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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-001-2022

January 19th, 2022

To: Historic Preservation Commission
From: Wade Broadhead, Planner
Through: Scott Hobson, Director of Planning and Community Development
Location: **107 S. Union Avenue**
Applicant: Kelly Sparker
Owner: Precariously Gregarious
Year Built: 1886
Resource Name Orman and Crook Armory Block/ Sam Nelson Furniture
Legal Description: Lots 17 and 18, Block 60, South Pueblo
Zone District: **HB, Historic Business District**

Request: **Reveal & replace windows, transom, storefront, , doors, and add a new rear deck and various alley façade modifications.**

Reviewing

Document: Pueblo Historic Business District Guidelines (2001, Reso. #9314)

Synopsis

Precariously Gregarious with Bonham construction are conducting a full-scale renovation of the Orman and Crook Armory Building, more recently known as the Sam Nelson's Furniture building on S. Union Avenue. The renovation involves the complete demolition and reconstruction of both first and second stories as well as a full-sized basemen/sub floor level. The intention of the remodel is to accommodate a mixed-use development with apartments on the second floor, retail/office/restaurant on the first floor and the basement level to be determined at a later date. The current proposed scope of work entails 1) revealing and adding the transom windows; 2) add a 600 sq ft deck on the rear of the building as well as first floor alterations and new second story door; 3) revealing and replacing 14 windows to match original style; 4) replacing the storefront door. The proposed treatment is considered 'rehabilitation' due to the previous loss of so many features, not 'restoration', allowing some flexibility in changes that facilitate change in use. The applicant met with staff onsite and in the office to discuss the project. The applicant is also pursuing a Colorado Historic Tax credit for a second phase of storefront restoration at a later date.

Analysis

The Mad Sam's/Orman and Crook Armory Building has a storied history of alteration since it's construction. As one of the oldest buildings on Union Avenue it has seen a tremendous amount of alteration, including damage from the 1921 flood. Photos of the structure from the 1981 National Register nomination form show that the Union Avenue facade was completely stuccoed and windows blocked/stuccoed in. In 1981 much of the original material was missing, removed, or covered. A later renovation appears to have added new brick to the front façade, presumably because when stucco was removed the original brick was not stable. It appears that the primary façade transom was also covered at

this time. The new front brick façade is not original and now protrudes out from where the original wall would have been. More recently there was a fire along the rear façade and the rear windows were removed, and damage was done to the walls (see photos below).

In the section below staff will assess each element of the renovation based on the relevant guideline. In some cases, more than one guideline is involved.

Historic Business Design Guideline Compliance:

Request #1: Reveal and add transom windows to Union Avenue façade

Guideline: retain the original shape and size of the transom window as glass (p.15)

Finding: *Compliance*, the previous renovation stuccoed in the transom space, the proposed work will reveal and add back a transom windows. While not perfectly historical, the old transom windows have been lost and this new proposal reinstalls an important storefront feature in a simplified manner as recommended by the guidelines.

Request #2: Adding a 600 square foot open air wooden deck along the alley as well as other first floor alterations.

Guideline: New Additions, exterior alterations, or related new construction shall not destroy the historic materials that characterize the property (p. 22). While the guidelines are relatively silent about decks, national preservation practice encourages most additions to be added to the rear elevations when possible and not try to emulate earlier eras or overshadow existing features.

Analysis: This proposed open air deck is sited along the alley on the back façade which has suffered extensive fire and renovation damage. The second story currently has six windows and the middle door will be converted to a door, while the remaining five windows will be replaced with new windows. The deck will be made from wood with open metal railings. The applicant also plans to relocate the Sam's metal sign from the alley façade wall to the outer railings, keeping it approximately in the same location. The first floor will undergo significant changes. Currently there is a larger freight access opening with fire damage on the left side of the alley façade as well as two blocked in window openings. The plans indicate the freight opening will be covered and a new solid door added to the center of the façade as well as one new style window to accommodate the landing for the second story deck. Gas meters will be installed on the right side for the new residential uses. The first-floor changes are needed for the change in use from large furniture warehouse to mixed use/residential. The first-floor changes do not comply with the guidelines as they completely obscure the freight opening. **Staff recommends the applicant preserve the freight opening framing and add a simplified door, even if it isn't operable.** Staff also recommends the one first story window along the alley to be a simplified two over two or one over one. The proposed window doesn't emulate the original nor provide a simplified design as recommended by the guidelines.

