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## HPC 16-15

January 12, 2017

**To:** Historic Preservation Commission  
**From:** Richard Hubler, Planning Intern  
**Through:** Steven Meier, Director of Planning and Community Development / Parks & Recreation  
**Location:** 111 West B St.  
**Applicant:** Deanna Robinson  
**Owner:** K+K IV, LLC  
**Year Built:** 1900  
**Legal Description:** NWLY 66 FT LOTS 1-2 + SWLY 23 FT OF LOT 3 BLOCK 48, SOUTH PUEBLO SUBDIVISION  
**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 windows and on the door and entryway windows.

### 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. The Historic Business District Guidelines provide guidance regarding window signage: "window signs shall not cover more than 25% of a window, and 20% of each door window" and "type styles should promote the traditional historic character of the District."

### Recommendations:

Staff recommends APPROVAL of the Certificate of Appropriateness for 111 West B ST, with the following conditions:

1. Type style font is adjusted to promote traditional historic character.
2. Sign on window 1 is reduced to 9 square feet or less than 25% of window area.

### Exhibits

- A. Findings of Fact
- B. Aerial Overview Map & Zoning 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:  
*Negative finding. The proposed window treatments generally conform to the code requirements for window signs, however the type style is modern and “window 1” size exceeds the 25% coverage allowed in HB zone guidelines.*
  
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 and are non-permanent/removable.*
  
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. This application is consistent with similar window signage issued a Certificate of Appropriateness by HPC for 322 South Union Ave (case HPC-16-11 9/8/2016).*
  
