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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-21-05

May 12, 2021

To: Historic Preservation Commission
From: Chelsea Stromberg, Senior Planner
Through: Scott Hobson, Acting Director of Planning and Community Development
Location: 229 S. Union Avenue
Applicant: Magpies Restaurant
Owner: Same
Year Built: 1881
Legal Description: On file
Zone District: HB, Regional Business District

Synopsis

According to Section 4-14-11(c) any building in the HB requires a Certificate of Appropriateness prior to the commencement of any alteration, construction, reconstruction, restoration, rehabilitation, or relocation. The applicant is requesting permission to replace all four southeast facing second floor windows, one 26 x 89-inch windows, and three 44 x 89-inch windows. The applicant proposes vinyl single hung replacement windows with white exteriors, and fiberglass mesh screens from Jeld-Wen Windows. The windowsills will be painted to match the existing light taupe color.

Analysis

Vinyl windows are often used as substitute for wood replacements in the arid southern climate. The Standards of Appropriateness Section 4.3.6 Doors and Windows, #6 states that if windows are too deteriorated to repair that replacements should match as closely as possible in material and configuration. While the new windows would not match the existing windows in material, they would not diminish the appearance of the structure because the windows will conform to the dimensions, single hung design, color, and fenestration of the existing windows. The proposed windows meet the Standards of Appropriateness.

Recommendations:

Staff recommends **APPROVAL**.

Exhibits

- A. Findings of Fact
- B. Aerial image of the property
- C. Photographs of the existing building and windows
- D. Applications and attachments

Exhibit A. Findings of Fact for a Certificate of Appropriateness

FINDINGS OF FACT FOR A CERTIFICATE OF APPROPRIATENESS

- 1. The proposed work is in conformance with guidelines set forth in the Standards of Appropriateness Adopted by City Council.
Applicable guideline: Pueblo Standards of Appropriateness, 4.3.6
 - Comments
Affirmative finding. Guidelines state that windows should be repaired or replaced with similar materials and configurations.
- 2. The proposed work is in conformance with the Secretary on Interior's Standards for Rehabilitation if applicable:
Applicable guideline: Windows: "Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details".
 - Comments:
Affirmative finding. The proposed work will not negatively affect the historic characteristics of the historic building and the proposed windows maintain original configurations and materials.
- 3. The proposed work would not negatively affect the historic property or district in question.
 - Comments:
Affirmative finding. The windows will not negatively affect the historic property as they will appear from the ground to match the original windows.

















Planning & Community Development

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

Certificate of Appropriateness Application Residential: \$75

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

| | | | | |
|--|---|--------------------|--|-----|
| Contact Info | Property Owner: | | Applicant (if different from property owner): | |
| | Name: | MAGPIES RESTAURANT | Name: | |
| | Address: | 229 S UNION AVE | Company: | |
| | Zip: | 81003 | Address: | |
| | Phone: | 719 542 5522 | Phone: | () |
| Email: | lucicinc2@msn.com | Email: | | |
| <i>The applicant will be the primary contact unless otherwise noted.</i> | | | | |
| Property Info | Property Address: SAME AS ABOVE | | | |
| | Parcel No: | | | |
| | Legal Description: | | | |
| | Property Size: | Zone: HB | | |
| General Information | Name of structure: MAGPIES RESTAURANT | | | |
| | Provide a short description of the proposed work: REPLACE 4 WINDOWS (STREET SIDE) 2 ND FLOOR | | | |
| | Type of Historic Registry: <input type="checkbox"/> National <input type="checkbox"/> State <input type="checkbox"/> Local | | | |
| Project Information | Scope of work: <input type="checkbox"/> New construction | | | |
| | (Mark all that apply and attach a detailed description as Attachment A) <input type="checkbox"/> Addition - % of existing _____ % | | | |
| | <input checked="" 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 checked="" 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 type="checkbox"/> Other: | | | | |

