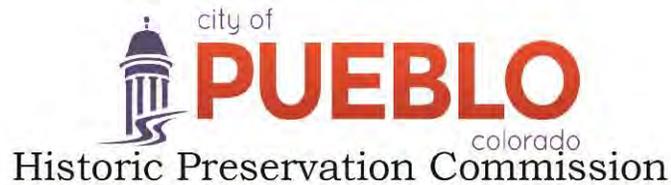


Laurel Campbell
Chair

Chris Markuson
Vice Chair

Maria Tucker
Secretary



Jason Falsetto

Karen Knight

Andy Sanchez

Vacant

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HPC-18-17

TO: City of Pueblo Historic Preservation Commission

FROM: Alan Lamberg, Planner

THROUGH: Scott Hobson, Land Use Administrative Official

DATE: December 12, 2018

SUBJECT: Certificate of Appropriateness for HVAC alterations

LOCATION: 207-211 North Main Street

CULTURAL LISTING: Mechanics / Masonic Building, constructed 1890, HABS number 5PE.556, listed on National Register of Historic Places on June 16, 1983, local landmark designated in September 9, 2002 by ordinance 6888

APPLICANT: Ashley Fruhwirth for Sprocket
730 Kalamath St, Denver, CO 80204

PROPERTY OWNER: Tim Larson, Residential Ventures
10200 East Girard Avenue, Building C, Suite 145, Denver, CO 80231

ZONE DISTRICT: Central Business (B-4 zone) district

CONCURRENT REQUESTS: None

PURPOSE:

The applicant requests permission to penetrate the street-facing facade at the second, third, and fourth floors to install vent hoods, painted to match exterior materials. The purpose will serve HVAC functions for new residential units. *Pueblo Standards of Appropriateness*¹ and *National Standards*² were considered for this case.

¹ City of Pueblo Historic Preservation Commission. Adopted by City Council Ordinance 7379, September, 2005. *Standards of Appropriateness & Demolition Standards: For Alteration, New Construction, Reconstruction, Restoration, Rehabilitation and Relocation of Pueblo's Historic Landmarks and Districts.*

² National Parks Service. Revised, 2017. *Secretary of Interior's Standards for the Treatment of Historic Properties.*
<https://www.nps.gov/tps/standards.htm>

LOCATION:

The site is legally described as North 60 Feet of Lots 14 to 16, Block 32, Plan of Pueblo; parcel ID: 0536129009 (Attachments A: Location Map and B: Site Map).

BACKGROUND:

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 guidelines. The request is discussed in detail below:

1. Penetrate the street-facing facade at the second, third, and fourth floors (masonry penetration);
2. Rehabilitate for adaptive residential purposes by installing vent hoods, three per unit, which service water heating, washer/dryer, and bathroom fan, painted to match exterior materials (HVAC installation).

Applicable Standards of Appropriateness (by section):

- 1.5 Preservation Principles
- 3.1.9 Exterior Materials and Colors
- 3.1.10 Heating, Ventilation, and Cooling

Applicable National Standards:

- Rehabilitation:
 - Masonry
 - Mechanical System
 - Code-Required Work

Previously known land use actions:

- 2000: Zoning Board of Appeals: ZBA-2000-033 special use permit to allow residential units on top three floors.
- 2002: Landmark designation in 2002 (City Council Ordinance 6888)
- 2006: Architectural Review Board: Installation of new windows.
- 2007: HPC-2007-002 Restoration plan for front ground floor facade and details, including glass, cast stone nameplates, columns, capitols, recessed entryway, and frieze, and rehabilitate bricks through cleaning. Later addendum for removal of deteriorated fire escape.
- 2010: HPC-2010-010 Removal and replacement of rooftop structure (not visible from street), and cut and install four new windows in the southern (alley-facing) facade (as-built illegally, reconciled with HPC and PRBD for fire-rated fixed-pane windows).

Selected building permits and plan reviews:

- 2000 interior remodel; 2002 interior remodel; 2003 interior demolition of mezzanine; 2004 interior remodel to stairs and fourth floor; 2006 plan review; **2008 HVAC system**; 2009, 2010, 2011 commercial remodels; **2012 HVAC system**; 2012-022 tenant finish of ground floor

- Telecommunication facilities: 1998 plan review for Western Wireless; 1999 building permit for Western Wireless; 2003 antenna co-location for Western Wireless; 2012 plan review for T-Mobile

ZONING DISTRICT:

The site and surrounding area are entirely zoned for Central Business (B-4) (Attachment C). The standards of this district are intended to provide areas for the location of business and other central services required by the region at large.

