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## HPC 16-11

September 8, 2016

**To:** Historic Preservation Commission  
**From:** Todd Zeiller, Sr. Planner  
**Through:** Steven Meier, Director of Planning and Community Development / Parks & Recreation  
**Location:** 322 South Union Ave  
**Applicant:** Bill Spidel  
**Owner:** Tom McKenna  
**Year Built:** 1898  
**Legal Description:** LOTS 4-5-6-7 BLK 58 SOUTH PUEBLO FORMERLY 05-364-08-001  
**Resource(s):** Various  
**Zone District:** HB, Historic Business District  
**Request:** Certificate of Appropriateness: Install window decals on store front.

### Synopsis

The applicant is proposing to install window decals on the store front.

### Analysis

The normal Historic Preservation Commission process for a Certificate of Appropriateness requires a review for proposed alterations to buildings listed on the historic register and in historic districts, 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 an installation to the exterior, street front, façade of the building the project does require a Certificate of Appropriateness. The potential for the work to affect the character of the district and building exists so it does fall under the review of the HPC.

### Recommendations:

Staff recommends APPROVAL of the Certificate of Appropriateness for 322 South Union Avenue.

### Exhibits

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

## Exhibit A:

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### 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 window decals will be compatible with the existing building window treatments in the Union Avenue Historic District.*
  
2. The proposed work will preserve the special character, interest and value of the landmark or historic district and its environs.
  - Comments:  
*Neutral finding. The proposed window treatments conform to the code requirements for window signs.*
  
3. The proposed work would not be an adverse impact on the exterior features of the landmark
  - Comments:  
*Affirmative finding. The proposed window treatments conform to the code requirements for window signs.*
  
4. The proposed work would be harmonious with the character of the historic structure.
  - Comments:  
*Affirmative finding. Window signs have been a traditional element found in the historic business district.*
  
5. The proposed work will be compatible with respect to scale, form, and composition of principal facade and relationship to the street.
  - Comments:  
*Affirmative finding. The proposed window treatments conform to the code requirements for window signs.*

Exhibit B: Aerial Overview Map



Exhibit C: Photos

**Proposed Layout for 322 South Union**



	Window 1	Window 2	Window 3	Window 4
Glass:	96"h x 44"w	96"h x 45"w	96"h x 45"w	96"h x 44"w
Decal:	6"h x 44"w (1.83 SF)	48"h x 45"w (14.6 SF)	40"h x 45"w (12.41 SF)	6"h x 44"w (1.83 SF)
Coverage:	6.3%	50.0	42.5%	6.3%

Totals: Window Area: 96"h x 186"w = 124SF  
 Proposed Decal Area = 30.7 SF or 24.7% Coverage

Please note that windows extend above awning approximately 2 feet.

Store frontage is 25 feet.