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## HPC-22-12-Mayan Mask Mural

November 16, 2022

**To:** Historic Preservation Commission  
**From:** Wade Broadhead, Senior Planner  
**Through:** Scott Hobson, Acting Director of Planning and Community Development  
**Location:** 320 S. Union Ave (listed as 318 S. Union on National Register Nomination)  
**Applicant:** Fred Gonzales  
**Owner:** Henry Borunda  
**Year Built:** 1883  
**Legal Description:** Lot 8-10, Block 58, South Pueblo  
**Zone District:** HB, Historic Business Zone District

### Synopsis

The owner of 320 S. Union is requesting a Certificate of Appropriateness for a mural that was painted in late June and early July 2022. Section 17-4-5(a)(1)(a) of the PMC states that all alterations in the Historic Business Zone District (HB) receive approval from the Historic Preservation Commission. The property is located in the Union Avenue Historic District and HB Zone District, which requires all exterior alterations to be subject to the Pueblo Historic Business District Guidelines, adopted by City Council in 2001 and the City of Pueblo Historic Preservation Commission, Standards of Appropriateness and Demolition Standards Adopted by City Council, 2005.

### Analysis

The subject property is listed as a contributing resource in the Union Avenue National Register Historic District. The property was built in 1883. The exterior wall was stuccoed at some point before 1980 probably in effort to protect the northeast wall which was once an interior wall. The loss of the building next door at 318 S. Union Avenue made it function as an exterior wall.

The applicant commissioned a mural to be painted that is 24 feet in length by 35 feet in width and is referred to as the 'Mayan Mask'. The mask is described by the applicant as a way to provoke introspection and dress up a neglected space. The artists utilized 27 colors to finish the mural (described in Exhibit C below).

Applicable standards:

While the Union Avenue Historic Business District Guidelines and Historic Preservation Code do not specifically regulate murals, the Historic Business District guidelines state that:

### **Pueblo Historic Business District Guidelines and City of Pueblo Historic Preservation Commission Standards of Appropriateness and Demolition Standards:**

1. Guideline: Use historical paint color from an approved paint list (p.18, Pueblo Historic Business District Guidelines) The Standards of Appropriateness & Demolition Standards (Section 3.1.9, City of

Pueblo Historic Preservation Commission Standards of Appropriateness and Demolition Standards) also echo the guidelines stating: “The HPC requires that a historical paint color be chosen from a commercially available palette”.

*Finding:* The applicant used twenty-four (27) colors, none of which was shown to be on a commercially available manufacturers historic paint palette.

*Guideline:* Color for signs should be selected to harmonize with the overall building scheme and historical character. Florescent or neon colors are not traditional and are inappropriate.”

*Finding:* some of the colors on the mural are bright/neon, which, according to the HB Guidelines and Standards, are not appropriate for the Union Avenue Historic District and a National Register property.

The HPC has historically interpreted the above guidelines to allow creative murals on facades that have been faced with stucco throughout the district because they are easily reversable. The original texture and architectural elements are lost on a historic structure’s façade when the façade is faced with stucco. The proposed mural may be interpreted as providing an expression of culture and art into the district without compromising the structure’s historic integrity. The subject matter of the mural refers to some historic context of North/Central America and the indigenous people from Central America who settled in Pueblo. HPC has allowed murals with some nexus of historic context to Pueblo or the region in the past.

### **FINDINGS OF FACT FOR CERTIFICATE OF APPROPRIATENESS REQUIREMENTS SECTION 4-14-11(A):**

1. Conform to the intent and purpose of the chapter.

• **Comments:**

Neutral finding. The standards are silent on murals, but they have been allowed on facades where they are applied to compromised facades, such as those that have been stuccoed.

2. Preserve the special character, interest, and value of the landmark or historic district and its environs.

**Comments:**

Neutral Finding: Murals applied to already compromised facades allow for new contemporary special character and interest without degrading historic material. However, this mural is taller and brighter compared to other murals in the district. The mural also fronts a public parking lot, making it very visible.

3. Not be an adverse impact on the exterior features of the landmark.

**Comments:**

Affirmative finding, the mural is applied over stucco and does not negatively impact the historic landmark.

4. The extent to which proposed improvements would be harmonious with the character of a Historic District, and the relationship between the results of such work and the exterior features of other neighboring elements in such Historic District.

**Comments:**

Neutral findings: the bright colors and content of the mural do not necessarily compliment with historic large signage or other murals in the district.

5. Scale, form, and composition of principal facades and relationship to the street.

**Comments:**

Neutral finding: The mural faces northeast and a public parking lot, making it more noticeable than other murals in the district.

