

Angela Rayne

Gregory Howell  
Vice Chair

Jason Falsetto  
Secretary



Anthony Perko  
Vice-Secretary

Laurel Campbell

Megan Moore

Alyssum Skjeie

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

## HPC-21-03

**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 to install eyehooks on wood freight door frames and in the mortar on each side of the freight doors to support wires to secure art display.

**LOCATION:** 201 West B Street

**CULTURAL LISTING:** Rio Grande Freight House, constructed 1890, HABS number 5PE.1519, part of the Union Avenue Historic District

**APPLICANT:** Laurel Campbell, The Heritage Museum

**PROPERTY OWNER:** Southeastern Colorado Heritage Center / City of Pueblo

**ZONE DISTRICT:** Historic Business (HB Zone) District

**LEGAL DESCRIPTION:** 36-20-65 A PAR OF LAND SITUATE IN THE CITY OF PUEBLO, PUEBLO COUNTY, COLORADO, DESC AS FOLLS: THOSE POR OF BLKS 28 + 38, + THOSE POR OF THE VAC STREETS + ALLEYS ADJ THERETO IN THE FORMER TOWN OF SOUTH PUEBLO, NOW A PART OF SD CITY OF PUEBLO, ACCORDING TO THE RECD PLAT THEREOF FILED FOR RECORD DECEMBER 13, 1872, BK 2A, PG 4 IN THE RECORDS OF THE PUEBLO COUNTY CLERK + RECORDER, + A POR OF 36-20-65 W OF THE 6TH PM, DESC AS FOLLS: A PAR OF LAND BEING A POR OF THAT LAND DESC IN THAT DEED RECD DECEMBER 29, 1993, BK 2703, PG 364, IN THE RECD OF THE PUEBLO COUNTY CLERK + RECORDER, BEING MORE PARTICULARLY DESC AS FOLLS: BEG AT THE MOST SLY CORN OF BLK 38, IN THE FORMER TOWN OF SOUTH PUEBLO, NOW A PART OF SD CITY OF PUEBLO: TH N 45 DEG 02 MIN 46 SEC W ( BEARINGS BASED ON THE SURVEY REFERENCE LINE OF "" C "" STREET FROM THE INTERSECTION OF 3RD ST (KNOWN AS LAMKIN ST) + ""C "" STREET MONUMENTED WITH A CONCRETE MONUMENT WITH PK NAIL IN CAST IRON MONUMENT BOX + THE INTERSECTION OF 4TH ST (KNOWN AS VICTORIA STREET) + ""C"" STREET MONUMENTED WITH A CONCRETE NAIL WITH 4 CITY STRADDLERS ASSUMED TO BEAR S 45 DEG 01 MIN 16 SEC E) ALG THE SWLY LN OF SD BLK 38, THAT IS ALSO THE NELY LN OF ""B"" STREET, AS SHOWN ON THE PLAT OF SD TOWN OF SOUTH PUEBLO, A DIST OF 300.90 FT, TO THE MOST WLY COR OF LAST SD BLK: TH S 44 DEG 57 MIN 14 SEC W FROM LAST SD LN , A DIST OF 80.00 FT, TO THE SWLY LN OF ""B"" STREET; TH N 45 DEG 02 MIN 46 SEC W, ALG LAST SD LN, A DIST OF 48.92 FT , TO THE MOST ELY COR OF PAR 2 AS DESC IN THAT DEED FROM THE PUEBLO UNION DEPOT + RR CO TO THE DENVER + RIO GRANDE WESTERN RR CO ( PREDECESSOR TO SOUTHERN PACIFIC TRANSPORTATION COMPANY) RECD DECEMBER 23, 1983, #735070; TH ALG THE NELY ON OF SD PAR 2 TH FOLLG 3 COURSES: 1) N 44 DEG 59 MIN 00 SEC W, A DIST OF 190.03 FT, TO THE SWLY PROLONGATION OF THE NWLY LN OF THE ALLEY OF SD BLK 28; 2) TH N 83 DEG 02 MIN 00 SEC W, A DIST OF 119.97 FT; 3) TH N 36 DEG 59 MIN 00 SEC W, A DIST OF 47.13 FT, TO THE SWLY PROLONGATION OF THE NWLY LN OF SD BLK 28; TH N 45 DEG 01 MIN 00 SEC 00 E, ALG LAST SD PROLONGATION, A DIST OF 86.21 FT; TH N 14 DEG 59 MIN 00 SEC W, A DIST OF 92.38 FT, TO THE SWLY PROLONGATION OF THE SELY LN OF BLK 18 IN SD TOWN OF SOUTH PUEBLO: TH N 45 DEG 01 MIN 00 SEC E, ALG LAST SD PROLONGATION + SD SELY LN OF LAST SD BLOCK A DIST OF 190.42 FT, TO THE MOST ELY COR OF LOT 26 OF LAST SD BLK, THAT IS ALSO A PT ON THE NWLY PROLONGATION OF THE NELY LN OF LOT 7 OF SD BLK 28: TH S 44 DEG 59 MIN 00 SEC E, ALG LAST SD PROLONGATION + NELY LN OF SD LOT 7 THE NWLY PROLONGATION OF THE NELY LN OF LOT 26 OF LAST SD BLK 28 + SD NELY LN OF SD LOT 26 OF SD BLK, A DIST OF 380.00 FT, TO THE SELY LN OF SD BLK 28: TH S 45 DEG 01 MIN 00 SEC W, ALG LAST SD SELY LN, THAT IS ALSO THE NWLY LN OF 3RD STREET ( KNOWN AS LAMKIN ST), AS SHOWN ON PLAT OF SD TOWN

