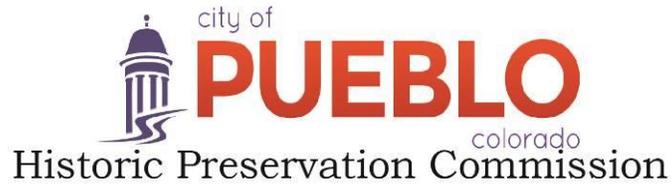


Laurel Campbell
Chair

Chris Markuson
Vice Chair

Maria Tucker
Secretary



Jason Falsetto

Gregory Howell

Karen Knight

Anthony Perko

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

HPC-19-05

TO: City of Pueblo Historic Preservation Commission

FROM: Alan Lamberg, Planner

THROUGH: Scott Hobson, Land Use Administrative Official

DATE: March 13, 2019

SUBJECT: **Certificate of Appropriateness for veranda rehabilitation**

LOCATION: 229 West 12th Street

CULTURAL LISTING: Bowen Mansion, constructed 1892, HABS number 5PE.493, listed on National Register of Historic Places on January 9, 1978 (#78000877), local landmark designated on September 9, 2002 by ordinance 6888

APPLICANT: **Weston C. Burrer, for Pueblo County Facilities Department**
215 West 10th Street, CO 81003

PROPERTY OWNER: **The County of Pueblo, Colorado**
215 West 10th Street, CO 81003

ZONE DISTRICT: Mixed Residential and Office (R-5 zone) district

CONCURRENT REQUESTS: None

PURPOSE:

The applicant requests permission to rehabilitate and repair the wooden porch (veranda) and its structural support. The work includes systematic removal and evaluation of historic materials. Where possible, repair and consolidate historic materials, and in some areas replace in-kind. Affected wooden features will be primed and repainted using historic color palette. The purpose of rehabilitation will serve continued use. *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 Lots 9 and 10, Block 11, County Addition to Pueblo; parcel ID: 0525416005 (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. Veranda rehabilitation:

- a. Remove a portion of exterior fascia and bead board ceiling to expose the structural beam underneath, then catalog and number all pieces;
- b. Determine extent of dry rot and replace with new pine dimensional lumber;
- c. Where possible, epoxy consolidate historic material (fascia, bead board, etc.) before replacement; and,
- d. Where replacement isn't feasible, replace historic material in-kind with straight grain pine.

2. Veranda re-paint: Prime and paint using historic color palette.

Applicable Standards of Appropriateness (by section):

- 1.5 Preservation Principles
- 4.1.2 Queen Anne (theme in character of residential architecture)
- 4.3.5 Porches (additions or alterations to existing buildings)
- 4.3.7 Architectural details
- 4.3.9 Paint

Applicable National Standards:

- Rehabilitation: (page 75)
 - Wood (page 88)
 - Entrances and Porches (page 110)

Previously known land use actions:

- 2014: HPC-2014-06 A Certificate of Appropriateness for re-roof. DaVinci Fancy Shake was a suitable replacement for historic wood shake. Six-inch half round gutters were also installed to correct a functional design error of the original downspouts. Approval, July 24, 2014.

Selected building permits and plan reviews:³

- 2015 re-roof dimensional.
- 1999 permits for upgrade to electrical and mechanical systems.
- 1994 building permit for roof.

³ “Permit Search Results.” Pueblo Regional Building Department. Retrieved March, 2019, from <https://prbd.com>

ZONING DISTRICT:

The site and surrounding area are entirely zoned for Mixed Residential and Office (R-5) (Attachment C). The standards of this district are designed to retain and provide areas of high density multifamily dwelling unit structures with limited commingling of professional offices and studios.

LAND USE:**Site Character**

On the existing site, located on a corner lot, there is a building over 126 years old, which is listed on the National Register of Historic Places and is a local landmark on the Pueblo Inventory of Cultural Resources. Preservation is the primary goal for such buildings. Secondary goals include restoration or rehabilitation of certain historic features in order to encourage continued or adaptive reuse.

The original building resembles what it is today. This is one of ten residences in Pueblo designed by prominent local architect Francis W. Cooper⁴ and built in the Late 19th Century for local attorney and politician Thomas Mead Bowen.

