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HPC-22-21 Screen Fence

November 16, 2022

To: City of Pueblo Historic Preservation Commission
From: Wade Broadhead, Senior Planner
Through: Scott Hobson, Acting Director of Planning and Community Development
Location: 318 S. Union Ave
Applicant: Fred Gonzales
Owner: Henry Borunda
Year Built: Vacant Lot
Legal Description: Lot 8-10, Block 58, South Pueblo
Zone District: HB, Historic Business Zone District

Synopsis

The applicant is requesting a Certificate of Appropriateness per the requirements contained in Section 12, Chapter 14 – Historic Preservation Code, Title IV – Historic Preservation Code Section 4-14-11 to modify the existing chain link fence on the property at 318 S. Union Ave to attach black fabric screening to the fence on the northeast and southeast sides of the property. The purpose of the fencing modification is to provide screening from a parking lot and alley for the establishment of an outdoor food court.

Analysis

318 S. Union is a vacant lot where a historic building once stood. The lot has functioned as parking for the adjacent restaurant for many years and faces a public parking lot to the northeast. The property is located in the Union Avenue Historic District and Historic Business District Zone District (HB) which requires all exterior alterations to be approved by the HPC and subject to the Pueblo Historic Business District Guidelines adopted by City Council in 2001. The findings of fact come from the Historic Preservation Code Section 4-14-11 adopted by City Council Ordinance No. 6888 dated September 9, 2002 and Section 17-4-51(d) Use performance standards. of the Historic Business Zone District. The chain link fence was already present, but the black fabric screen is a new addition.

Applicable standards:

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

Sec. 4-14-1. – Intent. - possess special historic, prehistoric, aesthetic, architectural, engineering or geographic interest or importance or that reflect the multicultural-multiethnic heritage of the City are cultural assets and public necessities required to promote the educational, cultural, economic, and aesthetic attributes of the City and the general safety, health and welfare of the citizens of Pueblo.

Sec. 4-14-2. - Statement of purpose.

The purpose of this Chapter is to:

(1) Identify, designate and preserve those buildings, objects, monuments, structures and sites which reflect outstanding elements of the community's architectural and cultural heritage.

- (2) Preserve and enhance the environmental quality of neighborhoods.
- (3) Strengthen the City's economic base through the stimulation of the tourist industry.
- (4) Stabilize and improve property values.
- (5) Foster economic development.
- (6) Promote the growth of the City in concert with its heritage.
- (7) Encourage new buildings and developments that will be harmonious with existing Landmarks and Historic Districts.

Section 17-4-5 (a) (1) (d) Historic Business Zone District - performance standards: "Fencing or screening of vacant lots shall obtain prior approval of the committee and such fencing material shall be constructed of material compatible in color, texture, and design with adjacent structures and screening".

The Pueblo Historic Business District Guidelines approved in 2000 include the following on Page 13:

"The screen such as railing; small walls, fences, shrub hedge, etc. also provides scale for the pedestrian walking through the area. The screen should have some detail and be consistent throughout the area. The screen will link the built lots with a continuous edge whereas parking lots and vacant lots break up the urban framework of the buildings."

City Center Streetscape Standards adopted by City Council discuss railings on page 97 and state that the style should be wrought iron pickets with finials, the color should be black, the height should be 3' when used for parking lot screen, and the columns should be brick with maximum 10' spacing and when used for sidewalk cafes or space is limited applicants should omit the columns.

The chain link fence with black fabric does not meet the intent of the Pueblo Historic Business District Union District Guidelines, or the City Center Streetscape Standards for screening. Similar screen fences in the district have been constructed out of a mixture of metal fencing and brick or concrete masonry units (CMU) or by using landscaping (examples attached below). The proposed screening does not meet the intent in color, texture, or design. A more appropriate design would contain brick or masonry units and metal fencing along Union Avenue and a muted/wrought iron design along the public parking lot.

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

1. Conform to the intent and purpose of this code.
 - **Comments:**
Negative finding: the use of fabric screening is not consistent with the intent and Sec. 4-14-2 (7) of the purpose of the Historic District based on the finding that the new fabric screening is not harmonious with existing Landmarks and Historic Districts.
2. Preserve the special character, interest, and value of the landmark or historic district and its environs.
 - **Comments:**

Negative finding: the use of fabric screening does not preserve the special character of the historic district and introduces a fencing material that was not used in the historic district during the period of significance.

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

• **Comments:**

Neutral finding: the use of fabric screening introduces a fencing material that was not used in the historic district during the period of significance but does not create an irreversible impact to the site.