OF SOUTH PUEBLO, A DIST OF 24.46 FT, TO THE NWLY PROLONGATION OF THE NELY LN OF LOT 6 OF SD BLK 38; TH S 44 DEG 58 MIN 50 SEC E, ALG LAST SD PROLONGATION + SD NELY LN OF SD LOT 6, + ALSO THE SELY PROLONGATION OF LAST SD NELY LN, A DIST OF 240.34 FT, TO THE MOST WLY COR OF LOT 26, THAT IS ALSO A PT IN THE SELY LN OF THE ALLEY IN SD BLK 38; TH N 44 DEG 58 MIN 29 SEC E, ALG SD SELY LN OF SD ALLEY, A DIST OF 24.65 FT, TO THE MOST NLY COR OF LOT 26, S 45 DEG 02 MIN 07 SEC E, ALG THE NELY LN OF LAST SD LOT 26 TH S 45 DEG 02 MIN 07 SEC E, ALG THE NELY LN OF LAST SD LOT 26, A DIST OF 140.32 FT, TO THE SELY LN OF SD BLK 38; TH S 44 DEG 55 MIN 58 W, ALG LAST SD SELY LN, THAT IS ALSO THE NWLY LN OF 4TH ST (KNOWN AS VICTORIA ST), AS SHOWN ON SD PLAT OF THE TOWN OF SOUTH PUEBLO, A DIST OF 175.35 FT, TO THE PT OF BEG. LESS POR SOLD BY QCD #1271419 TO GUAY FORMERLY 05-363-21-006

**CONCURRENT**        None  
**REQUESTS:**

**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 to install three eyehooks on five of the freight doors of the Heritage Museum (Rio Grande Freight House) for the purpose of displaying historic artwork. The artwork will be affixed to wires which will be attached to the eye hooks; this will allow the artwork to be changed regularly without creating additional attachment points.

**ANALYSIS:**

The Rio Grande Freight House 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 one-story red brick building fronts on West B Street and has a secondary façade along Victoria Avenue. The primary façade consists of seven red painted wood fright doors.

