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HPC 16-07

June 9, 2016

To: Historic Preservation Commission
From: Todd Zeiller, Sr. Planner
Through: Steven Meier, Director of Planning and Community Development / Parks & Recreation
Location: **101 South Main Street**
Applicant: Adolph Padula for Waterfront LLC.
Owner: Adolph Padula
Year Built: 1910
Legal Description: LOTS 17 + 18 BLK 60 SOUTH PUEBLO
Resource(s): Various

Zone District: **HB, Historic Business District**

Request: **Certificate of Appropriateness: Construct awnings**

Synopsis

The applicant is proposing to construct an awning on the upper floor of the building located within the Historic Business District (HB).

Analysis

The normal Historic Preservation Commission process for a Certificate of Appropriateness requires a review for proposed alterations to buildings located in the HB district, therefore the HPC must look to the Secretary of Interior's Standards for Rehabilitation and past administration of the HPC Codes to make a finding. Since the proposed work involves a major alteration to the exterior of the building the project does require a Certificate of Appropriateness. The potential for the work to affect the character of the historic district exists so it does fall under the review of the HPC.

Recommendations:

Staff recommends APPROVAL of the Certificate of Appropriateness for 101 S. Main St.

Exhibits

- A. Findings of Fact
- B. Aerial Overview Map
- C. Photo Record
- D. Application and attachments

Exhibit A.

FINDINGS OF FACT FOR A CERTIFICATE OF APPROPRIATENESS

1. The proposed work conforms to the intent and purpose of this code.
 - Comments:
Affirmative finding. The proposed awning will be architecturally compatible with the existing building.

2. The proposed work will preserve the special character, interest and value of the landmark or historic district and its environs.
 - Comments:
Affirmative finding. The proposed awning will enhance the value and preserve the special character of the district.

3. The proposed work would not be an adverse impact on the exterior features of the landmark
 - Comments:
Affirmative finding. The proposed work will be conducted by the owners who are sensitive to the quality of the original character of the historic district.

4. The proposed work would be harmonious with the character of an historic district
 - Comments:
Affirmative finding. The project will be complementary to the historic district and the original brick facades that are an integral part of the early architecture of the area.

5. The proposed work will be compatible with respect to scale, form, and composition of principal facades and relationship to the street.
 - Comments:
Affirmative finding. The project will be complementary to the composition of the principle facades found in the HB district.

Exhibit B: Aerial Overview Map

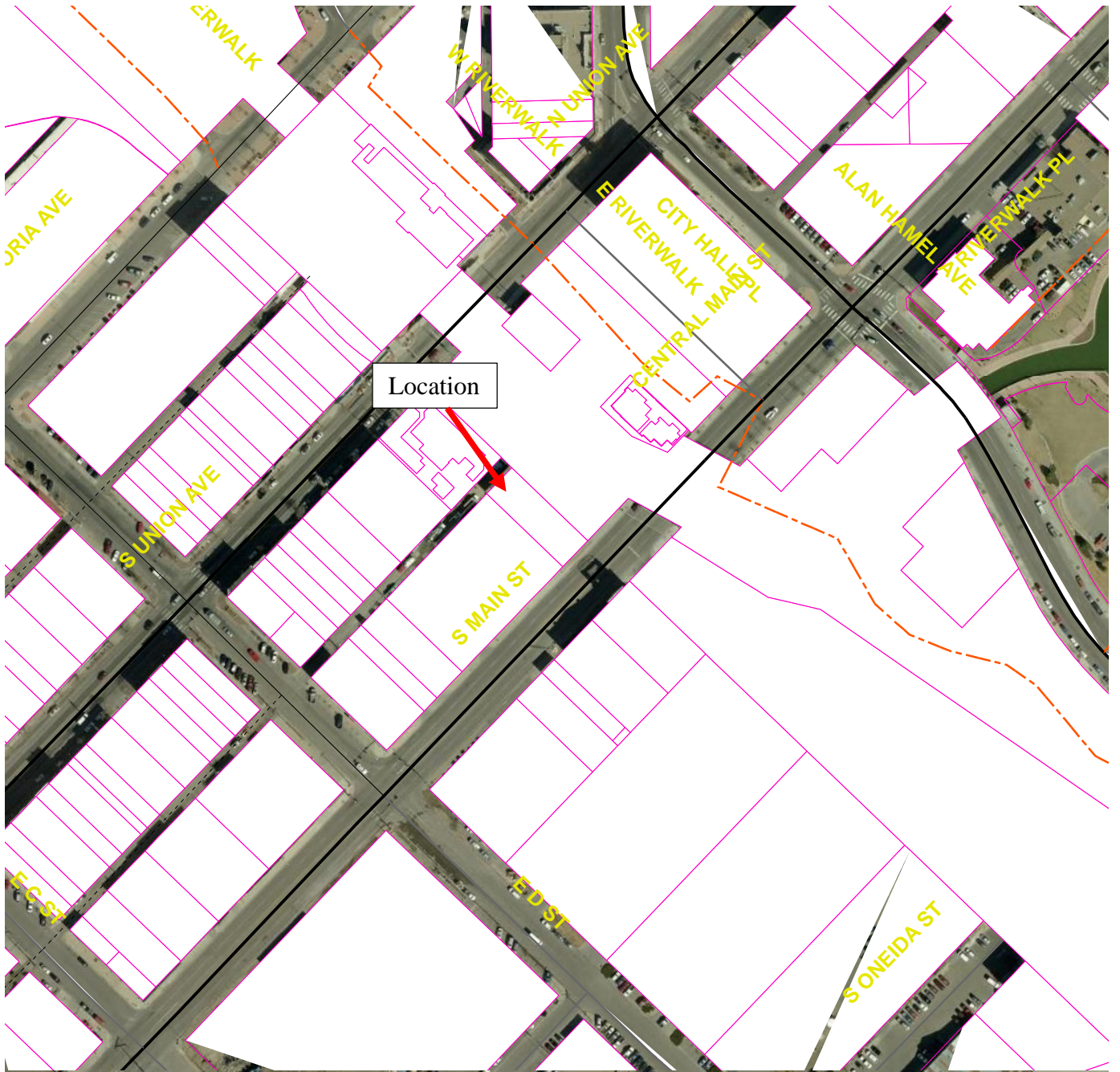


Exhibit C: Photos