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:**

Negative findings: the screen fencing as proposed conflicts with multiple code sections and guidelines in that it's color as well as it's texture, and design, are not compatible with surrounding environment.

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

Comments:

Negative findings: the proposed black fabric screen fence does not meet the Historic Business District code or Union Avenue Historic Business District guidelines and does not create an inviting pedestrian experience and is not designed to match surrounding colors, textures, or design elements.

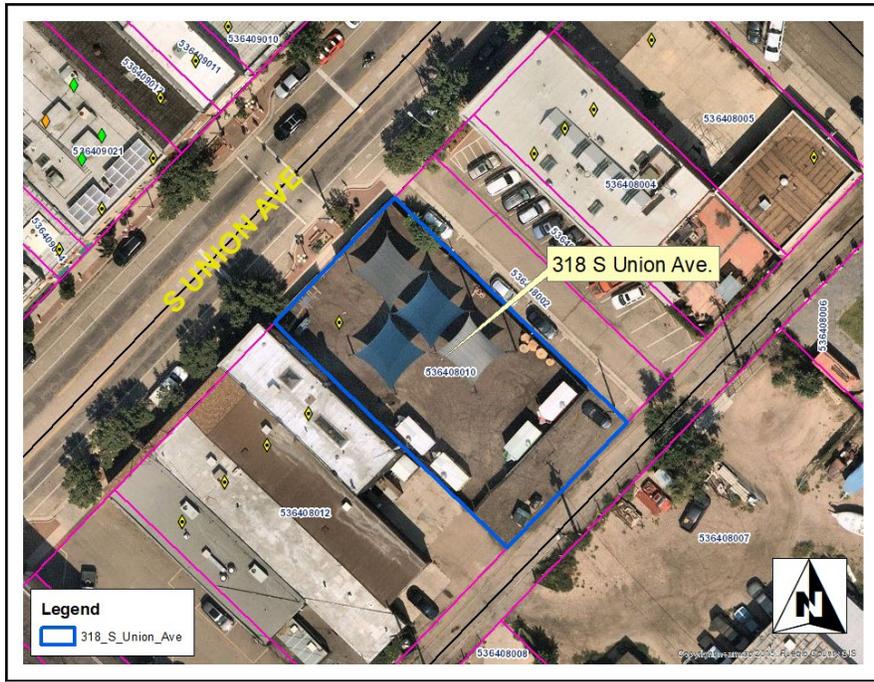
Recommendations:

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.

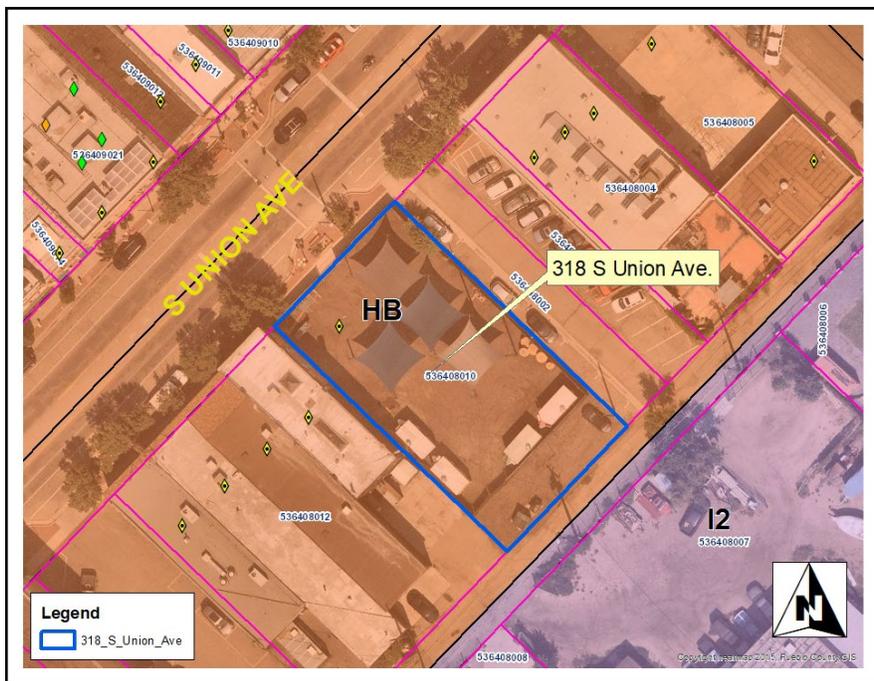
The screen fence contains materials and colors that were not used during the period of significance (1880-1921), and do not conform to the Pueblo Historic Business District Guidelines regarding, color, texture, and material therefore a COA cannot be issued. The owner may submit a revised application with modifications to the mural to meet the criteria of the HB Guidelines and Standards of Appropriateness.