LAND USE:

Site Character

On the existing site, located on a corner lot, there is a building over 127 years old and is listed on the National Register of Historic Places, and is eligible as a contributing resource to a national and local historic district. Preservation is the primary goal for such buildings. Secondary goals include restoration or rehabilitation of certain historic features in order to encourage adaptive reuse.

The original building resembles what it is today; a five-story Victorian commercial building of processed brick and trenail Fort Collins red sandstone. The building's most distinctive architectural feature is the centrally-located copper oriel, two stories in height. Other dominant features include the row of arched windows and broken belt course along the fourth story, the decorative brickwork which highlights the fifth story, and the large stone-carved fan in the center section of the cornice. This is one of several buildings in Downtown Pueblo designed by architect Francis W. Cooper.

Since it's construction in the late 19th Century, the building's featured name changed from "Mechanics" to "Masonic", and served as the latter's meeting hall until 1946. Tenant department stores included S. H. Kress Company, followed by Sears, Roebuck & Co. until the 1930s, when Sam Winer, who owned and operated the American Furniture Company on the street level, purchased the building and retained ownership until 1957. The Winer family owned the building into the 1980s.

Like several buildings downtown, the ground-floor facade was replaced in the early 1900s, presumably after the 1921 flood. The second historic period featured molded circular glass windows, and the clerestory covered with glass tile.

By the 1980s, the street-facing facade double-hung windows were altered with single-pane. However, in the early 21st Century several historic features were restored, and now this facade features double-hung windows.

In 1998 a plan was approved for a telecommunications facility on the roof, just one year before a 1999 adoption of a zoning ordinance that would have required screening of the roof-top antenna array.

The applicant and building owner stated their intent to remodel the ground floor for pedestrian-type uses, and to remodel and adaptively reuse the upper floors for residential units.

Neighborhood Compatibility

The neighborhood is generally composed of a stable, established historic downtown with occupied storefronts consisting of early Twentieth Century masonry buildings.

COMPREHENSIVE PLAN:

The *Pueblo Regional Comprehensive Development Plan* Urban Area Plan Map depicts urban mixed use throughout the entire neighborhood (See Attachment D). The designation of *Urban Mixed Use* identifies land use supported by the retail corridor of Union Avenue and office development found throughout downtown. It emphasizes retail uses on the first floor of all buildings to maintain a high activity level. Office and residential apartments are encouraged on the upper floors in multi-story buildings. High density use encourages pedestrian-oriented development patterns reflective of more historic development within the urban area.³

The use of pedestrian-oriented activities in a historic building through retail and mixed-use residential is consistent with the comprehensive plan.

FINDINGS OF FACT FOR CERTIFICATE OF APPROPRIATENESS REQUIREMENTS:

1. Conform to the intent and purpose of this code.
 - **Comments:**
Affirmative finding for all requests, because the proposed project considers *Standards of Appropriateness*, particularly criteria for preservation, rehabilitation, and restoration.⁴

2. Preserve the special character, interest, and value of the landmark or historic district and its environs.
 - **Comments:**
Negative finding for masonry penetration, because it would be not recommended to direct HVAC to through the front facade structure.⁵ However, the application demonstrates that only one residence per floor (“Unit E”) necessitates penetration to front facade. The remainder eight units per floor direct vents to side and rear facades.
Affirmative finding for HVAC installation; these code-required features support the project goal of adaptive reuse for residential units.

3. Not be an adverse impact on the exterior features of the landmark.
 - **Comments:**
Negative finding for masonry penetration, which is destructive to original facade materials of brick and sandstone.⁶ However, the application demonstrates that the building code limits fire-rated vertical (floor/ceiling assembly) to “not more than two stories”. Therefore, it is not possible to direct vents from the second and third floors to the roof.
Affirmative finding for HVAC installation; vent hoods would be painted to match exterior materials.

³ *Pueblo Regional Development Plan*, Land Uses, p. 47.

⁴ *Standards of Appropriateness: Altering Historic Landmarks or Properties in Historic Districts*, section 1.4 & 1.5 (pages 7-13).

⁵ *Standards of Appropriateness: Section 3.1.10 Heating, Ventilation, Cooling*. Also *National Standards*, pages 126 & 150.

⁶ *Standards of Appropriateness: Section 3.1.9 Exterior Materials and Colors*. Also *National Standards*, page 80.

4. Be harmonious with the character of an historic district

• **Comments:**

Negative finding for masonry penetration; the proposed scope of work does not reflect the historic context of Downtown Pueblo, specifically the historic period of significance, 1870-1921.

