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211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

HPC-21-02

TO: City of Pueblo Historic Preservation Commission

FROM: Chelsea Stromberg, Planner

THROUGH: Scott Hobson, Acting Director of Planning and Community Development

DATE: April 14, 2021

SUBJECT: Certificate of appropriateness for façade rehabilitation

LOCATION: 119 Central Plaza

CULTURAL LISTING: Tutt Building, constructed 1890, HABS number 5PE.585, listed on National Register of Historic Places on May 17, 1984 (#84000894), local landmark in 2002 by Ordinance 6888.

APPLICANT: Jay Powell, TabCo Limited
119 Central Plaza, Pueblo CO 81003

PROPERTY OWNER: Same

ZONE DISTRICT: Central Business (B-4 Zone) District

LEGAL DESCRIPTION: COM P/I OF N LINE OF UNION AVE WITH S LINE OF ALLEY TH SWLY ALONG SD AVE 41 FT TH NW AT RT ANG TO UNION AVE 43.86 FT TO PL BEG BLK 31 PUEBLO(A)

CONCURRENT REQUESTS: None

PURPOSE:

Section 4-14-11 (c) of the Pueblo Municipal Code (PMC), requires all owners of historic properties to obtain a Certificate of Appropriateness for any alteration or rehabilitation that does, or does not, require a building permit. The applicant requests a Certificate of Appropriateness for repair work involving damaged or deteriorated window trim, moulding, mullions, windows, and painting façade features. *Pueblo Standards of Appropriateness* were considered for this case.

ANALYSIS:

The Tutt Building is also known as the “Triangle Building”, as it is the only unaltered historical triangular shaped structure in Pueblo and is listed on the National Register of Historic Places and is a historic landmark on the Pueblo Inventory of Cultural Resources. In accordance with historic preservation standards, preservation is the primary goal for such buildings; secondary goals include rehabilitation or restoration of historic features to encourage continued or adaptive reuse.

The two story red brick building fronts on Central Plaza and has a secondary façade along the alley. The primary façade consists of plate glass windows with transoms and wainscoting. The second floor contains double hung windows and a unique curved window at the “tip” of the triangle. All second story windows also have transoms.

The applicant submitted a detailed request for the Certificate of Appropriateness (Attachment E) which indicated that “the façade has suffered from neglect and intense daily sunlight The powder blue paint has faded, while much of the light and dark brown paint has faded and delaminated.

Much of the wood moulding has aged poorly and is overdue to be replaced. Many moulding sections were not installed from single lengths of wood and have since split at their seams and deformed. Fortunately, much of the moulding and trim shaded from the sun and rain only needs minor sanding, filling, and paint.

The curved, double hung windows located on the 2nd floor at the corner had deteriorated and were removed. The stiles of the upper double hung window had previously been replaced with 2x4s and permanently secured to the frame. Its meeting rail was unsalvageable. The lower window was unusable-the stiles had separated from the rails due to wood decay. The sash pulleys, cords, and weights were no longer in use. The sun had permanently yellowed the polycarbonate windowpanes and were no longer transparent. The style of the original window stiles and rails was duplicated to the extent possible.”

The applicant is requesting a Certificate of Appropriateness per the requirements contained in Section 12, Chapter 14 – Historic Preservation Code, Title IV – Building Regulations, of the *Pueblo Municipal Code*. The Historic Preservation Commission may approve this application if it serves the goals of the historic preservation standards and recommendations. The request is summarized below:

Scope of Work

1. Replacing and/or repairing and painting damaged moulding, window trim, and mullions,
2. Repairing the upper east corner window framing followed by installing a new double hung curved window and a new permanent upper pane,
3. Removing the front door entryway exterior ceiling vent and repairing the vent hole,
4. Removing the lower east corner exterior vent, and replacing it with a panel matching adjacent panels,
5. Repainting of all façade features.

Applicable Standards of Appropriateness (by section):

1.4 Altering Historic Landmarks or Properties in Historic Districts,

1.5 Preservation Principles,

3.1.4 Rehabilitation and Alterations to Commercial Buildings: First Floors and Second Floors,

The applicant intends to preserve all storefront elements, window transparency, and height. The applicant also intends to include a continuation around the corner to the alley-facing facade.

3.1.5 Rehabilitation and Alterations to Commercial Buildings: Storefronts,

The submitted plans indicate that all dimensions and overall shape of the storefront are being maintained. Transom windows, recessed entry, kick panels, and original architectural detailing will be preserved based on the plans.

