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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-22-09

August 17, 2022

To: Historic Preservation Commission
From: Wade Broadhead, Senior Planner
Through: Scott Hobson, Acting Director of Planning and Community Development
Location: 103 S. Union Ave
Applicant: Paul Depatie
Owner: Same
Year Built: 1886
Legal Description: Lot 17, Block 50, South Pueblo
Zone District: HB, Historic Business Zone District

Synopsis

The property at 103 S. Union is requesting permission to remove the roll down garage door and brick in the opening. Section 17-4-5(a)(1)(a) of the PMC states that all alterations in the HB Zone District receive approval from the HPC.

Analysis

The subject property is listed as a contributing resource in the Union Avenue National Register Historic District. The use of the property is listed as a store in 1886 when it was constructed. The standards of appropriateness do not directly address this situation, but they do state that architectural features are not to be destroyed or covered over and previous features should be restored when possible. The existing roll up garage door is a later style installed sometime in the early 2000s, not a reproduction, or original. Since the Riverwalk revitalization, this Riverwalk frontage has become more of a street frontage and the glass roll down door appears in a staff report in 2014 for a sign, and was probably installed sometime before 2006. Bricking in the openings while still preserving the framing and opening will keep the visual evidence of the architectural loading dock door (i.e preserve the door jams and header) crucial to understanding the properties' significance. The bricking should be done behind the main opening to preserve some recess and signal the entry. The bricking should also be done in a way that it can be removed in the future and garage/roll down doors could be reinstalled as tenants and uses change. National preservation guidelines also recommend that new changes be differentiated from the old, so the brickwork should utilize a complimentary brick color that shows this change as a recent change and not a historic alteration.

Recommendations:

Staff recommends **APPROVAL with conditions.**

- 1. Brickwork shall be recessed from the main façade wall at least two inches.**
- 2. Brickwork shall be done in a way that it is reservable.**
- 3. The work will not degrade any architectural elements (door jam or header) of the loading bay door.**
- 4. The bricks shall have a complementary color and not match existing brick exactly.**

Exhibits

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

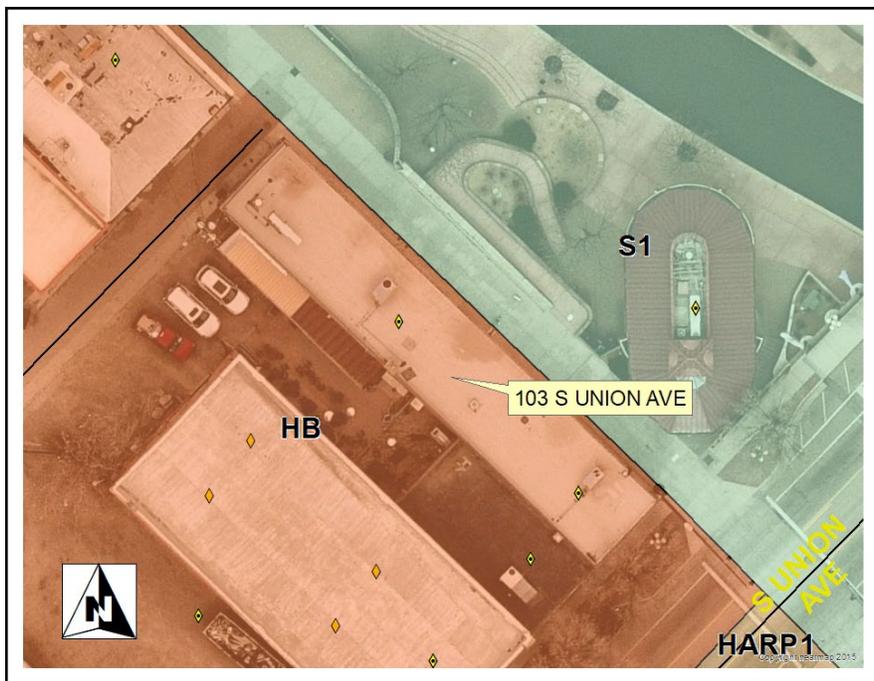
Exhibit A. Findings of Fact for a Certificate of Appropriateness

FINDINGS OF FACT FOR CERTIFICATE OF APPROPRIATENESS REQUIREMENTS:

1. Conform to the intent and purpose of this code.
 - **Comments:**
Neutral finding. The standards are silent on this specific action but as conditions it will preserve the evidence of the loading bay door.
2. Preserve the special character, interest, and value of the landmark or historic district and its environs.
 - **Comments:**
Affirmative finding, as conditioned the work will still preserve evidence of the earlier period of significance with loading bay doors.
3. Not be an adverse impact on the exterior features of the landmark.
 - **Comments:**
Affirmative finding, the work will be reversible and not negatively effect the landmark.



(A) LOCATION



(B) ZONING





(C) SITE PHOTOGRAPHS





Additional opening at 103 S. Union, this opening will not be altered.



Planning & Community Development

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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: PAUL DEPATIE		Name:	
	Address: 25 ALTADENA DR		Company:	
	Zip: 81005		Address:	Zip:
	Phone: (719) 240-5231		Phone: ()	Fax:
	Email: paulkar@comcast.net		Email:	
<i>The applicant will be the primary contact unless otherwise noted.</i>				
Property Info	Property Address: 103 UNION			
	Parcel No:			
	Legal Description: LOT 17 BLOCK 50			
	Property Size:		Zone:	
Project Information	General Information			
	Name of structure: BLUE OCEAN			
	Provide a short description of the proposed work: TENANT WANTS TO REMOVE OH DOOR AND INFILL WITH BRICK			
	Type of Historic Registry: <input type="checkbox"/> National <input type="checkbox"/> State <input checked="" 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 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 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: _____			

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Project Information	Existing Building Information	
	Area?	
	Storefront width?	
	Height?	
	Materials?	
	Year built?	
	Proposed Construction Information	
	Area? <i>56 SF</i>	
	Height? <i>7'</i>	
	Materials? <i>Brick</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). <input type="checkbox"/> B. Applicable application, if any (i.e. Single Family Home Application). <input type="checkbox"/> C. Photographs. <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:		
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.	
Property Owner		
Signatures	Print Name:	<i>PS LAND & CATTLE</i>
	Signature:	<i>Paul Depatie</i> Date: <i>7/6/22</i>
	Applicant, if different from Property Owner	
	Print Name:	
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:	

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