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Vice Chair

Deborah Espinosa
Secretary

PUEBLO

Historic Preservation Commission

Tanya Jones

Chris Markuson

Marie Schwager

David Webb

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Historic Preservation Commission

City of Pueblo, Colorado

Thursday, December 8, 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 Vice-Chairperson Richard Cherry presiding.

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

Commissioners Absent: Marie Schwager, Tanya Jones and Weston Burrer

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 Work Session held on November 29, 2011 by Markuson, second by Webb.

Motion passed 4-0.

PUBLIC HEARING

A. Certificate of Appropriateness: HPC #028-2011, 201 W. Lamkin

Application to add a new deck (Continued from the November 10th Hearing)

Applicant for HPC #028-2011 called minutes before the meeting requesting that the case be continued to the January 2012 Hearing.

COMMISSION ACTION

Motion to continue HPC #028-2011 to the January 12, 2012 hearing by Markuson, second by Espinosa.

Motion passed 4-0.

B. Certificate of Appropriateness: HPC #030-2011, Pueblo City and Memorial Hall

Application to erect a new addition to Memorial Hall

BACKGROUND

Staff Report by Wade Broadhead

Synopsis

The City of Pueblo is proposing to construct a one story addition to the rear (eastern elevation) of Memorial Hall to facilitate performance support space, increase accessibility, and provide additional amenities for performers and staff. A portion of the addition will be a walled open air space for mechanical and electrical support systems for City Hall and Memorial Hall as well as a partially screened loading dock. The one story addition will measure 69 feet (east-west) x 110 feet (north-south) providing a 7, 500 square foot addition, and stand 17 feet tall. The loading dock equipment yard will enclose 4,000 square feet, and the roofed office space will measure 3,500 square feet. Semple Brown has completed over 30 historic rehabilitation projects throughout the region including Ellie Caulkins Opera House in Denver. The State Historical Fund has reviewed and approved the proposed addition since they hold an easement on the property. City Hall-Memorial Hall is a contributing element in the Union Avenue National Register Historic District, but not individually listed on the local or National Register.

Analysis

The Secretary of Interior Standards relating to additions for historic buildings state that: “#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment”. The standards also state that:”#10 “New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired”. According to the Pueblo Standards of Appropriateness, ‘Section 4.3 Additions to Existing Buildings 4.3.1 Mass and Scale of Additions’ items 1-6 state that additions should be compatible with the original building, nor overwhelm or obscure the original design. Also, additions should generally be made to the rear of the building when possible.

The addition will be constructed on the rear (eastern elevation) of the complex which when constructed in 1917 faced a quiet street. Changes to the Riverwalk and other downtown revitalization have now created a need for 360 degree architecture at Memorial Hall to front the improved Main Street eastern elevation. The parking lot that is being constructed over is also not a significant space, and the rear of the building has no special architectural merit. As outlined in their application the proposed design meets the intent of the national and local preservation guidelines. The design scheme is subtle, muted, and clearly does not overwhelm or contrast with the original design. In addition, the material choices are complimentary, but not exact duplicates, and the addition is clearly of its own time and recognizable from the original building by size, scale, and materials. Furthermore, the addition could be removed with very limited above grade scarring.

The exterior will be clad in tan brick and precast concrete that approximate the colors and materials of the existing historic complex. A red tile hipped roof will also be present on part of the addition to evoke the roofline of the existing complex. Additional architectural elements include: a sliding gate into the loading dock which will have ‘Pueblo Memorial Hall’ lettering since the State Historical Fund will not allow any signage on the original complex. Identical signage will also be placed on the Main Street facade wall as

well. The main entrance to City Hall/Memorial Hall will be accessed via the alcove to the existing grand staircase that connects the two halls. The addition will be accessed on three sides. There will be one glass door entryway for performers on Grand Avenue, one loading dock opening and door on the parking lot façade, and a third hidden internal entrance from the back of the stage. The addition will have a precast concrete cornice and coping, precast concrete panels on the exterior walls and ‘misty smooth’ tan brick. Furthermore, the southern/parking lot elevation will have two ‘louvered opening for air intake related to the emergency generator system. Windows on the addition will be aluminum storefront systems with clear low-E glass on top panels and frosted, low-e glass, for privacy near dressing rooms and offices on lower panels. The corner windows on Main Street contain transparent glass throughout.

In terms of demolition, the proposed addition will use existing rear doors in their plan. The only demolition will be a 10 x 10 loading dock door above grade. Below grade two openings will be added below the existing foundation wall. Should the addition need to be removed in the future the only above grade scarring would be a 10 x 10 door area on the rear wall of Memorial Hall, which meets the Secretary of Interior guidelines for additions.

As proposed the addition meets the Secretary of Interiors Standards for Rehabilitation as well as the Pueblo Standards of Appropriateness in the scale, massing, form, and materials presented. Details for the historic exterior rehabilitation that will be funded in part with a grant from the State Historical Fund for Memorial Hall will be discussed during a separate COA hearing later in 2012.

RECOMMENDED MOTION

Staff recommends APPROVAL for the addition without conditions.

HEARING

Bill Zwick, City of Pueblo-City Hall/Memorial Hall Project Manager, appeared and testified in favor of the application.

COMMISSION ACTION

Motion to approve HPC #030-2011 by Markuson, second by Webb.

Motion passed 4-0.

Old/New Business and Updates

1. Pueblo Modern Project Update by Dr. Mary Therese Anstey, Historitecture

Broadhead: According to our grant, there are three scheduled visits for this project.

Anstey: I have submitted a draft to the State and to Wade for review. I have been charged to make the changes and the enhancements to the project. The final project will be ready in March. I am glad to be back to tell you about the project. The City has a wealth of documents from this time period. Wade has given us some great ideas for this project. The first portion of the project is the

Historic Context. We used the American Dream as the theme. The government was very progressive here. Pueblo was compared to cities of similar size in the Midwest. There was a lot of information about Belmont. CF & I was the biggest employer during this time period. The image of Pueblo was important to the residents. The Pueblo Mall was huge for the community. The second portion of the study was focused on architecture. The third component is a preservation action plan. The schools need to be surveyed as well. Sunset has great landscaping and pocket parks but there was not a lot of information about it.

Broadhead: Mary Therese is going to do a presentation at CPI this year. She will represent Pueblo and Fort Collins.

ADJOURN

There being no further business, the meeting was adjourned at 1:00 p.m.