Affirmative finding for HVAC installation; vent hoods would be painted to match exterior materials

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

• **Comments:**

Affirmative masonry penetration and HVAC installation; while this new alteration is not preferable for the front facade, the application demonstrates that code-required work (2015 International Mechanical and Building Codes) is necessary for residential adaptive reuse.

PLANNING AND COMMUNITY DEVELOPMENT STAFF RECOMMENDATION:

Staff recommends APPROVAL of the application with the following staff conditions and standard permit conditions 1 through 13.

STAFF CONDITIONS:

1. For levels 2, 3, and 4, plan the HVAC ductwork for Unit E so that it is contained in the ducts above Unit F to direct penetration to the side (north elevation) in lieu of the street-facing front (east elevation).
2. Identify existing color scheme (historic palette) and provide specific paint color of vent cover (vendor color in lieu of “paint to match”) for administrative review.
3. Refer to the following Technical Preservation Briefs,⁷ which may be applicable to the overall project:
 - a. #24, Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches

STANDARD PERMIT CONDITIONS:

Date of issuance of permit: December 12, 2018.

1. **Time Limits:** Certificate of Appropriateness shall become invalid unless work or action authorized by permit is fully executed December 12, 2019.
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 or business license.
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.

⁷ National Parks Service, *Technical Preservation Briefs*, <https://www.nps.gov/tps/how-to-preserve/briefs.htm>

4. **Property Inspection:** By acceptance of this certificate, Certificate holder authorizes City Officials and/or their authorized representatives, access to the subject property for purpose of observing work in progress, inspecting and/or measuring the property or improvements as long as the use authorized by this certificate remains in effect.
5. **Certificate of Occupancy:** A certificate of occupancy must be issued by Regional Building PRIOR to use and/or occupancy of the subject premises. Prior to issuance, the Department of Planning and Community Development must certify that work has been completed in accordance with approved plans and that applicable conditions have been met. The Certificate holder may be required to provide a Letter of Credit to obtain a Certificate of Occupancy prior to completion of all required improvements.
6. **Completion and Maintenance of Improvements and Landscaping:** Certificate holder or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this certificate, Certificate holder agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.
7. **Building Permit; Other Permits:** Certificate holder is solely responsible for obtaining BUILDING PERMIT and all other applicable local, state and federal permits.
8. **Off-Site Drainage:** Issuance of this certificate does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties.
9. **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.
10. **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.
11. **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.
12. **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.
13. **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:

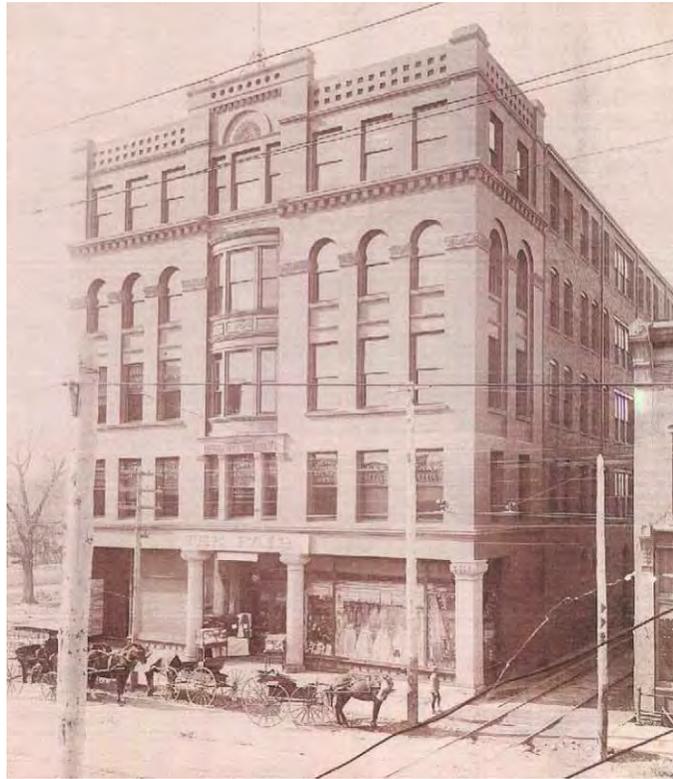
- A. Location Map
- B. Site Map
- C. Zoning Map
- D. Comprehensive Plan Map
- E. Site Photographs
- F. Application



(C) ZONING MAP



(D) COMPREHENSIVE PLAN MAP



(E) SITE PHOTOGRAPHS – 1890s (above)



POST-FLOOD AND RECOVERED PERIOD 1930s



1950s (above)