(Continued from previous page)

| | | |
|--|--|---|
| Project Information | Existing Building Information | |
| | Area? | |
| | Storefront width? | |
| | Height? | |
| | Materials? <i>See Mountain West Glass Quote</i> | |
| | Year built? | |
| | Proposed Construction Information | |
| | Area? <i>N/A</i> | |
| | Height? <i>N/A</i> | |
| | Materials? <i>Window replacement: 4 second story windows</i> | |
| Additional information regarding the specific request: | | |
| Attachment Checklist: | | |
| 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). <i>N/A</i> <input type="checkbox"/> B. Applicable application, if any (i.e. Single Family Home Application). <input type="checkbox"/> C. Photographs. <i>Take picture</i> <input type="checkbox"/> D. Color samples. <input type="checkbox"/> E. Additional information that you believe justifies the request. | | |
| By signing below, the Property Owner and Applicant are representing that each understands and agrees to the following terms: | | |
| 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: | <i>Lauree Springfield</i> |
| | Signature: | <i>Lauree Springfield</i> Date: <i>05-07-2021</i> |
| | Applicant, if different from Property Owner | |
| | Print Name: | |
| Signatures | Signature: | Date: |

| | | |
|------------------------|--|--|
| Office Use Only | 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: | |

MOUNTAIN WEST GLASS,
 INC.
 4111 OUTLOOK BLVD.
 PUEBLO, CO 81008

Quote

| | |
|-----------|---------|
| Date | Quote # |
| 9/30/2020 | 3012 |

| |
|----------------|
| Name / Address |
| JIM MITCHELL |

MAGPIES

| | |
|-----|---------|
| Rep | Project |
| | |

| Description | Qty | Total |
|--|-----|----------|
| JELD-WEN WINDOW LOW-E 366 BLOCK SIZE 26X89 | 1 | 452.27T |
| JELD-WEN WINDOW LOW-E 366 BLOCK SIZE 44X89 | 1 | 572.88T |
| LABOR | | 2,280.00 |
| METAL FOR BOTTOM OF WINDOW SILL BENT TO COVER WOOD | 1 | 400.00T |
| WINDOW SILL PAINTED TO MATCH AND THIS ALSO INCLUDES SEALANT | | |
| WINDOW'S TAKE ABOUT 4 WEEK'S FOR PRODUCT TO ARRIVE AT OUR SHOP | | |
| Sales Tax | | 17.53 |

Thank you for your business.

| | |
|--------------|--------------|
| Phone # | Fax # |
| 719-544-5277 | 719-544-5270 |

Total

\$3,722.68

Ryan Picco
 Mountain West Glass, Inc.
 880 EAGLERIDGE BLVD
 PUEBLO, CO 81008



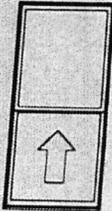
QUOTE BY : Ryan Picco
 SOLD TO :
 PO# :
 Ship Via : Ground

QUOTE # : JW200901A6E - Version 0
 SHIP TO :
 PROJECT NAME :
 REFERENCE :

U-Factor Weighted Average: 0.32

SHGC Weighted Average: 0.22

| LINE | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|--------|--------------------------------|---|-------------------|-----|-------------------|
| Line 1 | Rough Opening : 26 1/4 X 89 | Frame Size: 25 3/4 x 88 1/2 Actual Size: 25 3/4 -in X 88 1/2 -in Premium Vinyl Single Hung Window Side Load With Even Sight Line, Nail Fin (1 1/4" setback), White Ext/White Int , Vent Height = 42 , Low-E 366 Clear High Altitude Standard Screen with Fiberglass Mesh, White Int Hardware, Mag-Lock(s), 1 Lock, , Clear Opening 22w, 38h, 5.8sf, US National-AAMA PG35, DP+35/-35, U-Factor: 0.32, SHGC: 0.22, VT: 0.52, CR: 52.00, ER: 13.00, CPD: JEL-A-543-16123-00001 PEV 2020.3.0.3205/PDV 6.414 (08/10/20)WO | \$452.27 | 1 | \$452.27 |
| | Viewed from Exterior. Standard | | | | |
| Line 2 | Rough Opening : 43 1/2 X 89 | Frame Size: 43 x 88 1/2 Actual Size: 43 -in X 88 1/2 -in Premium Vinyl Single Hung Window Side Load With Even Sight Line, Nail Fin (1 1/4" setback), White Ext/White Int , Vent Height = 42 , Low-E 366 Clear High Altitude Standard Screen with Fiberglass Mesh, White Int Hardware, Mag-Lock(s), 2 Locks, , Clear Opening 39.3w, 38h, 10.3sf, US National-AAMA PG35, DP+35/-35, U-Factor: 0.32, SHGC: 0.22, VT: 0.52, CR: 52.00, ER: 13.00, CPD: JEL-A-543-16123-00001 PEV 2020.3.0.3205/PDV 6.414 (08/10/20)WO | \$572.28 | 1 | \$572.28 |
| | Viewed from Exterior. Standard | | | | |



cust-46661

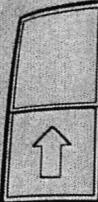
Quote Date: 09/30/2020

Page 1 of 2 (Prices are subject to change.) JW200901A6E (Ver:0) - 09/30/2020 2.14 PM