Bowen was a state legislator in Iowa and Colorado, a Union Army officer during the Civil War, a justice of the Arkansas Supreme Court, an elected judge in Colorado and a United States Senator from Colorado. He is interred at Roselawn Cemetery in Pueblo County.⁵

The mansion blends an influence of Richardsonian Romanesque with Queen Anne styling, popular by the late 1800s, boasting an array of striking architectural details. Case in point, “third floor wavy shingles cascade dramatically downward covering over and overcoming the Pennsylvania red brick before splashing upon the veranda roof below. ... Entrance to the mansion is gained beneath a[n] ... airy veranda masterfully occupying a large area of the southwest corner. Originally a double-storied porch, it is supported by two double and three triple (corners) sets of ionic columns set on massive foundations composed of cut sandstone blocks. Projecting from beneath its protective cover, two engaged lookouts athwart the columns bulge from front and side. A pediment, built atop the south side and supported by two modest but stylistically adequate consoles, announces the grand entry.”⁶

The applicant and building owner stated their intent to rehabilitate the veranda to continue its use as a government facility for the Pueblo County Department of Planning & Development.

Neighborhood Compatibility

The Bowen Mansion is the only remaining residence of its time in what was situated as a higher-income neighborhood close to a street car line at the edge of Pueblo. Its proximity to downtown and the County Courthouse marks its importance as a major visual feature in the community.⁷

⁴ History Colorado. (2001.) *Colorado Architects Biographical Sketch of Cooper, Francis W.* Cooper is credited with twenty-three (23) commissions in the City of Pueblo, including ten (10) residences, one (1) building on Union Avenue, and twelve (12) buildings in Downtown. Only one (1) in Downtown was demolished.

⁵ Wikipedia contributors. (2018, June 23). Thomas M. Bowen. In *Wikipedia, The Free Encyclopedia*. Retrieved 23:23, March 8, 2019, from [https://en.wikipedia.org/w/index.php?title=Thomas M. Bowen&oldid=847128554](https://en.wikipedia.org/w/index.php?title=Thomas_M._Bowen&oldid=847128554)

⁶ Cole, B.A., & Adams, E.L., for Pueblo Regional Planning Commission. (1976.) “Bowen Mansion.” *National Register of Historic Places Inventory – Nomination Form*. National Parks Service, U.S. Department of the Interior.

⁷ Ibid.

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 office development found throughout (and near) downtown. It notes that public uses tend to spur redevelopment of underutilized commercial and office buildings. All efforts will be made to maintain the unique character of buildings throughout the area. The rehabilitation and continued use of such historic buildings are consistent with the comprehensive plan.⁸

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 national standards for rehabilitation.⁹

2. Preserve the special character, interest, and value of the landmark or historic district and its environs.
 - **Comments:**
Affirmative finding for veranda rehabilitation and re-paint, because it identifies, retains, and carefully preserves the original veranda porch, its wood material, and their functional and decorative details, which are demonstratively Queen Anne in theme with prominent decorative porches, contrasting materials, and ornamentation.¹⁰

3. Not be an adverse impact on the exterior features of the landmark.
 - **Comments:**
Affirmative finding for veranda rehabilitation, because cataloging features will support careful attention to evaluating and protecting adjacent materials when working on internal wood features, and this process will repair or reproduce extensively deteriorated features wherever possible.¹¹ Specifically, the veranda wood will be repaired with limited replacement in kind or with a compatible substitute material.¹² However, the scope of work (epoxy consolidate historic material) does not detail a recognized preservation or conservation method that would achieve the objective of an even, matching appearance among the old and new features.¹³
Affirmative finding for veranda re-paint; because it is harmonious with a documented historic, color scheme with no more than three trim colors.¹⁴

⁸ *Pueblo Regional Development Plan*, Land Uses, p. 47.

⁹ *Standards of Appropriateness: Altering Historic Landmarks or Properties in Historic Districts*, section 1.4 & 1.5 (pages 7-13).

¹⁰ *Standards of Appropriateness: Section 4.1.2 Queen Anne, & 4.3.5 Porches*. Also *National Standards*, on rehabilitation of wood (page 88) and entrances and porches (page 110).

¹¹ *Standards of Appropriateness: Section 4.3.7 Architectural details*. Also *National Standards*, on rehabilitation of wood, page 88.

¹² *National Standards*, rehabilitation of entrances and porches, page 110.

¹³ *National Standards*, rehabilitation of wood, page 92.

¹⁴ *Standards of Appropriateness: Section 4.3.9 Paint*. Also *National Standards*, page 80.