1982, note the single-pane window alteration



2018 current elevation facing Main Street



2018 current rear elevation, facing west

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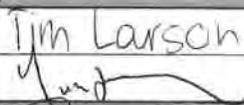
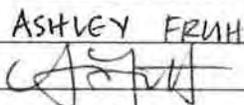
Certificate of Appropriateness Application Residential: \$75

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: TIM LARSON - RESIDENTIAL VENTURES	Name: ASHLEY FRUHWIRTH	
	Address: 10200 EAST GIRARD AVE, BLDG C, SUITE 145, DENVER CO	Company: SPROCKET	
	Zip: 80231	Address: 730 KALAMATH ST DENVER CO	Zip: 80204
	Phone: (619) 370 - 3444	Phone: (720) 377-9090	Fax:
	Email: TIM@RESIDENTIALVENTURES.COM	Email: AFRUHWIRTH@SPROCKETDB.COM	
<i>The applicant will be the primary contact unless otherwise noted.</i>			
Property Info	Property Address: 209 N. MAIN ST. PUEBLO, CO 81003		
	Parcel No: 530129009		
	Legal Description: N 60 FT OF LOTS 14 TO 10 BLK 32 PUEBLO		
	Property Size: 7920 SF	Zone: B4	
Project Information	General Information		
	Name of structure: MECHANICS / MASONIC BUILDING		
	Provide a short description of the proposed work: INSTALLING 6"X10" ALUMINUM VENT HOODS, PAINTED TO MATCH ADJACENT EXTERIOR MATERIALS, THROUGH THE EXTERIOR WALLS, THREE (3) IN A ROW FOR SECOND, THIRD, AND FOURTH FLOORS TO SERVE AS HVAC FUNCTION FOR NEW RESIDENTIAL UNITS. PLEASE SEE ATTACHED ELEVATIONS, AND MATERIAL SPECS FOR MORE DETAILED INFORMATION		
	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 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: HVAC VENTING	

(Continue Next Page)

(Continued from previous page)

Project Information	Existing Building Information	
	Area?	7200 SF, 5 STORIES
	Storefront width?	100'-0"
	Height?	81'-11"
	Materials?	MASONRY EXTERIOR W/ WOOD CONSTRUCTION INTERIOR
	Year built?	1890
	Proposed Construction Information	
	Area?	TO STAY PER EXISTING
	Height?	TO STAY PER EXISTING
	Materials?	TO STAY PER EXISTING
Additional information regarding the specific request:		
Attachment Checklist:		
The following list of attachments are required to accompany all applications:		
<input checked="" type="checkbox"/> A. Explanation of the request as listed above. Be specific. <input checked="" type="checkbox"/> B. Site plan detailing the request (See site plan requirements sheet). <input checked="" type="checkbox"/> C. Applicable application, if any (i.e. Single Family Home Application). <input checked="" type="checkbox"/> D. Photographs. <input type="checkbox"/> E. Color samples. <input checked="" type="checkbox"/> F. 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:	Jim Larson, for MB Pueblo LLC
	Signature:	 Date: 11/1/2018
	Applicant, if different from Property Owner	
Print Name:	ASHLEY FRUHWIRTH	
Signature:	 Date: 11/1/2018	
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:		



SPROCKET DESIGN BUILD

730 Kalamath, Denver, CO 80204
P. 720.377.9690

November 2, 2018

To Whom It May Concern,

We are requesting a Certificate of Appropriateness, to minimally alter the Mechanics/Masonic Building, a designated Historic Structure, located at 209 N. Main St, Pueblo, CO 81003.

It is proposed to install a 5 ¼" x 5 ¼" Aluminum Vent Hood, painted to match the adjacent masonry façade, through the exterior walls, three (3) in a row for second, third, and fourth floors to serve as HVAC function for new residential units.

There are several codes that restrict the venting of individual units:

- 2015 International Mechanical Code:
 - o Section 504.8.4.1 Dryer Exhaust Length. This length is determined by the dryer manufacturer, but is at max 75'-0". This length is impossible to meet running dryers to exhaust to the roof. Supplying a clothes washer/dryer to each individual tenant is an important requirement to the owner, and removing the dryers could result in a change of use for the building.
- 2015 International Building Code:
 - o Section 717.6.1 '...a duct constructed of approved materials in accordance with the IMC that penetrates a fire-resistance-rated floor/ceiling assembly that connects not more than two stories is permitted without shaft enclosure protection, provided a listed fire damper is installed at the floor line or the duct is protected in accordance with section 714.4.' This section will only allow us to vent the 4th and 5th floor up through the roof.

Applying these restrictions to an already restricting building is limiting the residential use. Allowing the proposed minimal penetrations on the exterior wall would alleviate the HVAC routing, and the use of dampers and shafts throughout the building.