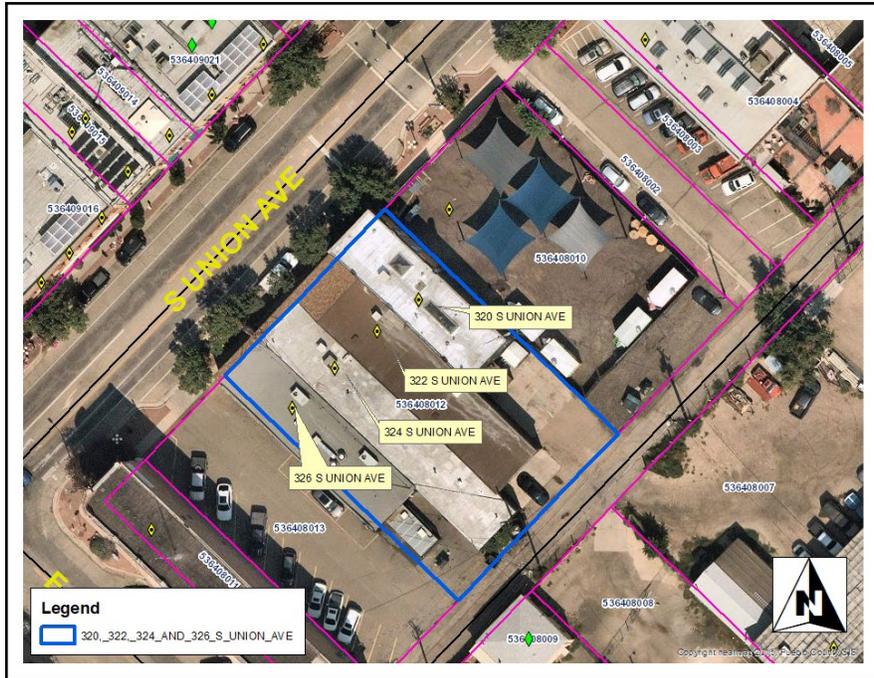
**Recommendations:**

Neutral Recommendation. If the Historic Preservation Commission finds the mural meets the City of Pueblo Standards of Appropriateness and the criteria for a Certificate of Appropriateness.

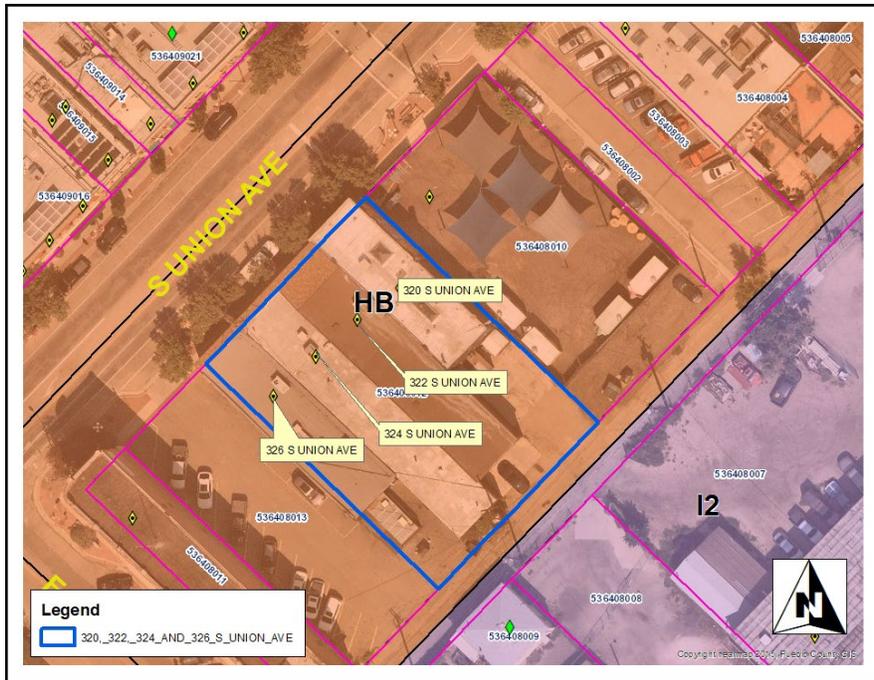
Section 4-14-12, (f), states, “if the proposed work does not conform with the Standards of Appropriateness, HPC shall deny the Certificate of Appropriateness, or continue action thereon for up to sixty days (60) with recommendation for amendments which the owner may wish to submit in a revised application.

Exhibits

- A. Maps
- B. Photographs
- C. Applications and attachments
- D. Excerpt from the Union Avenue National Register Nomination



( A ) Maps



C) SITE PHOTOGRAPHS



**( D ) Application and Attachments**



07/29/2022

**22-131**

Historic Preservation Commission

**Status:** Active

**Date Created:** Jul 29, 2022

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**Applicant**

Gary Anzuini  
ganzuini@comcast.net  
9 Dittmer Circle  
PUEBLO, CO 81005  
7192516870

**Location**

320 S UNION AVE  
PUEBLO, CO 81003

**Owner:**

BORUNDA HENRY  
1 ROCKBRIDGE LN PUEBLO , CO 81001-1306

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**Internal**

**Case Number**

HPC-22-11

**Planner Assigned**

Planner 2

**Continuances**

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**Newspaper Notice Cost**

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**Public Notice Costs must be paid by:**