4. Be harmonious with the character of an historic district.

• **Comments:**

Affirmative finding for veranda rehabilitation and re-paint; the proposed scope of work reflects the historic context of an early residential neighborhood adjacent to downtown Pueblo, specifically a historic period of significance, 1870-1921.

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

• **Comments:**

Affirmative masonry penetration and veranda re-paint; because the scope of work maintains the historic features and continued use of the building.

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. Provide a brief statement that demonstrates how the epoxy of historic features is a recognized preservation or conservation method, which will achieve the objective of an even, matching appearance among the old and new features.
2. Refer to the following Technical Preservation Briefs,¹⁵ which may be applicable to the overall project:
 - a. #10, Exterior Paint Problems on Historic Woodwork
 - b. #16, The Use of Substitute Materials on Historic Building Exteriors
 - c. #17, Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
 - d. #35, Understanding Old Buildings: The Process of Architectural Investigation
 - e. #37, Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
 - f. #39, Holding the Line: Controlling Unwanted Moisture in Historic Buildings
 - g. #45, Preserving Historic Wooden Porches

STANDARD PERMIT CONDITIONS:

Date of issuance of permit: March 13, 2019.

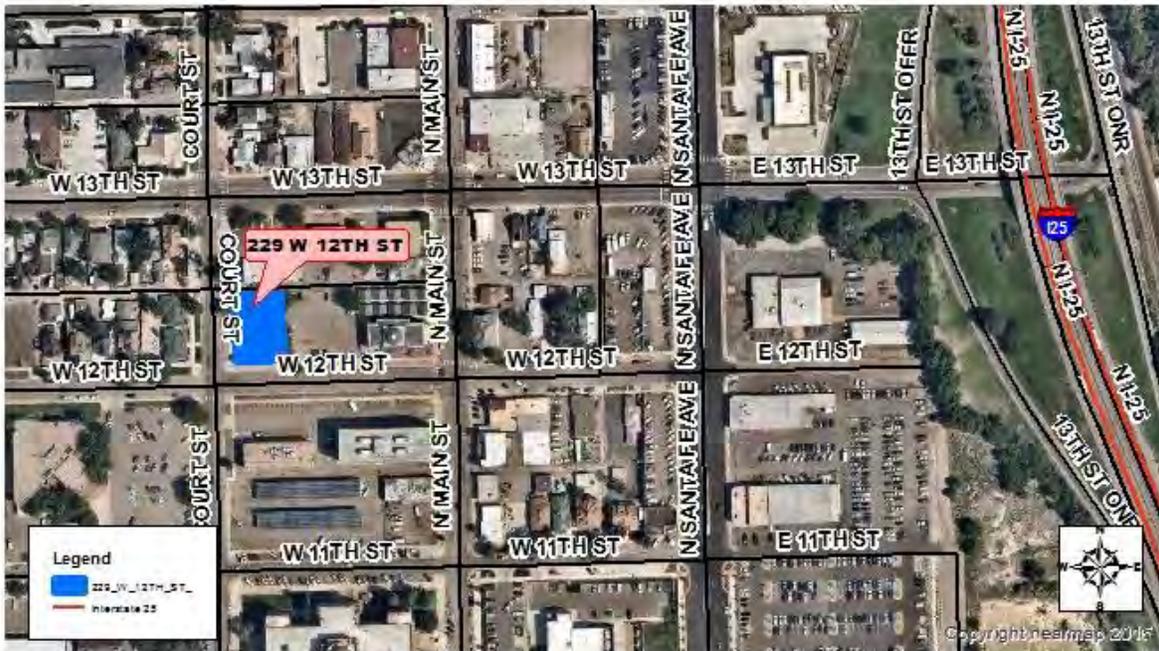
1. **Time Limits:** Certificate of Appropriateness shall become invalid unless work or action authorized by permit is fully executed by March 13, 2020.
2. **Required Revisions:** Any revisions or additions to plans required as a result of approval must be submitted and stamped “approved” prior to the sign-off of the building permit routing slip or business license.

