

Weston Burrer
Chair

Richard Cherry
Vice Chair

Deborah Espinosa
Secretary

PUEBLO

Historic Preservation Commission

Vacant

Tanya Jones

Chris Markuson

David Webb

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Historic Preservation Commission

City of Pueblo, Colorado

Thursday, July 26, 2012 –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: Chris Markuson, David Webb, and Deborah Espinosa,

Commissioners Absent: Tanya Jones and Richard Cherry, Marie Schwager (resigned, seat vacant)

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 Meeting held June 14th, 2012, by Markuson, second by Webb.

Motion passed 4-0.

PUBLIC HEARING

- A. Certificate of Appropriateness: HPC #004-2012, 1901 Court Street** (Continued from the June 12th, 2012 hearing)
Application to repaint the residence.

Broadhead presented a staff report:

Synopsis

According to Standards of Appropriateness (1.4.1.1) “Any owner proposing to materially alter a designated landmark...must obtain a COA”. The owners of the Barndollar Work House have applied to repaint their home. According to the Standards of Appropriateness 4.3.9 *Certificate of Appropriateness* for paint work requires that a proposed paint color conform to a documented historic paint palette, although it does acknowledge that Pueblo’s eclectic historic pattern, there can be a significant degree of flexibility in selection of paint colors and patterns.” The applicant proposes using one primary color and three accent colors: Blueblood for the primary wall base color, and a manual mix lighter blue for the trim, as well as Forward Fuchsia and Golden Fleece. Anita’s Gold Leaf will be used on accents. The colors were not chosen from any established historic paint

palette. The paint style is Sherwin Williams Conflex XL masonry coating, a more industrial grade stucco coating. Silver Creek Painting conducted the work. The applicant brought new paint chips to the May 10, 2012 meeting. The colors were: Valsapr, National Trust for Historic Preservation series, Safari Sun (gold for trim), Fairmount Penthouse Mosaic Blue (dark blue for the trim), Fairmount Penthouse Garnett (dark red for the trim), and Filoli Garden Pool for the main body blue (see attachment). In an email dated July 18, 2012, Mr. Truan informed city staff that if the approval were rejected that the owner would probably apply to de-landmark the house.

Analysis

The Barndollar-Work House was constructed in 1872/73 and is one of the oldest homes in Pueblo and the last existing example of a Second Empire home with a distinctive “Steamboat Gothic” cupola. The home has undergone significant changes, including an application of stucco over the original brick on all facades in the 1920s or 1930s. Unfortunately the landmark designation does not discuss the history of alterations to the home, including the primary alteration the stucco of the entire first story exterior brick walls. It is unknown when the stucco occurred but interviews with the current owners suggest it may have happened in the early 1930s, when stucco spread throughout other areas of Pueblo. Stucco is a masonry application.

The owners conducted exhaustive research of similar aged homes along the Eastern Seaboard over the last few years and have presented a number of photographs to document that Early Victorian homes were often very colorful. When conducting paint color research applicants are generally urged to examine earlier paint colors on the home or in the immediate region since home colors could vary from region to region. Although the applicant provided numerous photos of Second Empire homes Staff is uncertain if those photos were from historic districts with approved paint jobs. The applicant in this case did contact staff who urged them to apply for the COA before painting occurred but they did not and staff had to make contact 2-3 times before an application was delivered and by that time the paint job was 60% finished.

Since stucco is a masonry application and it is historic in this case, preservation guidelines state that masonry should not be painted if not already painted. Stucco is different than brick in that it comes with a base coat of paint, generally white or similar color during the historic period. White stucco is akin to fire red brick, and represents the historic stucco color. So whether the original red brick was painted, it no longer matters since the stucco is the exterior masonry system now, and there is no evidence it was ever painted blue. Furthermore, the colors used were not on any approved historic paint palette nor did the applicant’s work though their color choice with Staff despite calling before hand and being informed they needed to apply, nor did they stop when contacted. Preservation guidelines state that owners should try and conduct paint analysis on the home to determine historic colors and while the applicant has shown that bright green roof shingle are appropriate they have not shown the presence of the bright blue as the main body color. Had the case proceeded normally staff would have recommended keeping the body color white or similar color since the stucco must be considered to be historic, and allowing 2-3 trim colors from an approved historic paint palette or a manual mix to match colors found through investigation. The applicant did bring paint chips to the May 12th meeting however these chips did not match the colors present. The Filoli Garden Pool blue paint chip body color does not match any historic palette identified making the work out of compliance with the code. The applicant must repaint the body color white, or the board may allow the applicant to repaint the body color a blue that matches any approved historic paint palette; either solution would comply with the ordinance.

Recommendations:

1. Staff recommends DENIAL for the proposed paint scheme.

The applicant did not show up to testify, he was out of town traveling and informed staff beforehand.

COMMISSION ACTION

Motion by Markuson, Seconded by Webb to **deny**.

Motion passed 4-0.

Old/New Business and Updates

A. Stop Work Order on 130-132 S. Union

Broadhead: I noticed a window replacement project in process without approval and issued a stop work order. I talked to the owner who may be able to apply for Urban Renewal funds to help the project.

B. Mineral Palace project update

Update from members of OHNO stating the statue was well underway and they were working with city staff on a location and arrangement for the statue.

C. Planning the 2012 Retreat

The Board and staff agreed the HPC retreat would be held August 24-25, 2012 from 3-5.

D. Update on the Bessemer CLG Grant Project

Broadhead: Project is complete and copies should be arriving within two weeks.

E. Goodnight Barn Update

Broadhead: the Historic Structure Assessment grant is about to be submitted to the State Historical Fund.

ADJOURN

There being no further business, the meeting was adjourned at 12:55 p.m.