Exhibits

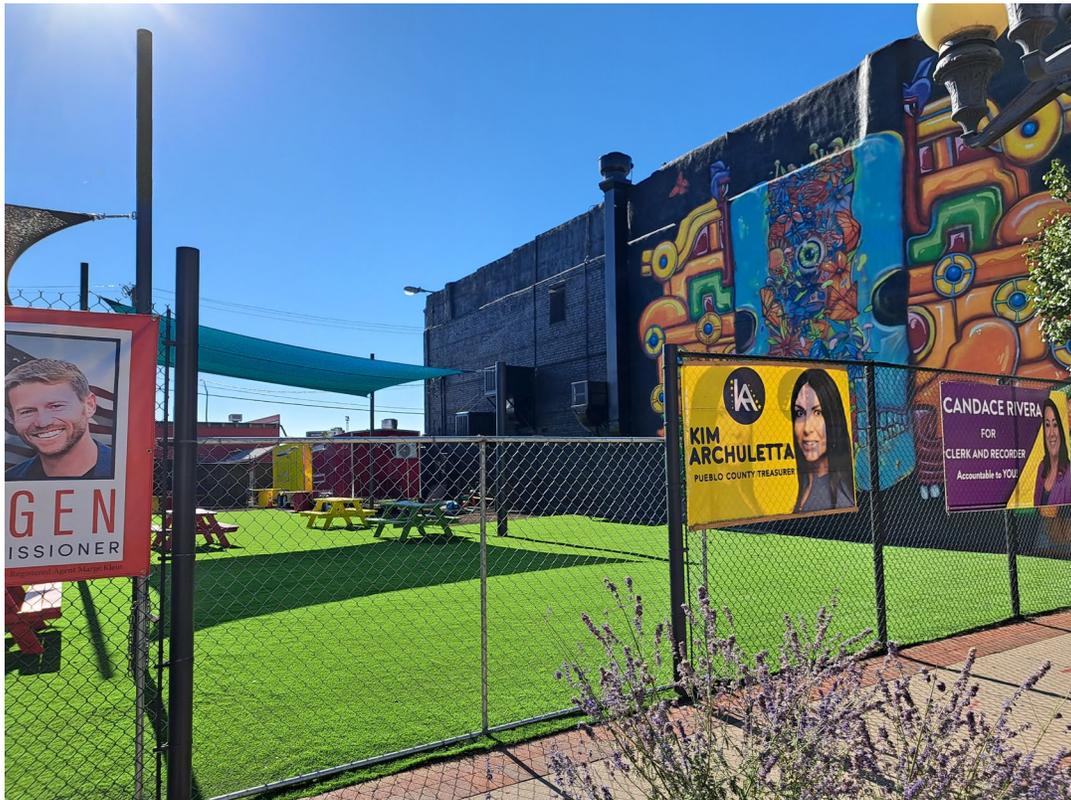
- A. Maps
- B. Photographs
- C. Applications and attachments
- D. Excerpt from City Center Streetscape Standards