The Pueblo Municipal Code Schedule of District Regulations for the Historic Business District, Section 17-4-5(a)1(f) states that “Alterations shall not destroy the significant historical, architectural or cultural materials of the building or structure, and shall be constructed in such a manner to preserve the essential form and integrity of the structure. All alterations and new construction shall be compatible with the size, scale, architectural detail and character of the existing building.” The proposed changes comply with these requirements.

Section 17-4-5(a)1(f)8 states that “Architectural details, including but not limited to material, color and texture shall be compatible with the architectural style of the existing structure.” While the art installation itself is not comprised of historically accurate materials, the art will depict historical photography of Pueblo, which will be consistent with the period of significance of the structure. The proposed changes comply with these requirements.

The Standards of Appropriateness Standard 3.1.9.1 States that the proposed changes should “Avoid concealing original façade materials”. While the art installation may temporarily screen portions of the loading dock doors, the material itself will not be covered by any new material, and will be restored to sight, in the current condition once the art installation is removed.

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 discussed in detail below:

Scope of Work

1. Install one eye hook on the wood directly below the freight door numbers on five of the freight doors. (five hooks total)
2. Install one eye hook in the mortar on each side of five of the freight doors. (ten hooks total)

Findings of fact for CERTIFICATE OF APPROPRIATENESS requirements:

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

- **Comments:**

Affirmative finding, the applicant is not materially altering the structure as the eye hooks may be removed and the doors and mortar may be patched.

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

- **Comments:**

Neutral finding, The applicant is disrupting historic materials, however, those materials will not be permanently damaged as the eye hooks may be removed and the doors and mortar may be patched.

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

- **Comments:**

Affirmative finding, the applicant is intentionally minimizing the impact to the historic structure by using eye hooks and wires which may be reused for multiple pieces of art, without the need to reattach supports to the building. After the display, the art, wires, and eye hooks will be removed and the façade will be restored to the previous appearance.

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

- **Comments:**

Affirmative finding, the applicant will be displaying historic art prints which will be cohesive with the character of the district.

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.

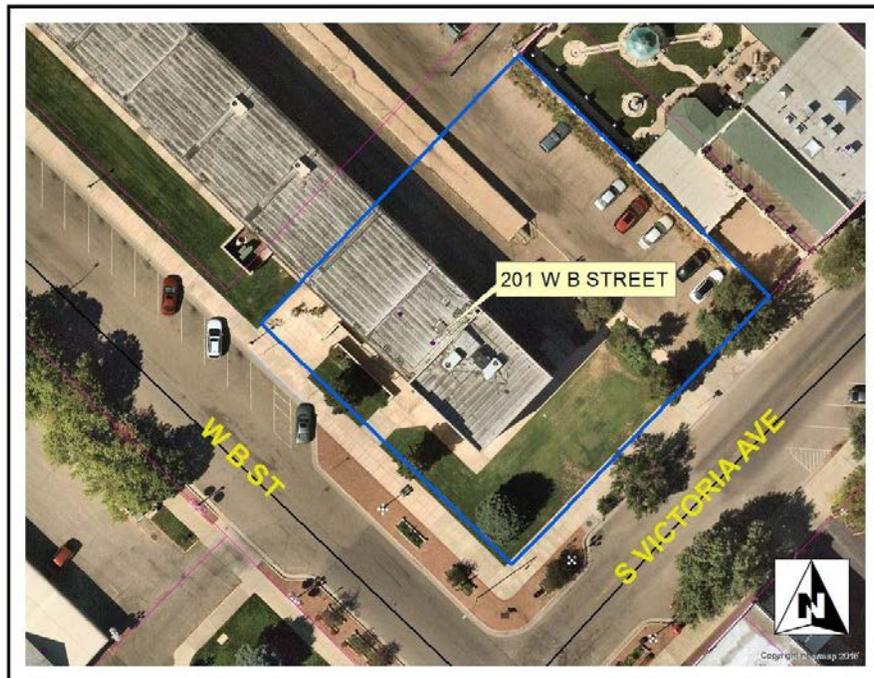
**CONDITIONS IF APPROVED:**

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 April 14, 2022.
2. All attaching bolts must be in the brick mortar and not the brick itself; details of the method of attachment are to be presented to Staff for administrative approval.
3. The art may not contain commercial messaging, unless displayed as part of a historic photograph.