Finding Overall compliance:

Compliance with regard to the second floor and new deck, non-compliance with first floor alterations on rear facade.

Request#3: Revealing and replacing southwest and northeast (side façade) windows.

Guideline: Maintain the size and shape of the original upper story windows (p. 14)

Currently there are only three first floor openings on the southwest elevation and two second story elevation on the northeast elevation. The plans call for ten windows on the southeast side now (five up and five down). Due to the distance to a lot line the openings will need to be plate sprinklers and curtain

water along those openings. The new openings are needed to accommodate residential users, and the aluminum clad wood windows will be two over two divided lights, emulating the original windows. One small horizontal clerestory window, on the southwest façade, is a new style but is situated at the rear of the face and is difficult to see from a right of way. The second story windows reintroduce the existing style and pattern while not reopening all the existing windows. The applicant is reopening enough windows to replicate the original pattern which is called for in the guidelines.

Finding: Compliance, most reintroduced window openings use similar form windows and similar size to originals, two windows on both side facades are slightly smaller but still maintain the same style as the rest of the window design scheme. Flexibility should be shown when reintroducing features in previously destroyed sections along façades that do not front a public right of way.

Request: #4: Replacing primary façade storefront doors.

Guideline: “Where it exists, maintain the pattern, created by recessed entrances. Also, “The traditional storefront door was a painted wood door with a single large rectangle pane of glass with a kickplate below. If the front door must be replaced, duplicate with the original material and detailing. The use of a wood door with a single large rectangular pane of glass is typical.” (P.15-16)

Findings: From the plans submitted and discussion with the owner, a final selection has not been made for the front door. The owner is open to feedback. Staff recommends the HPC condition a solid wood door or a solid wood door with a rectangular glass panel.

Recommendations:

Staff recommends APPROVAL for the with the following conditions

1. Front doors be solid wood or wood with rectangular glass panel approved administratively by staff and reported to the HPC at the next meeting.
2. Create an opening and install/preserve door for the rear alley freight door opening. The design does not need to be operable but honor and show the previous freight opening. Applicant submits design to staff to approve administratively. If the design does not comply with this condition, applicant will come back before the HPC.

Exhibits

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

Exhibit A. Findings of Fact for a Certificate of Appropriateness

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 changes generally conform to the code, with the exception of the alley facing changes. Previous destruction, fire, and changes should allow flexibility with changes. With staff conditions the proposed plans comply with the HB District Guidelines.

2. The proposed work will preserve the special character, interest and value of the landmark or historic district and its environs.
 - Comments:
Affirmative finding. The proposed work will work to restore destroyed features and openings. Some changes on the first floor will obscure original openings, but those have been compromised, burned, and altered. As conditioned by staff the changes will preserve the remaining features, especially the front facing storefront façade elements most visible to the public while allowing some flexibility to the alley façade for a change in use.

3. The proposed work would not be an adverse impact on the exterior features of the landmark
 - Comments:
Affirmative finding. The proposed work, as conditioned by staff, will not create an adverse impact and much of the work restores past insensitive renovation and fire damage.

4. The proposed work would be harmonious with the character of an historic district
 - Comments:
Affirmative finding. The storefront work will be restoring the most visible portion of the building that contributes to the historic district and other exterior changes facilitate mixed uses which the draft Regional Comprehensive Plan and other city plans call for in the Downtown area.