¹⁵ National Parks Service, *Technical Preservation Briefs*, <https://www.nps.gov/tps/how-to-preserve/briefs.htm>

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.
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:

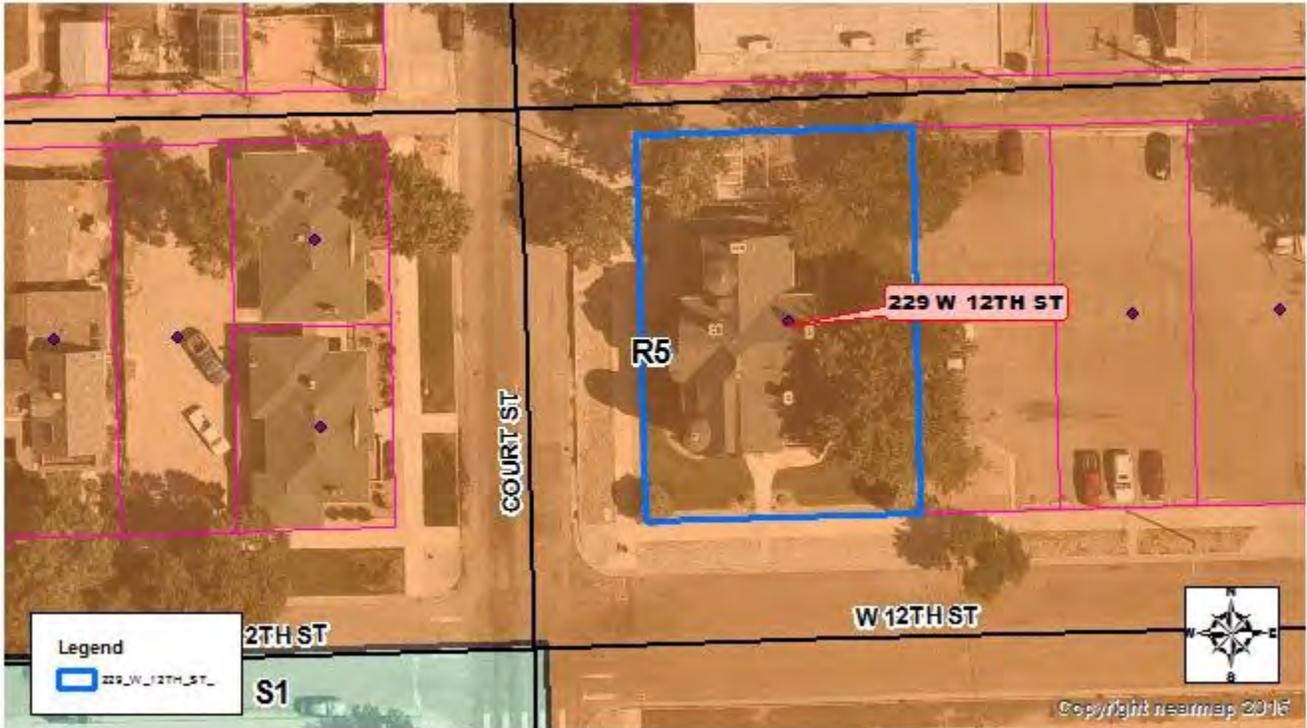
- A. Location Map
- B. Site Map
- C. Zoning Map
- D. Comprehensive Plan Map
- E. Site Photographs
- F. Application