(A) Maps

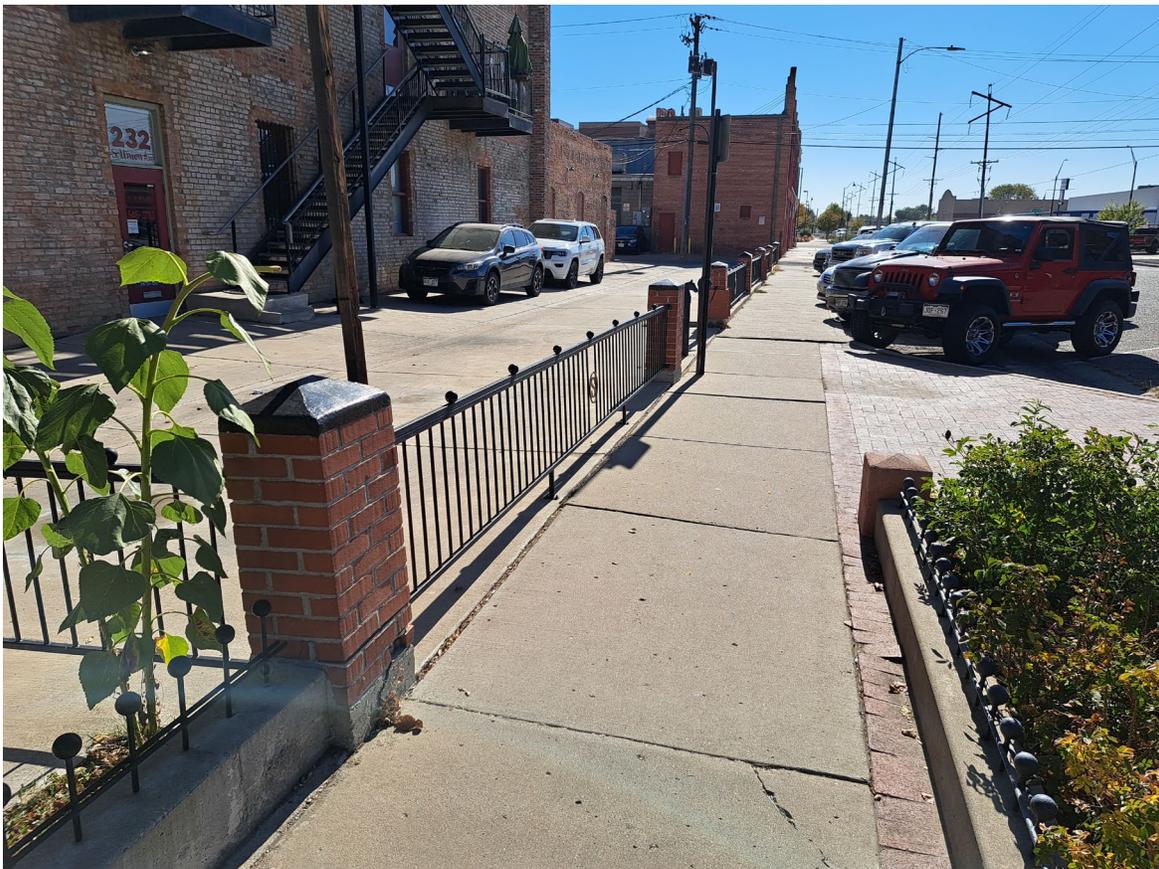


B Site Photographs





Examples of other fencing in the historic district





(C) Application and Information

 City of Pueblo PLACE

09/19/2022

22-158

Historic Preservation Commission

Status: Active

Date Created: Sep 16, 2022

Applicant

Fred Gonzales
bucksenterprises67@gmail.com
PO Box 8534
Pueblo, Colorado 81008
719-252-5913

Primary Location

318 S UNION AVE
PUEBLO, CO 81003

Owner:

BORUNDA HENRY
1 ROCKBRIDGE LN PUEBLO , CO 81001-1306

Internal

Case Number

HPC-22-15

Planner Assigned

Planner 2

Continuances

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Newspaper Notice Cost

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Public Notice Costs must be paid by:

--

Public Notice zoning poster must be displayed by:

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HPC Hearing Information

HPC Hearing Date

10/19/2022

HPC Hearing Results

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Check box if hearing is a Special Requested Hearing

Planning & Zoning Commission Information

City Council Information

Application Information

Application Type

Certificate of Appropriateness

Residential or Non-Residential?

Non-Residential

Certificate of Appropriateness

Name of historic resource:

Union avenue district

Provide a short description of the proposed work

Improvements of ground by crushed asphalt(rolled), screening (black) of fence, Blaack paint on rear mural on side and black paint in front

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

Other (Please Specify):

cover lot with crushed asphalt and roll, add poles to hand shade sales, wrap chain link fence with privacy screen, add tables for seating

Scope of Work Details

Paint Scope of Work:

New Colors

List the New Colors proposed

black

Are the colors selected from a Historic Paint palette:

Yes

Repaint same colors

Paint removal

COA Building Information

Existing Building Information:

Area?

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Storefront width?

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Height?

--

Materials?

--

Year built?