**ATTACHMENTS:**

- A. Location Map
- B. Site Photographs
- C. Application



( A ) LOCATION

(B) SITE PHOTOGRAPHS







**Certificate of Appropriateness Application** Residential: \$75

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

<b>Contact Info</b>	<b>Property Owner:</b>		<b>Applicant (If different from property owner):</b>	
	Name: <i>Southeastern Colo Heritage Ctr aka The Heritage Museum</i>		Name: <i>Laurel Campbell</i>	
	Address: <i>201 W B St. Pueblo</i>		Company: <i>same</i>	
	Zip: <i>81003</i>		Address:	Zip:
	Phone: <i>(719) 295-1517</i>		Phone: <i>(719) 250-9435</i>	Fax:
Email: <i>info@theheritagecenter.us</i>		Email: <i>laurelcampbell67@gmail.com</i>		
<i>The applicant will be the primary contact unless otherwise noted.</i>				
<b>Property Info</b>	Property Address: <i>201 W. B St, Pueblo Co 81003</i>			
	Parcel No: <i>536321009 - City owned</i>			
	Legal Description: <i>Too lengthy</i>			
	Property Size:		Zone:	
<b>Project Information</b>	<b>General Information</b>			
	Name of structure: <i>Southeastern Colorado Heritage Ctr / City HR</i>			
	Provide a short description of the proposed work: <i>place an eyehook under each freight door number to hang revolving art</i>			
	Type of Historic Registry: <input 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 type="checkbox"/> Paint: <input type="checkbox"/> New Colors _____   <input type="checkbox"/> Repaint same colors _____ <input type="checkbox"/> Paint removal <input type="checkbox"/> Awning <input type="checkbox"/> Replace or add windows or doors <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: <i>attach eye hook to each freight door to hang art.</i>				

*and an eye hook in the mortar on each side of door - see picture*

(Continued from previous page)

<b>Project Information</b>	<b>Existing Building Information</b>	
	Area?	Union Ave Historic District
	Storefront width?	
	Height?	
	Materials?	brick
	Year built?	1923

<b>Project Information</b>	<b>Proposed Construction Information</b>	
	Area?	5 freight doors - on exterior along B Street
	Height?	
	Materials?	wood
Additional information regarding the specific request:		

<b>Attachment Checklist:</b>	
The following list of attachments are required to accompany all applications:	
<input type="checkbox"/>	A. Site plan detailing the request (See site plan requirements sheet).
<input type="checkbox"/>	B. Applicable application, if any (i.e. Single Family Home Application).
<input checked="" type="checkbox"/>	C. Photographs.
<input type="checkbox"/>	D. Color samples.
<input type="checkbox"/>	E. Additional information that you believe justifies the request. <i>eye hook</i>

<b>Terms</b>	By signing below, the Property Owner and Applicant are representing that each understands and agrees to the following terms:	
	<ol style="list-style-type: none"> <li>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.</li> <li>2. There are no known hazards or vicious animals present on the subject property.</li> <li>3. All information contained in this application, is true and accurate to the best of my knowledge.</li> <li>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.</li> <li>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.</li> </ol>	

<b>Signatures</b>	Property Owner	
	Print Name:	Southeastern Colorado Heritage Ctr dba <sup>The Pueblo</sup> Heritage Museum
	Signature:	<i>Laurel Campbell</i> Date: 3/3/21
	Applicant, if different from Property Owner	
	Print Name:	Laurel L. Campbell
	Signature:	<i>Laurel Campbell</i> Date: 3/3/21

<b>Office Use Only</b>	Zoning Compliance (Completed by City Staff)	
	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:	



3

eye hook

wire

wire

wire

eye hook

eye hook