Drawings are for visual reference only and may not be to exact scale.
 All orders are subject to review by JELD-WEN

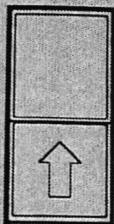
Last Modified: 09/30/2020

| LINE | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|--------|-----------------------------|---|-------------------|-----|-------------------|
| Line 3 | Rough Opening : 43 1/2 X 89 | Frame Size: 43 x 88 1/2 Actual Size: 43 -in X 88 1/2 -in Premium Vinyl Single Hung Window Side Load With Even Sight Line, Nail Fin (1 1/4" setback), White Ext/White Int , Vent Height = 42 , Low-E 366 Clear High Altitude Standard Screen with Fiberglass Mesh, White Int Hardware, Mag-Lock(s), 2 Locks, , Clear Opening 39.3w, 38h, 10.3sf, US National-AAMA PG35, DP+35/-35, U-Factor: 0.32, SHGC: 0.22, VT: 0.52, CR: 52.00, ER: 13.00, CPD: JEL-A- 543-16123-00001 PEV 2020.3.0.3205/PDV 6.414 (08/10/20)WO | \$572.28 | 1 | \$572.28 |



Viewed from Exterior. Standard

| | | | | | |
|--------|-----------------------------|---|----------|---|----------|
| Line 4 | Rough Opening : 43 1/2 X 89 | Frame Size: 43 x 88 1/2 Actual Size: 43 -in X 88 1/2 -in Premium Vinyl Single Hung Window Side Load With Even Sight Line, Nail Fin (1 1/4" setback), White Ext/White Int , Vent Height = 42 , Low-E 366 Clear High Altitude Standard Screen with Fiberglass Mesh, White Int Hardware, Mag-Lock(s), 2 Locks, , Clear Opening 39.3w, 38h, 10.3sf, US National-AAMA PG35, DP+35/-35, U-Factor: 0.32, SHGC: 0.22, VT: 0.52, CR: 52.00, ER: 13.00, CPD: JEL-A- 543-16123-00001 PEV 2020.3.0.3205/PDV 6.414 (08/10/20)WO | \$572.28 | 1 | \$572.28 |
|--------|-----------------------------|---|----------|---|----------|



Viewed from Exterior. Standard

| | |
|-----------------------------|------------|
| Total: | \$2,169.11 |
| CITY, STATE (3.70%): | \$80.26 |
| COUNTY (3.90%): | \$84.60 |
| Net Total: | \$2,333.96 |
| Total Units: | 4 |

Note: Note: Please review this quote/proposal carefully. It is buyer's responsibility to verify Frame Clad Color, Glass Color, Glass Type, Sizes, Quantities, Window and Door handing and Glazing options including Tempered Glass. Although every precaution is taken to ensure safety glazing compliance, Mountain West Glass, Inc., cannot be responsible for changes in final job-site grading and/or exterior steps or stairs which

For CA Title 24 applications, refer to weighted average U-Factor and SHGC, and discuss with California energy consultant to ensure compliance with code.

cust-46661

Quote Date: 09/30/2020

Page 2 of 2 (Prices are subject to change.)

Drawings are for visual reference only and may not be to exact scale.
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JW200901A6E (Ver:0) - 09/30/2020 2.14 PM

Last Modified: 09/30/2020

229 S. Union Avenue

Lg window (3)

48 in Brick to Brick

45 x 42 vent

43 3/4 inside - inside brick molder

93 3/4 Stone header
Stone ledge

3 in seal

2 in Brick ~~molder~~ sides - top

Sm window (1)

30 in Brick to Brick

24 x 45 vent

26 in Brick ~~molder~~ Brick molder

94 in Stone header