Please let us know if any additional information is needed to complete the review of our request.

Thank you for your considerations.

Sincerely,

Ashley Fruhwirth

SPROCKET

Email: afruhwirth@sprocketdb.com
Mobile: 703.489.3738
Office: 720.377.9690

From: Ashley Fruhwirth <AFruhwirth@sprocketdb.com>
Sent: Wednesday, December 05, 2018 1:25 PM
To: Alan Lamberg <ALamberg@pueblo.us>
Subject: [External] RE: questions about planning of HVAC vents HPC-18-17

Thank you for sending these questions along. The more questions we can get answered before the meeting the better, as solutions often require review of the building code before we can send a complete answer. Please see the attached updated 3rd floor plan for your reference.

Question: Can you also explain why the vents aren't directed to the side (north elevation) or rear (west elevation) in lieu of the front or roof.

We are currently showing venting contained within individual units. The only unit that is limited to venting out the front of the building is Unit E. If venting out of the front elevation is the major concern of the HPC and they are content with venting out of the North Elevation, we could alter the venting for this unit and contain the duct in the fire rated ceiling/floor enclosure above Unit F and vent to the North Elevation. This may require some fire/smoke dampers, but if it is limited to this single unit (per floor), it would be feasible.

Question: I understand each floor will have about 9 residential units, but the elevations show about 24 vents per floor. Can you clarify the purpose of the additional venting units? I presume it is more than laundry dryers.

The venting requirements, Section 717.6.1, referenced in our Explanation of Request letter applies to all mechanical venting. So along with the Dryer Vents, we are required to vent the: 1. Bathroom fan, 2. Water Heater, and 3. Washer/Dryer. This results in 3 vents per floor, resulting in approximately 24 vents per floor. This code would require rated shafts for all venting up through the roof from the 2nd, 3rd, and 4th floors. Not only would these shafts eliminate living space, but they would require creating large openings in the existing floor, as well as requiring a large number of fire/smoke dampers where ducts penetrate rated assemblies to get from the individual units to the designated shafts. For this reason we would prefer to contain all venting to the individual units, and vent out of the exterior of the building.

Question: And can you indicate which residential unit (by number per the concept plan) cannot re-direct vents beyond the 75-foot limit?

I am not sure what you are asking in this question. If you could provide a little more clarification I would be happy to answer it.

Please let me know if you have any other questions.

Thank you!

Ashley Fruhwirth
ARCHITECT

SPROCKET

P.O. Box 40365
m.703.489.3738
p. 720.377.9690

www.sprocketdb.com
www.sprocketgallery.com

TJERNLUND

5-3/4" x 5-1/4" 5052 Aluminum High Temperature Vent Hood with 10 x 7-3/4 Flange Size (In.)

Item # **14U196** Mfr. Model # **VH1-3** Catalog Page # **N/A** UNSPSC # **40101506**