3.1.9 Rehabilitation and Alterations to Commercial Buildings: Exterior Materials and Colors.

The applicant submitted samples of the moulding and trim materials that match the original and will be indistinguishable once painted. The applicant intends to repaint (if original material is used) or paint (if the material was replaced) the façade with paint that matches the existing colors. The exterior beige color is a custom color that was created using color-match technology. The exterior white color is Behr 1812 “Swiss Coffee”. The exterior blue is PPG Voice of Color PPG1155-4 “Constellation”. The exterior dark brown is a custom color that was created using color-match technology. Color samples can be found in the file and in Attachment E.

The curved, double hung windows located on the 2nd floor at the corner had deteriorated and were removed. The stiles of the upper double hung window had previously been replaced with 2x4s and permanently secured to the frame. Its meeting rail was unsalvageable. The lower window was unusable-the stiles had separated from the rails due to wood decay. The sash pulleys, cords, and weights were no longer in use. The sun had permanently yellowed the polycarbonate windowpanes and were no longer transparent. The style of the original window stiles and rails was duplicated to the extent possible. The double hung windows will now look and operate as originally installed.

Findings of fact for CERTIFICATE OF APPROPRIATENESS requirements:

1. Conform to the intent and purpose of this code.

- **Comments:**

Affirmative finding, the applicant used current and historic photographic documentation to determine the materials and colors for the restoration per *Standards of Appropriateness* Sec. 1.5.2 Restoration.

2. Preserve the special character, interest, and value of the landmark or historic district and its environs.

- **Comments:**

Affirmative finding, the applicant intends to complete the work in a way that will be indistinguishable from original materials, especially once all wood elements are repainted to coordinate. The colors are from the historical color palette indicated in *Standards of Appropriateness* Sec. 3.1.9.5.

3. Not be an adverse impact on the exterior features of the landmark.

- **Comments:**

Affirmative finding, the applicant intends to rehabilitate the façade in accordance with the historical look of the building.

4. Be harmonious with the character of an historic district (or landmark).

- **Comments:**

Affirmative finding, the replacement materials are composed of wood which is a direct replacement for the original materials.

5. Be compatible with respect to scale, form, and composition of principal facades and relationship to the street.

- **Comments:**

Affirmative Finding, the form of the structure is not being altered.

PLANNING AND COMMUNITY DEVELOPMENT STAFF RECOMMENDATION:

Staff recommends Approval for the exterior rehabilitation.

CONDITIONS IF APPROVED:

Should the Historic Preservation Commission find it appropriate to grant a Certificate of Appropriateness, the staff recommends including with the following conditions

1. **Time Limits:** Date of issuance of permit: April 14, 2021. Certificate of Appropriateness shall become invalid unless work or action authorized by permit is fully executed by December 9, 2021.
2. **Required Revisions:** Any revisions or additions to plans required as a result of approval must be submitted and stamped “approved” prior to the sign-off of the building permit routing slip.
3. **Changes:** The project shall be completed as shown on the plans, which have been stamped “approved” and dated by the Department of Planning and Community Development. The project shall not deviate from the approved plans without prior written approval from the Department of Planning and Community Development, and may be subject to further review by the Historic Preservation Commission.
4. **Property Inspection:** By acceptance of this certificate, the Certificate holder authorizes City Officials and/or their authorized representatives, access to the subject property for the purpose of observing work in progress and inspecting and/or measuring the property or improvements as long as the use authorized by this certificate remains in effect.
5. **Building Permit; Other Permits:** Certificate holder is solely responsible for obtaining BUILDING PERMIT and all other applicable local, state, and federal permits.
6. **Appeals** of a decision of the Historic Preservation Commission can occur up to twenty (20) days following such decision. Any work done in connection with this certificate prior to the expiration of all applicable appeal periods is done SOLELY at the risk of the Certificate holder.
7. **Errors:** Certificate holder is solely responsible for the accuracy of all information contained in the Certificate of Appropriateness form and in accompanying documentation. Any errors contained therein may invalidate the Certificate of Appropriateness and may result in issuance of a code violation citation and prosecution.
8. **Transfer of Ownership:** In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become Certificate holder and subject to compliance with the terms and conditions of this certificate.

9. **Violations/Penalties:** A violation of any of the conditions of this certificate or of any provision of the Pueblo Municipal Code may result in a penalty of up to three hundred dollars (\$300) per day.
10. **Incorporation and Reference of All Plans Presented to the Historic Preservation Commission:** This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant at Historic Preservation Commission meetings and hearings on the subject application to the extent that they are not in conflict with other stated conditions or regulations.

