

Weston Burrer  
Chair

Richard Cherry  
Vice Chair

Deborah Espinosa  
Secretary

# PUEBLO

## Historic Preservation Commission

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Janie Anderson Craven

Tanya Jones

Chris Markuson

David Webb

### *Historic Preservation Commission*

City of Pueblo, Colorado

Thursday, May 12, 2011 –12:00 p.m.

Interim City Council Chambers – 301 West B. Street

### Minutes

#### MEETING CALLED TO ORDER

The meeting was called to order at 12:00 p.m. with Chairperson Weston Burrer presiding.

*Commissioners Present:* Richard Cherry, Deborah Espinosa, Chris Markuson, and David Webb.

*Commissioners Absent:* Tanya Jones

*Staff Members Present:* Jeff Bailey, Assistant City Manager for Development Services, Paul Willumstad, Board Attorney, and Wade Broadhead, Planner.

#### APPROVAL OF MINUTES

Motion to approve the minutes for the Historic Preservation Public Hearing held on April 14, 2011 by Markuson, second by Webb.

**Motion passed 5-0.**

#### PUBLIC HEARING

##### Consent Agenda

##### **A. Certificate of Appropriateness: HPC 012-2011, 230 S. Union**

Application to install a long term temporary banner.

#### BACKGROUND

Staff Report by Wade Broadhead

#### Synopsis

The Pueblo Performing Arts Guild is proposing to install a 5' x 10' long term temporary banner approximately 12'-20' up on the side of 230 S. Union Avenue for the 'First Friday Art Walk' event which runs from May to October 2011. The banner will publicize the Art Walk event which directs citizens toward numerous galleries along Union Avenue on the first Friday of each month.

### Analysis

Temporary banners help to decorate Union Avenue and ensure the success of special events which in turn help maintain the tenants and storefronts in the district. The proposed banner is larger than most normal event banners but is still at an appropriate scale for its location and importance. The presentation incorporates Victorian design elements making it modern and current while acknowledging the Victorian nature of Union Avenue.

### RECOMMENDED MOTION

Staff recommends **APPROVAL** with the following conditions.

1. The banner is removed by the end of October 2011.
2. The banner is anchored to the mortar not brick surface.

### COMMISSION ACTION

Motion to approve HPC 012-2011 by Markuson, second by Webb with the following conditions:

1. The banner is removed by the end of October 2011.
2. The banner is anchored to the mortar not brick surface.

**Motion passed 5-0.**

**B. Certificate of Appropriateness: HPC 013-2011, 406 W. 15<sup>th</sup> Street**  
Application to install a shed to house hazardous chemicals.

### BACKGROUND

Staff Report by Wade Broadhead

### Synopsis

The Rosemount Museum is proposing to install a small, 10 x 12 shed to house flammable materials which are currently housed in the Carriage House. The proposal stems from a recent inspection by the Pueblo Fire Department. The applicant proposes stuccoing the shed and scoring it to resemble stone.

### Analysis

Small sheds for storage have long term temporary status and are ultimately reversible. The proposed location for the shed will be behind the carriage house near the trash dumpsters, and will not detract from the primary façade. Due to the size of the shed it does not need to be architecturally compatible with the primary residence nor is there any functional way to achieve that design. The guidelines suggest that accessory structures be made of wood or brick when none existed prior. In this case scoring stucco to resemble stone is not necessary. The shed would be a product of it's own time and would attract less attention than if it was carved stucco. The new shed protects the carriage house from fire danger and will not detract from the property. The shed has also been approved by the State Historical Society since the State Historical Fund holds a covenant on the property.

## **RECOMMENDED MOTION**

Staff recommends **APPROVAL** of a 10 x 12 shed with wood siding with the following conditions.

1. Shed may be made of wood or wood resembling exterior material either vertical or horizontal lap patterns.

## **COMMISSION ACTION**

Motion to approve HPC 013-2011 by Markuson, second by Webb with the following condition:

1. Shed may be made of wood or wood resembling exterior material either vertical or horizontal lap patterns.

**Motion passed 5-0.**

## **PUBLIC HEARINGS**

**C. National Register Hearing: HPC 010-2011**, 100 Block E. Abriendo Avenue. Columbus Statue.  
Local Government consultation for a National Register nomination & listing.

## **BACKGROUND**

Staff Report by Wade Broadhead

### **Synopsis**

The Pueblo Christopher Columbus Monument has been nominated by the Sons of Italy Lodge for inclusion into the National Register of Historic Places. Due to the City's status as a Certified Local Government the HPC is required to hold a public hearing and required to provide feedback to the National Register Review Board regarding the nomination. Since the Monument is in the Right-of-way of Abriendo Avenue the City must consent to allow the property to be placed on the National Register of Historic Places which will be accomplished based on a Resolution signed by the president of City Council.

### **Analysis**

Pueblo Christopher Columbus Monument is clearly eligible under National Register Criteria A, "Property is associated with events that have made a significant contribution to the broad patterns of our History". The monument represented Italian American, as well as other ethnic groups', desires to assimilate and honor "American" heritage in tandem with Italian American contribution to our history. The effort to build and dedicate the statue involved collaboration with state, local, and national leaders and the official ceremony was attended by the Governor and Mayor of Denver, Robert Speer. Colorado was the first to celebrate Columbus Day in 1905 (by proclamation) and 1907 by law, and the Federal Government followed suit in 1934. Based on this timeline, the Pueblo Christopher Columbus Monument was a very early manifestation of the state and national movement.