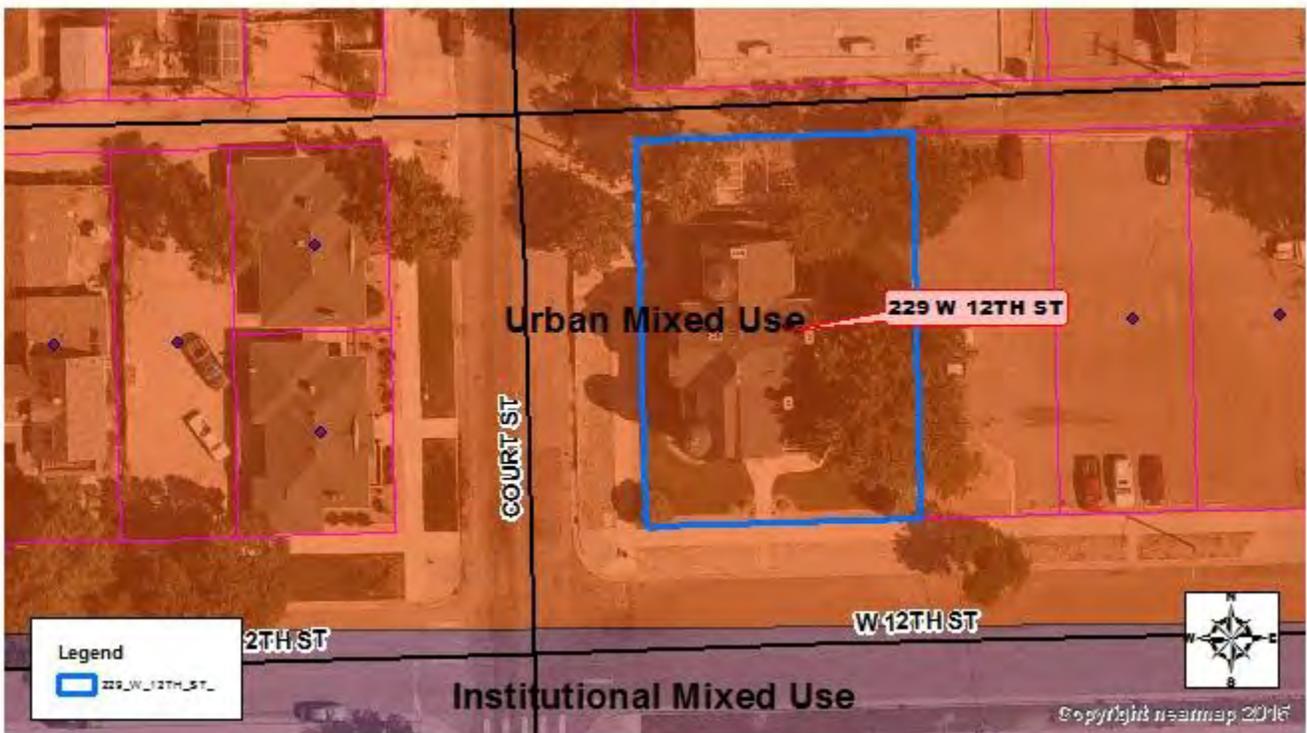
(A) LOCATION



(B) SITE MAP



(C) ZONING MAP



(D) COMPREHENSIVE PLAN MAP



(E) SITE PHOTOGRAPHS – historic photo, undated (above)



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

| | Property Owner: | Applicant (If different from property owner): | |
|--|---|---|------|
| Contact Info | Name: Pueblo County | Name: | |
| | Address: 215 West 10th Street | Company: | |
| | Zip: 81003 | Address: | Zip: |
| | Phone: () 583-6006 | Phone: () | Fax: |
| | Email: burrew@pueblocounty.us | Email: | |
| <i>The applicant will be the primary contact unless otherwise noted.</i> | | | |
| Property Info | Property Address: 229 W. 12th Street | | |
| | Parcel No: 525416005 | | |
| | Legal Description: LOTS 9 AND 10 BLK 11 COUNTY ADD | | |
| | Property Size: 10560 | Zone: R-5 | |
| General Information | | | |
| Name of structure: Bowen Mansion | | | |
| Provide a short description of the proposed work: (separate narrative as Attachment A also required) | | Selective demolition of the front veranda roof beam and replacement with like materials and repainted to match. | |
| Type of Historic Registry: <input type="checkbox"/> National <input type="checkbox"/> State <input type="checkbox"/> Local | | | |
| Project Information | 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 checked="" type="checkbox"/> Paint: <input type="checkbox"/> New Colors _____ <input checked="" 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: _____ | |

(Continue Next Page)

20190048b

(Continued from previous page)

| Existing Building Information | |
|--|--|
| Area? | |
| Storefront width? | |
| Height? | |
| Materials? Stone, brick, wood | |
| Year built? 1893 | |
| Proposed Construction Information | |
| Area? | |
| Height? | |
| Materials? | |
| Additional information regarding the specific request: | |
| Attachment Checklist: | |
| The following list of attachments are required to accompany all applications: | |
| <input type="checkbox"/> A. Explanation of the request as listed above. Be specific. <input type="checkbox"/> B. Site plan detailing the request (See site plan requirements sheet). <input type="checkbox"/> C. Applicable application, if any (i.e. Single Family Home Application). <input type="checkbox"/> D. Photographs. <input type="checkbox"/> E. Color samples. <input 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. | |
| Property Owner | |
| Print Name: | Weston C. Burrer, AIA, CFM Facilities Project Manager |
| Signature: | Weston Burrer <small>Digitally signed by Weston Burrer Date: 2019.02.22 15:57:15 -07'00'</small> Date: 2.22.19 |
| Applicant, if different from Property Owner | |
| Print Name: | |
| Signature: | Date: |

| Zoning Compliance (Completed by City Staff) | | Receipt: |
|---|--|----------|
| 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: | | |

Although the roof was replaced a couple of years ago, the water damage to the veranda was extensive, and created a dry rot condition that continues to get worse, as the structural member is no longer able to hold the weight above. We propose to remove and replace in-kind the materials necessary to have a sound veranda. The techniques and products proposed meet the Standards of Appropriateness, as well as the SOI standards.