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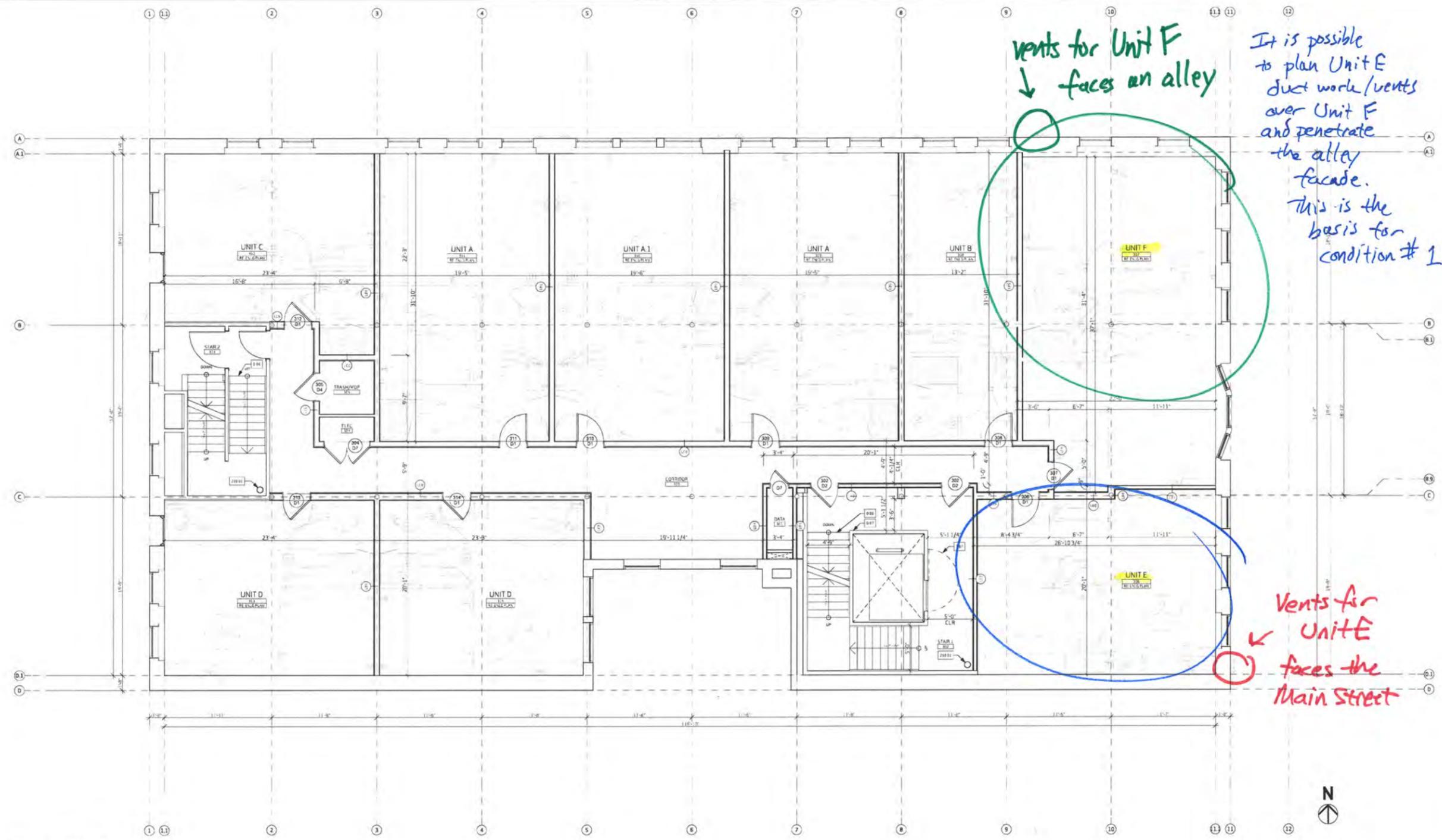
🔊 How can we [improve our Product Images?](#)

📄 Compare

Technical Specs

Item	High Temperature Vent Hood	Construction Material	5052 Aluminum
Fits Duct Size (In.)	3	Finish	Flat
Flange Size (In.)	10 x 7-3/4	For Use With	3" Side Wall Vents
Cap Height (In.)	5-1/4	Rough-In Dimensions	6-3/4 x 6-3/4"
Cap Width (In.)	5-3/4	Includes	Mounting Hardware and Instructions

🔊 How can we [improve our Technical Specifications?](#)



vents for Unit F
↓ faces an alley

It is possible to plan Unit E just work/vents over Unit F and penetrate the alley facade. This is the basis for condition # 1

Vents for Unit E faces the Main Street

1 THIRD LEVEL PLAN
A3.3 SCALE 3/16" = 1'-0"

This is generally the same for floors 2, 3, and 4.

Written notes by Planner Alan Lamberg



940
LINCOLN STREET
Denver, Colorado 80203
p. 720.377.9690
f. 720.377.0543

RESIDENTIAL VENTURES, LLC
10200 EAST GIRARD AVE.
BLDG C, SUITE 145
DENVER, CO 80231
TIM LARSON
PROJECT: 1804

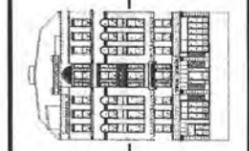
MECHANICS BUILDING
209 NORTH MAIN ST
PUEBLO, CO 81003

10.11.2018		
DATE	ISSUE	REMARKS
10.11.17	DEMOLITION PERMIT SUBMITAL	

THIRD LEVEL REFLECTED
CEILING PLAN

A3.3

Five Story L.L.C.
6 Mirada Court
Pueblo, Colorado 81005
Mechanic Building
209 North Main Street
Pueblo, Colorado 81003



