation Board (HPB) has previously approved two Alteration Certificates for 480 Lewis Street, Bryson Richardson. Mr. Richardson has completed the screening fence around the property. The Alteration Certificate appears to be in substantial compliance with the approved Alteration Certificate. Mr. Richardson held an open house event on October 3 and has successfully filled the residential units. The Board would like to recognize the efforts of the property owner with the placement of a historical informational plaque on the property and news publicity. **Staff will research historical content with Mr. Richardson, request his approval to install a historic plaque on the property and organize news coverage.**

X. Decision Items:

A. Land Use and Development Code (LUDC) Revision Discussion regarding Cargo Containers, Metal Sided Buildings, Smaller residential lot sizes, minimum density in R-18 district and Variable Message Center Signs, with possible recommendation to Town Council. Planning Department Director Dickhoff reported that the Planning Commission is preparing to present the following potential LUDC revisions to town Council, to seek direction on how they would like the Planning Commission to proceed. These items will be discussed further by the Planning Commission during a work session in November.

- a. Prohibiting or limiting the use and location 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 sqft minimum = typical 50' x 150' lot) in the R-12 and R-18 residential zone districts, 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.

The HPB is asked to consider if they would like to make recommendations regarding these matters, for consideration by the Planning Commission and Town Council. **The Board agreed to review the proposed LUDC changes, schedule a work session/meeting, and provide its recommendations to the Planning Commission prior to its next meeting on November 11, 2014.**

B. Posts and Post Caps for Historic Plaques: It was recently discovered that the natural redwood posts installed for two Historic Plaques, were not consistent with the white fence posts currently on both properties. In addition, the existing post caps on the property's fence posts are unique to each property, and there may be merit in matching, the best we can, the post caps for each property. Staff requested direction from the HPB on how to proceed.

MOVED BY MEMBER KARAS, SECONDED BY MEMBER REDSTONE AND UNANIMOUSLY CARRIED TO REFINISH THE HISTORIC PLAQUE POSTS BY PAINTING THE POST WHITE TO MATCH THE DECK POSTS AND CUSTOM ORDER AND INSTALL A POST CAP THAT IS SIMILAR TO THE DECK POST CAP FOREACH RESPECTIVE PROPERTY.

C. Reservoir Hill Forest Health Tree Thinning Project: The Historic Preservation Board was invited to attend an October 4th Forest Health presentation on Reservoir Hill. *This agenda items for further discussion regarding what was learned at the community presentation.* Members Karas and Redstone attended the presentation. The Board concluded that it will finalize a letter and present it to Town Council outlining the Historic Preservation concerns and/or support of the project.

XI. Discussion Items:

A. Heritage Tourism Brochure Discussion: The Board had previously developed an outline of topics for the development of factual historic information that can be used for the Visitors Brochure, Interpretive Signage, Web Page, ect. A typed draft outline was provided to the Board for its consideration. Staff recommended that the HPB assign topics for individual board members to begin gathering factual history information. Staff also provided a DRAFT timeline of Pagosa's historic events. **The Board agreed that each member should select at least one topic, begin researching and report its findings by e-mail and during a work session.**

XII. Public Comment: None

XIII. Reports and Comments:

A. Planning Department: Planning Director Dickhoff provided the following reports:
8th - 10 Street Sidewalk and Trail Project: At the request of the Library, Town Council approved installing the trail segment along their property this year, and awarded the 200 lineal foot concrete trail project to Hart Construction. The remaining portion of the trail between 8th Street and 10th Street will be constructed 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 2000 lineal foot paving project has begun construction and should be completed by November 30, 2014, weather permitting.

6th Street Pedestrian Bridge Project: Construction has begun. S. 6th Street may reopen the week of October 13th. For safety reasons, there will also be occasional pedestrian trail closings. The contractor will then move to the south side abutment. The bridge is expected to be placed by the end of November. The south trail ramp will be constructed after the bridge is set. Some landscaping and other incidentals will most likely be completed in 2015.

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.

Alpha Drive Update: Alpha Drive is being readied for curb/gutter and asphalt. It is still expected the roadway will be paved before winter.

5th Street River Walk Trail: As part of the Riverwalk Condo Development, a riverwalk trail segment is required to be constructed and deeded to the Town for public use. It is still expected this trail segment will be installed this construction season. There is a 200 lineal foot segment of trail that the Town will need to install to connect the new trail with Apache Street at the NW corner of the Apache Street Bridge.

Yamaguchi Lane Update: Yamaguchi Lane (formally known as 4/5th Alley) is in the process of being improved. Pavement is expected within the next two weeks.

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

Member Karas would like to move forward with requests for bid (RFB) for the waterworks treatment plant and bridge restoration projects. Staff will look into RFP templates and with Kara's assistance will begin the process for the restoration project as well as the Mary Fisher statue. It was also noted that the State Historical Fund grant specialist for Southwest Colorado is available to meet with the Board and staff during a work session or meeting to assist with grant applications.

C. Upcoming Town Meetings Schedule is as follows:

Planning Commission Meeting:

- Tuesday, October 28, 2014 at 5:30pm in Town Hall - *May cancel, if no business.*
- Tuesday, November 18, 2014 at 5:30pm in Town Hall - *Veteran's Holiday falls on November 11, 2014; therefore, this meeting was rescheduled for November 18, 2014.*

Historic Preservation Board meetings:

- Wednesday, November 12, 2014 at 5:15pm in Town Hall.
- Wednesday, December 10, 2014 at 5:15pm in Town Hall.

Town Council Meetings:

- Thursday, October 23, 2014 at noon in Town Hall.
- Tuesday, November 04, 2014 at 5pm in Town Hall - *Election Day - because this is a mail-in ballot election, the meeting will be held as scheduled (confirmed with Mayor Volger & Town Clerk Hessman).*

Parks and Recreation Board Meeting:

- Wednesday, November 12, 2014 at 5:30 pm in Town Hall

XIV. Adjournment: Motion duly made, the meeting adjourned at 8:15 PM. The next regular is planned for Wednesday, November 12, 2014 at 5:15 PM in the Town Hall Conference Room.


By: Peggy Bergon
Historic Preservation Board Vice-Chair