Scope of Work:

- Remove a portion of the exterior fascia and bead board ceiling to expose the structural beam underneath
- Catalog and number all pieces
- Determine extent of dry rot and replace with new pine dimensional lumber
- Where possible, epoxy consolidate the historic material before replacement. Where not feasible, material will be replaced in-kind with straight grain pine
- Prime and paint using color scheme attached (exact placement not yet determined)





ROYCROFT COPPER
RED
SW2839

ROYCROFT VELLUM
SW2833

ROYCROFT PEWTER
SW2849

WEATHERED SHINGLE
SW2841

All colors are part of Sherwin-Williams Historic Exterior color palate. These colors were used as part of the roof replacement project, where the roof affected adjacent painted areas.

Pueblo County Assessor Parcel 525416005

Name: PUEBLO COUNTY
Location Address: 229 W 12TH ST, PUEBLO, CO 81003 2810
Mailing Address: 215 W 10TH ST, PUEBLO, CO 81003 2945
Assessor Nbhd: 60 (CENTRAL PARK, PUEBLO, CO-ADD) **Tax District:** 60B

Legal Description: LOTS 9 + 10 BLK 11 COUNTY ADD

| | | | |
|--|---|--|----------------------|
| Land Information: 10560.00 SqFt | Abstract Class COUNTY-MISCELLANEOUS | Actual Value LAND (R-5) 7524 | Assessed 0 |
| Improvements: | COUNTY-MISCELLANEOUS IMP | 244234 | 0 |

| | | |
|------------------------------------|---------------|----------|
| Total Value, Land and Imps: | 251758 | 0 |
|------------------------------------|---------------|----------|

| | | |
|---|--|--|
| Non-Residential Structure #1 Masonary CLINICS Above Average Quality | Year Built: 1952 Year remodeled: N/A | |
| | Use: 100% OFFICE BUILDING | |
| | Building Area: 5629 Perimeter: 212 | |
| | Number Stories: 2 Basement Area: 0 | |
| | Finished Basement: 0 Mezzanine Area: 0 | |
| | Wall Height: 12 Floor?: yes | |
| No Sketch Available! | Electrical?: yes Plumbing?: yes | |
| | Elevator?: no Sprinkler?: no | |
| | HVAC: 100% Hot Water Radiant | |

Current Tax Information for tax year 2018

No current tax information available!

Current Transfer Information

| Sale Date | Sale Amount | Grantor | Grantee | Other Details |
|-----------------------------|-------------|----------------------|----------------------|--|
| 02/24/99 WARRANTY DEED | N/A | BYERS A P + ANNETTE | PUEBLO COUNTY | Rcpt# 1265163 Bk/Pg 0/0 HISTORY UPDATE |
| 06/07/91 WARRANTY DEED | 42100 | BYERS A P + A L + PE | BYERS A P + ANNETTE | Rcpt# 949304 Bk/Pg 2546/264 FAMILY/ESTATE/ |
| 03/03/89 QUIT CLAIM DEED | N/A | BYERS ALVA P + ANNET | BYERS A P + A L + PE | Rcpt# 884457 Bk/Pg 2438/197 HISTORY UPDATE |
| 12/23/87 QUIT CLAIM DEED | N/A | PERUSSE L G + BYERS | BYERS ALVA P + ANNET | Rcpt# 852291 Bk/Pg 2380/866 HISTORY UPDATE |
| 01/28/87 WARRANTY DEED | N/A | ADAMS E L + LEONARD | PERUSSE L G + BYERS | Rcpt# 823930 Bk/Pg 2331/239 HISTORY UPDATE |
| 07/07/69 WARRANTY DEED | N/A | PERUSSE LEO GERARD | ADAMS E L + LEONARD | Rcpt# 379550 Bk/Pg 1655/974 HISTORY UPDATE |
| N/A 996700 | N/A | | CHRANE MARY ELIZABET | Rcpt# 996700 Bk/Pg 0/0 HISTORY UPDATE |