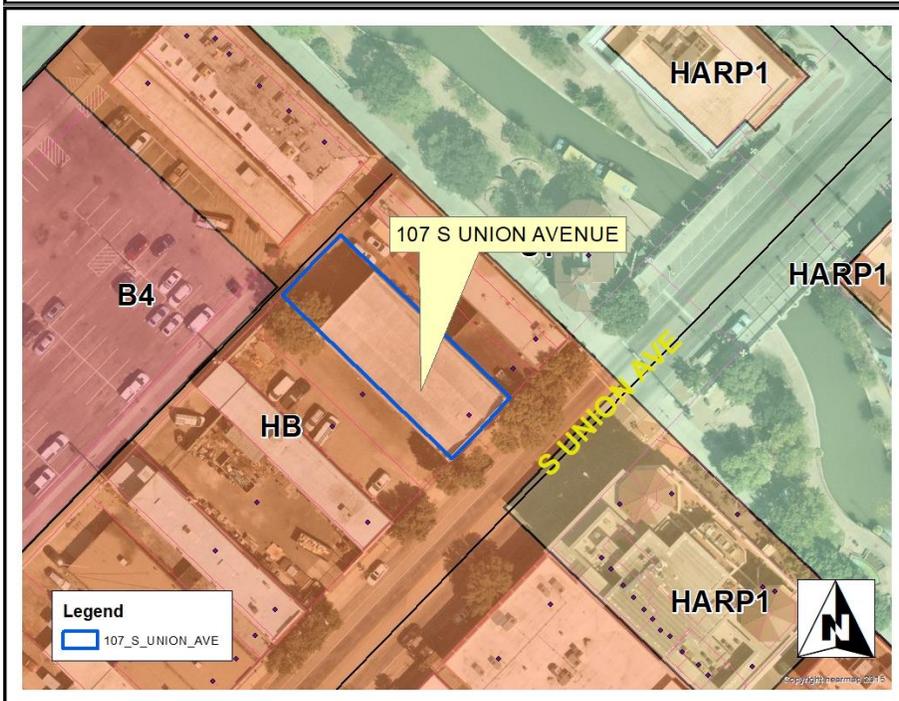
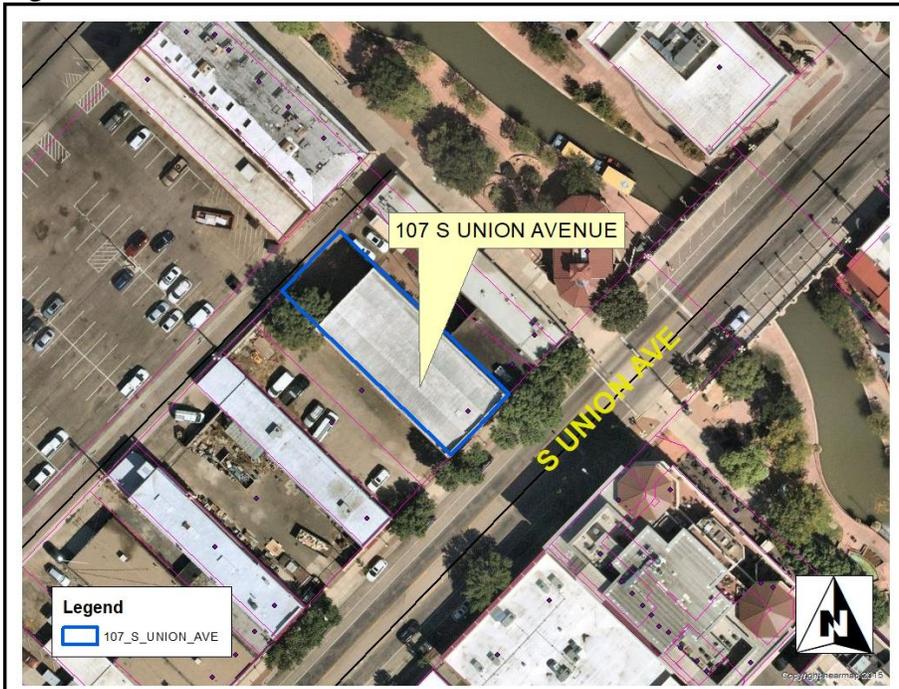
5. The proposed work will be compatible with respect to scale, form, and composition of principal facades and relationship to the street.
 - Comments:
Affirmative finding. Proposed work along Union Avenue will be bringing the primary face more in line with HB guideline and set the stage for additional work to restore the facade.

Exhibit B: Aerial and Zoning Overview Map City of Pueblo Historic Preservation Commission

Case Number: HPC 001-2012, January 19, 2022 Meeting

Location: 107 S. Union Avenue

Figure 1. Aerial Overview



**Exhibit C: Photo Record
City of Pueblo
Historic Preservation Commission**

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Location: 107 S. Union Avenue

Photo 1. Overview of primary Union Ave Facade



Photo 2. Overview of the Main St. façade and northwest upper facade



Photo #3. 107 S. Union Avenue approximately 1981



Photo #4. View of the northwest faced two windows and fire damage and missing windows.



Photo #5. Blocked in first floor alley openings.



Photo #6. View of the three openings on the southeast facade.