ATTACHMENTS:

- A. Location Map
- B. Comprehensive Plan Map
- C. Site Photographs
- D. Application
- E. Application Support



(A) LOCATION

(B) APPLICANT PHOTOS



(C) SITE PHOTOGRAPHS



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Certificate of Appropriateness Application Residential: \$75

Please type or **print** clearly. Illegible applications will not be accepted. Non-Residential: \$150

	Property Owner:	Applicant (If different from property owner):		
Contact Info	Name: TabCo Limited	Name: Jay Powell		
	Address: 119 Central Plaza	Company: TabCo Limited		
	Zip: 81003	Address: 119 Central Plaza	Zip: 81003	
	Phone: (719) 406-6626	Phone: (719) 406-6626	Fax:	
	Email: TabCoLimitedPueblo@gmail.com	Email: TabCoLimitedPueblo@gmail.com		
<i>The applicant will be the primary contact unless otherwise noted.</i>				
Property Info	Property Address: 119 Central Plaza			
	Parcel No: 536136010			
	Legal Description: COM P/I OF N LINE OF UNION AVE WITH S LINE OF ALLEY TH SWLY ALONG SD AVE 41 FT TH NW AT RT ANG TO UNION AVE 43.86 FT TO PL BEG BLK 31 PUEBLO(A)			
	Property Size: 1635 SF	Zone: B4 Commercial		
Project Information	General Information			
	Name of structure: Tutt Building - 119 Central Plaza			
	Provide a short description of the proposed work: (separate narrative as Attachment A also required) Front Exterior Rehabilitation			
	Type of Historic Registry: <input checked="" type="checkbox"/> National <input type="checkbox"/> State <input type="checkbox"/> Local			
	Scope of work: (Mark all that apply and attach a detailed description as Attachment A)	<input type="checkbox"/> New construction		
		<input type="checkbox"/> Addition - % of existing _____ %		
		<input type="checkbox"/> Modification		
		<input checked="" type="checkbox"/> Paint:		
		<input checked="" type="checkbox"/> New Colors _____		<input type="checkbox"/> Repaint same colors _____
		<input type="checkbox"/> Paint removal PPG1074-7 Dark Brown		
<input type="checkbox"/> Awning PPG1086-5 Light Brown				
<input type="checkbox"/> Replace or add windows or doors PPG1155-4 Powder Blue				
<input type="checkbox"/> Signs				
<input type="checkbox"/> Reroof				
<input type="checkbox"/> Demolition				
<input type="checkbox"/> Maintenance of stone or brick				
<input type="checkbox"/> Certificate of economic hardship				
<input type="checkbox"/> Lighting				
<input checked="" type="checkbox"/> Other: <u>Replace and/or paint worn beaded inserts, quarter round trim, wainscot trim, window trim, wood spacing between upper bay window frames, and upper window casings.</u>				

(Continue Next Page)

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Project Information	Existing Building Information	
	Area?	~1260 sq ft
	Storefront width?	~36 ft
	Height?	~35 ft
	Materials?	Brick, wood, glass, steel, stone
	Year built?	1890
	Proposed Construction Information	
	Area?	Less than 200 sq ft
	Height?	10 ft
	Materials?	wood, paint
Additional information regarding the specific request: see attached		
Attachment Checklist:		
<p>The following list of attachments are required to accompany all applications:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A. Explanation of the request as listed above. Be specific. <input type="checkbox"/> B. Site plan detailing the request (See site plan requirements sheet). <input type="checkbox"/> C. Applicable application, if any (i.e. Single Family Home Application). <input checked="" type="checkbox"/> D. Photographs. Included with explanation <input checked="" type="checkbox"/> E. Color samples. <input checked="" type="checkbox"/> F. Additional information that you believe justifies the request. 		
<p>By signing below, the Property Owner and Applicant are representing that each understands and agrees to the following terms:</p> <ol style="list-style-type: none"> 1. Authorized personnel from the City of Pueblo, are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application, including Certificate of Occupancy Inspections. 2. There are no known hazards or vicious animals present on the subject property. 3. All information contained in this application, is true and accurate to the best of my knowledge. 4. The City of Pueblo is under no obligation to approve the request contained in this application. No promises of approval are conveyed with the acceptance of this application. 5. It is highly recommended that a licensed surveyor complete a property survey before any construction takes place. The property owner is responsible for any construction that takes place within the boundaries of their property. The city may require any construction built outside of the property legal boundaries or within any setbacks (by intent or error), to be removed at the owners' expense. 		
Signatures	Property Owner	
	Print Name:	TabCo Limited
	Signature:	Date: 10/9/2020
	Applicant, if different from Property Owner	
Signatures	Print Name:	Jay Powell
	Signature:	Date: 10/9/2020

Office Use Only	Zoning Compliance (Completed by City Staff)		Receipt:
	Application received by:	Date:	
	Hearing date:	Case #:	
	Application approved by:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions <input type="checkbox"/> Administrative Approval	
Date:			