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**Public Notice zoning poster must be displayed by:**

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**HPC Hearing Information**

**HPC Hearing Date**

08/17/2022

**HPC Hearing Results**

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**Check box if hearing is a Special Requested Hearing**

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**Planning & Zoning Commission Information**

**City Council Information**

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**Application Information**

**Application Type**

Certificate of Appropriateness

**Residential or Non-Residential?**

Non-Residential

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**Certificate of Appropriateness**

**Name of historic resource:**

Colorado Historic Society

**Provide a short description of the proposed work**

Repaint existing windows and storefront trim Gloss Black. Commission artist to create a mural on building sidewall - Firewall

**Type of Historic Registry**

Local

**Scope of work:**

(Mark all that apply)

**New construction**

**Addition**

**Modification**

**Paint**

**Awning**

**Replace or add windows or doors**

**Sign installation**

**Reroof**

**Demolition**

**Repair of stone or brick**

**Certificate of economic hardship**

**Lighting**

**Infill in a Historic District**

**Other**

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**Scope of Work Details**

**Paint Scope of Work:**

**New Colors**

**List the New Colors proposed**

Gloss Black

**Are the colors selected from a Historic Paint palette:**

Yes

**Repaint same colors**

**Paint removal**

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**COA Building Information**

Existing Building Information:

**Area?**

9,000

**Storefront width?**

46

**Height?**

32

**Materials?**

Brick Masonry

**Year built?**

1897

Proposed Construction Information:

**Area?**

9,000



“Mayan Mask” is an artistic interpretation of a traditional Mayan mask. The Mask has three sections, the outside, middle, and center, representing; mind, body, and spirit. This concept intends to serve the Pueblo community and culture in several ways. The image aims to provoke thoughts and introspections about its existence and meaning, it enhances and fixes a previously neglected and visually unappealing space, and brings a sense of beauty through the vibrancy of the colors. The purpose of the mural is to create a colorful and attractive image which promotes a sense of wonder and pride for our community. By placing this artwork in the

Paint Colors 300 Blk S. Union

Mayan Mask (318 S. Union) Core (326 S. Union)

Aqua	Turquoise
Turquoise	Cranberry
Waterfall	Marigold
Real orange	Key Lime
Marigold	Sun yellow
Sun Yellow	Tropical
Key lime	Eden
Seaside	French lilac
Sweet pea	Seaside
Golden sunset	Semi-gloss black
Auvergne	Sweet pea
Berry pink	Auvergne
Apple red	Apple red
Coral	Berry pink
Deep blue	Brilliant Blue
Grape	Colonial red
Hunter green	Purple
Meadow green	Real orange
Seaside	Spring green
Spring green	Fire orange
Semi-gloss black	Harvest patch
Navy blue	Lemon grass
Fire orange	Magenta
Harvest patch	Oasis
Magenta	
Oasis blue	
Paprika	

( D) Excerpt from the Union Avenue National Register Nomination

FHR-8-300 (11-78)

United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet Union Avenue Historic District Item number 7 Page 7

57. "C" Store (323 S. Union). c. 1900: two-story, red brick structure with brick piers; corbeling; and arched radiating voussoirs over windows. First story has been altered.
- ✓ 58. "C" Store & Apartment (325-325 1/2 S. Union), Tivoli Building--1896: two-story cut stone with piers; steel belt course and decorated concrete belt course.
- ✓ 59. "C" Stores (327-335 S. Union), William Strait Block, G. W. Roe Architect. c. 1893: two-story red brick structure with four store fronts; also pier and spandrel with plinth, two iron belt courses, stone belt course, corbeling, and 17 spaced windows across the front.
- ? 60. "C" Store (304-306 S. Union/Historic Address: 66-68 S. Union), Donnegan Block. c. 1883: two-story red brick structure. Brick piers with plinth, decorated. Three-center door openings with double transoms, decorated lintels.
- ? 61. "C" Vacant (303-308 1/2 S. Union), J.S. Glass Clothing Store--National Register property. 1889: three-story, red-brick presently being restored. Two belt courses, boxed cornice with decorated frieze. Cast iron store front supports, etched and embossed glass, semi-circular and segmental window heads with connecting lintels.
- ? 62. "C" Tavern (310 S. Union/Historic Address: 72 S. Union). c. 1883: two-story red brick stone lug sills and lintels, rosettes on iron coursing, and corbeling.
63. "V" Vacant Lot (312-316 S. Union).
64. "C" Johnson Electric (318 S. Union/Historic Address: 80 S. Union), Beauchamp Block. c. 1883: two-story red brick, iron belt course with rosettes, stone belt course, pier and spandrel wall construction, recessed segmental window head with arched voussoirs.
65. NC" Johnson Electric (320-324 S. Union). c. 1945: one-story red brick building; stuccoed; new glazed yellow brick front. constructed from two smaller structures in 1945.
66. V" Vacant Lot (328 S. Union).