## **RECOMMENDED MOTION**

Staff recommends that the HPC finds the nomination meets the National Register Criteria A.

## **HEARING**

The hearing was opened for testimony; no one appeared to speak in favor or in opposition to this case.

## **COMMISSION ACTION**

Motion to approve HPC 010-2011 as a historic landmark and be added to the National Register of Historic Places by Cherry, second by Webb with the following condition:

1. A clear definition of metes and bounds and/or a clear legal description of the area that the monument occupies.

**Motion passed 5-0.**

**D. Certificate of Appropriateness: HPC 008-2011, 222 S. Union Avenue**

Application to replace windows.

## **BACKGROUND**

Staff Report by Wade Broadhead

### **Synopsis**

According to Section 17-4-51-12(1) (d) any building in the HB requires approval prior to the commencement of any work. The applicants are requesting permission to replace five, one over one light, 45” x 89” windows that were previously replaced during the rehabilitation of the building in the 1980s. The wood is rotting and the seals are broken causing unsafe conditions both inside and out. The applicant proposes aluminum clad wood replacement windows from Midgard Windows. The windows will have a sand colored finish.

### **Analysis**

Aluminum clad wood windows are often used as substitute for wood replacements in the arid southern climate. The Standards of Appropriateness Section 4.3.6 Doors and Windows, #6 states that if windows are too deteriorated to repair that replacements should match as closely as possible in material and configuration. Since the replacement is replacing a non historic window an aluminum clad substitute is appropriate. The proposed one over one light windows are close duplicates to the existing (and original) windows and will meet the Standards of Appropriateness.

## **RECOMMENDED MOTION**

Staff recommends **APPROVAL**.

## **HEARING**

The hearing was opened for testimony; no one appeared to speak in favor or in opposition to this case.

## **HEARING**

The hearing was opened for testimony; no one appeared to speak in favor or in opposition to this case.

## **COMMISSION ACTION**

Motion to approve HPC 008-2011 by Markuson, second by Espinosa.

**Motion passed 5-0.**

**E. Certificate of Appropriateness: HPC 009-2011, 102 S. Victoria**

Application to install wall signage.

## **BACKGROUND**

Staff Report by Wade Broadhead

### **Synopsis**

Therafit Fitness applied and received a Special Use Permit (ZBA-048-2009) to operate a physical recreation, private facility in the Historic Business District in 2009. As part of their conditions they were required to obtain approval from PARB (now HPC) for their signage. That approval was never obtained, as part of the Zoning Board Check Up Procure, staff noticed this deficiency and has required the applicant to obtain permission. The applicant has installed two blacked out doors with Therafit written vertically, as well as two sign panels above the door. One sign panel displays the name Therafit and the other sign panel mentions four Therafit classes on 4 small panels.

### **Analysis**

102 S. Union Avenue has gone through significant changes since it's historic designation in 1984. The eastern façade was in poor condition and subsequently applied 'gunite' and stuccoed at some before 1990 rendering it no longer contributing to the National Register District. Therefore, this building façade should be treated as new construction and signage. The sign panels are evocative of historic sign panels and meet the guidelines; however, having 4 sub names is not appropriate. Sign panels would normally have had one sign per panel. Doors in the district act much like windows, unless they are solid wood which are then a type of architectural element. All district guidelines recommend pedestrian friendly enhancements including storefront windows and doors that are not covered by signs. Historic Business Guidelines state that no more than 20% of the door can be covered in signage; in this case 100% of the door is covered. The existing door signs obscure the door and are not pedestrian friendly. A door design that maintains the clear door window glass with the name written horizontally would be more in line with the Historic Business Guidelines.

## **RECOMMENDED MOTION**

Staff recommends **APPROVAL** on the panel signage with modifications below and **DENIAL** of the door design.

**Staff Conditions:**

1. Southern sign panel is approved as shown. The northern sign panels with 4 names should be reduced to one name/message.
2. The door design shall be resubmitted to meet the Historic Business Guidelines within 30 days and altered within 60 days.

**COMMISSION ACTION**

Motion to continue HPC 009-2011 to the June 9, 2011 meeting by Espinosa, second by Webb.

**Motion passed 5-0.**

**F. Certificate of Appropriateness: HPC 011-2011, 311 S. Union Avenue**

Application to paint, alter storefront and roofline. **(Continued to June 9, 2011 Meeting)**

**OLD/NEW BUSINESS  
UPDATES**

South Pueblo CLG Project Update-Jeff DeHerrera, Historitecture

DeHerrera: We are waiting on reviews from the State. I am waiting to take some more pictures for the best lighting. We are waiting on recommendations from the State. There may be a large number of homes that could be landmark eligible.

Broadhead: The walking tour and the presentation are on Saturday, May 21<sup>st</sup>. We may have a large crowd for this event.

Pueblo Modern Logo Update-Wade Broadhead

Broadhead: The AIA South Chapter gave us \$250 for the Pueblo Modern Logo. The gentleman that designed the shirts for the Cinco de Mayo parade will also design three logos for Pueblo Modern. I will bring them back to our Commission to review.

HPC Work Session

Broadhead: Let's cancel the May work session and try to meet in June.

**ADJOURN**

There being no further business, the meeting was adjourned at 1:05 p.m.