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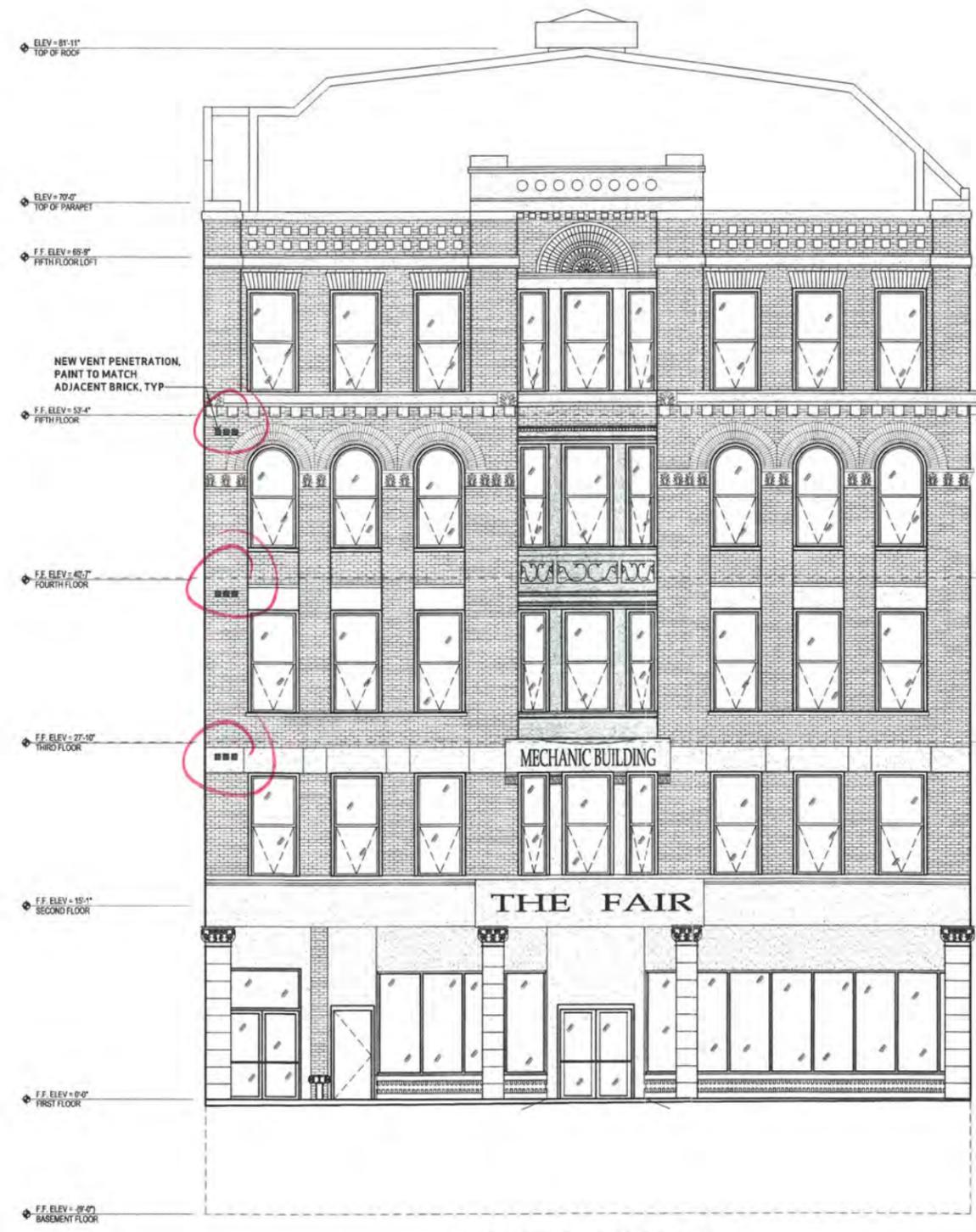
ISSUE RECORD:

Layout	January 24, 2006
Schematic Design	February 1, 2006
Window Research	July 7, 2006
White Box	July 13, 2006
Historic Preservation Commission (HPC)	
Submittal	September 18, 2006

PROJECT NUMBER:	2005-519
DRAWN BY:	R.A.
REVIEWED BY:	S. Tapia

EAST
ELEVATION

A5.0



1 EAST ELEVATION
N.T.S.

Unit E
only needs
vents on
front facade

each unit
needs 3 vents:



Written notes by
Planner Alan Lamborg

Five Story L.L.C.
6 Mirada Court
Pueblo, Colorado 81005
Mechanic Building
209 North Main Street
Pueblo, Colorado 81003



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STAMP:

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Historic Preservation Commission (HPC)	
Submittal	September 18, 2006

PROJECT NUMBER: 2005-519
DRAWN BY: R.A.
REVIEWED BY: S. Tapia

NORTH
ELEVATION

A5.1



1 NORTH ELEVATION
N.T.S.

CIVIL ENGINEERING
SURVEY
ARCHITECTURE

P.O. BOX 1826 PUEBLO, CO. 81002
102 S. ONEIDA ST. PUEBLO CO. 81003
TEL. 719.546.2235
FAX 719.546.2166

CONSULTANTS:

Five Story L.L.C.
6 Mirada Court
Pueblo, Colorado 81005
Mechanic Building
209 North Main Street
Pueblo, Colorado 81003



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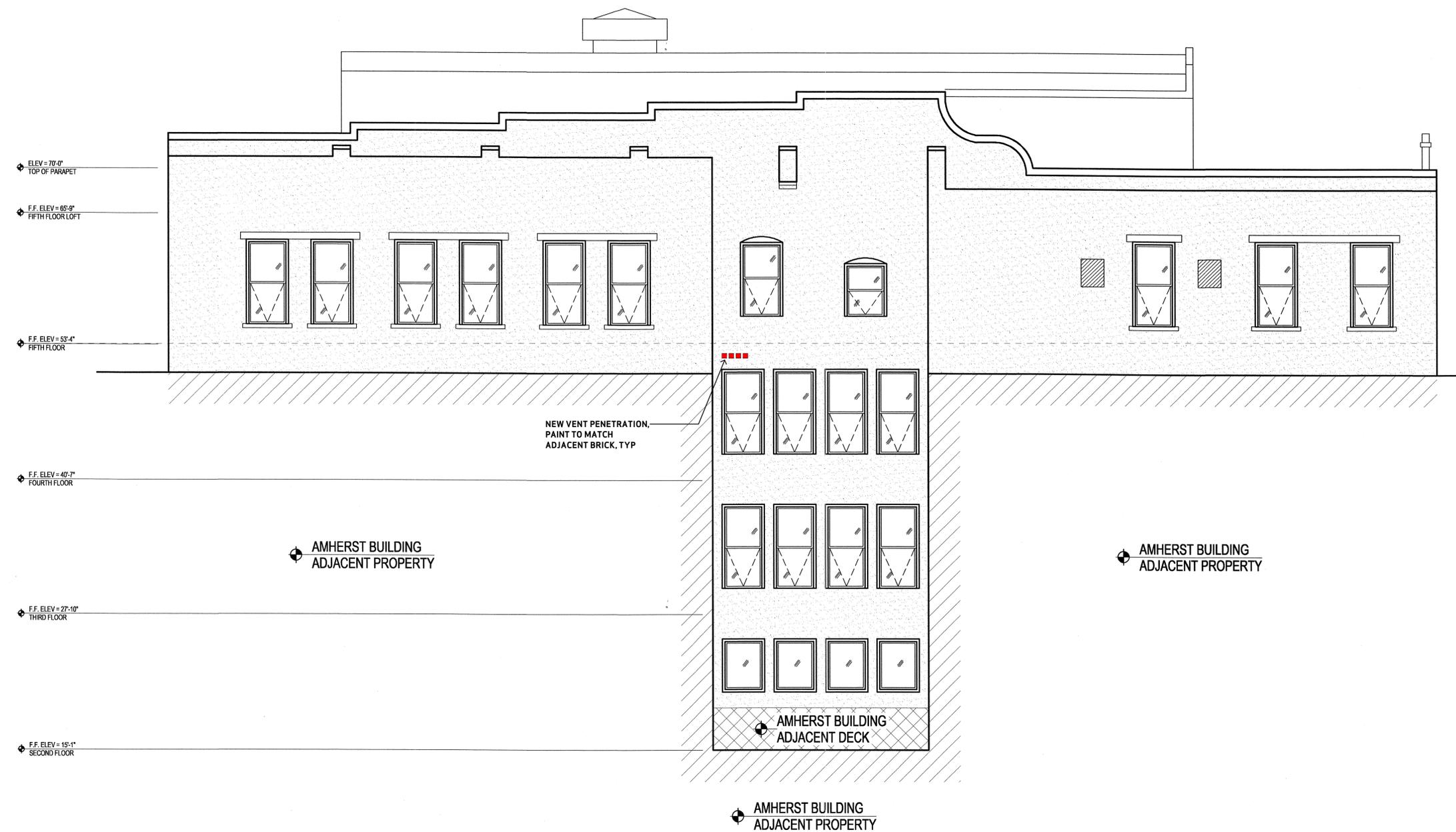
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ISSUE RECORD:

Layout	January 24, 2006
Schematic Design	February 1, 2006
Window Research	July 7, 2006
White Box	July 13, 2006
Historic Preservation Commission (HPC)	
Submittal	September 18, 2006

PROJECT NUMBER: 2005-519
DRAWN BY: R.A.
REVIEWED BY: S. Tapia

SOUTH
ELEVATION



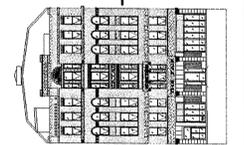
1 SOUTH ELEVATION
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WEST
ELEVATION



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