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



Zoning Map

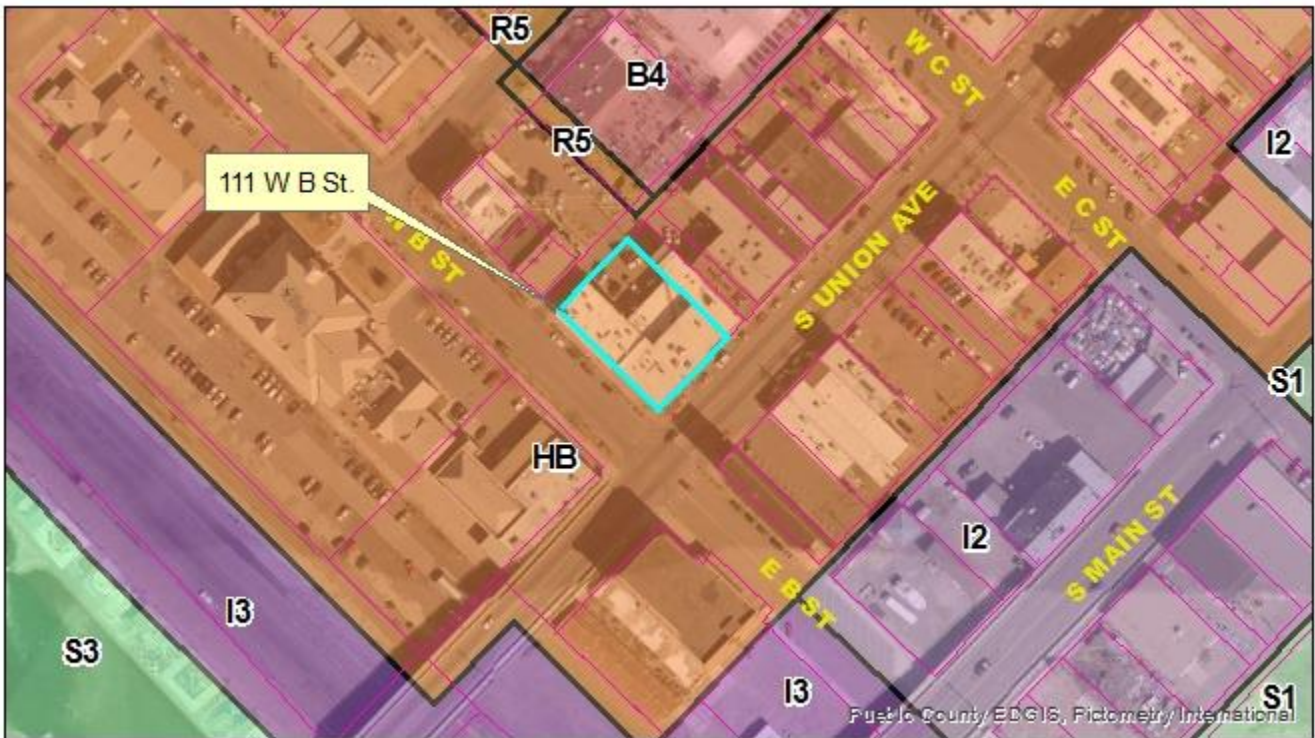
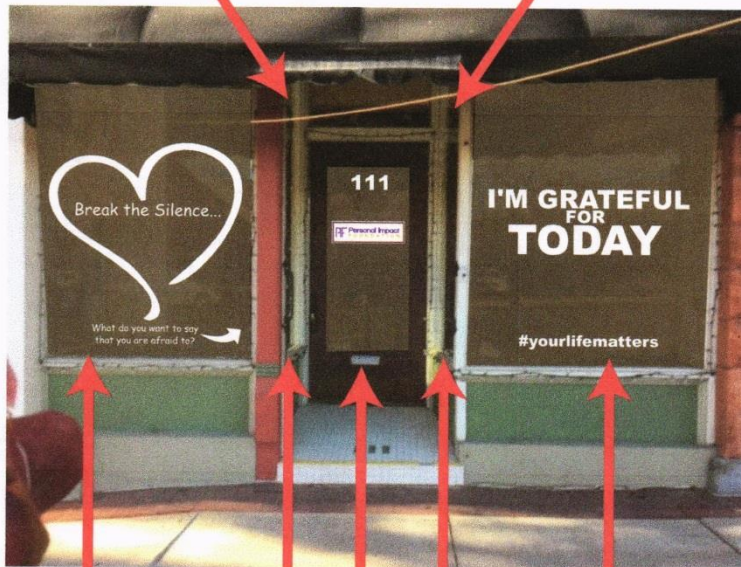
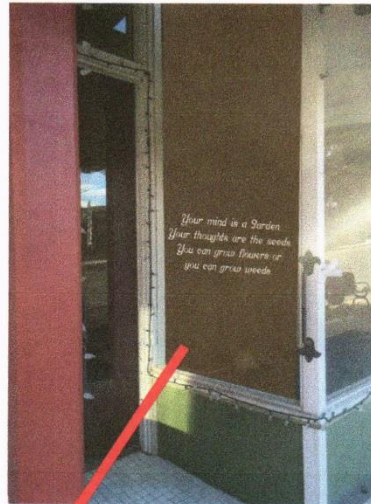
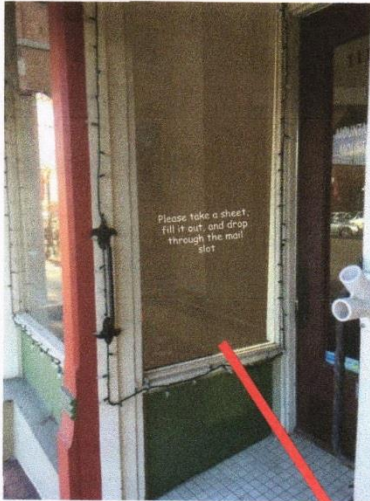




Exhibit C: Photo Record

ATTACHMENT D



	Window (1)	Sidelight (2)	Door (3)	Sidelight (4)	Window (5)
Glass:	91" h x 58" w	91" h x 33" w	64" h x 27" w	91" h x 39" w	91" h x 62" w
Decal:	50" h x 52" w (18 SF)	11" h x 24" w (1.8 SF)	8" h x 27" w (1.5 SF)	16" h x 36" w (4 SF)	22" h x 54" w (8.25 SF)
Coverage:	49.1%	8.8%	12.5%	16.2%	21.1%

Totals: Window Area: 133.33 SF  
 Proposed Decal Area = 33.55 SF or 25.16% Coverage

Please note that windows extend above awning.

Store frontage is 16 feet.

111 West B Street













## **ATTACHMENT F:**

**We feel our request is reasonable because, if we are to reach into the lives of fellow Puebloans, people will need to know where we are and how to contact us. We are not requesting that we be allowed anything extravagant or different from any of the other existing Historic District businesses, many of which have far more window coverage than we are requesting.**

**Thank you for your consideration.**