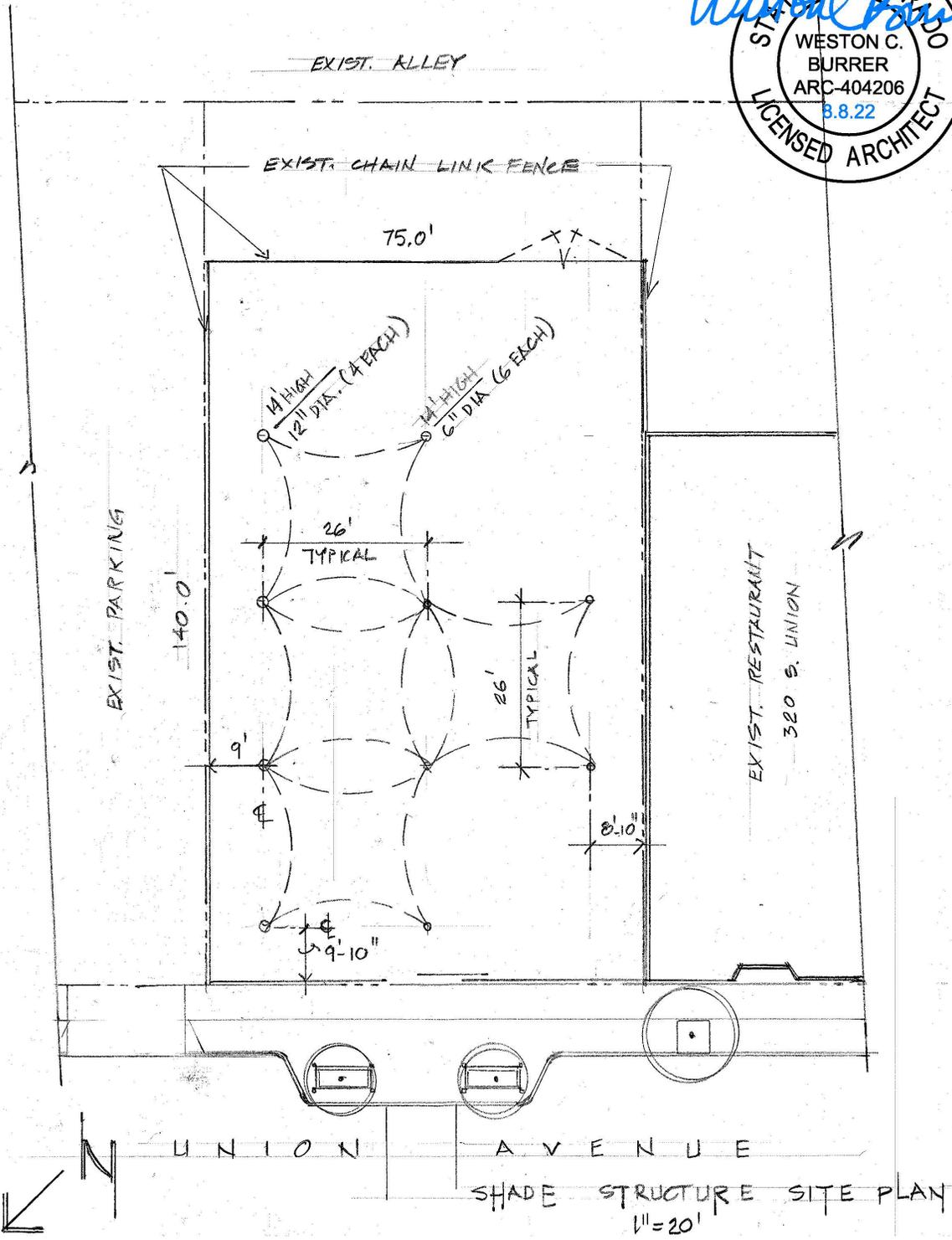
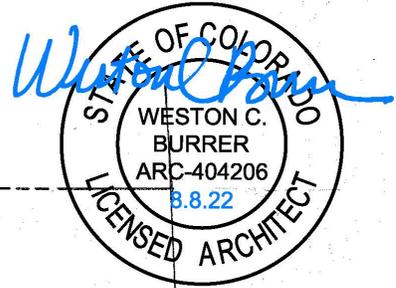
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Proposed Construction Information:

Area?

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The End Goal and overall vision for this property is to help the downtown area become more alive and interactive, while representing Pueblo's community, culture, and history. The Steel on the front façade (on all properties) clearly stating a reminder of "The Steel City". On one end (318) we have the Mayen mask mural, the Mayen 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 experience 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 in our community. By placing this artwork in the public space, we create an interesting destination to be enjoyed for the entire community. This encourages public activity, provides a setting for photo opportunities, and creates a place of social interactions for everyone to freely experience. On the other end (326 union) we have a color splash in the landscape of a "core" being created and formed. This representing all the different subjects, cultures, and differences that we have in our community "our core". As in the mural, like you would read a history book from left to right, it starts all over the place, trying to figure out what it is to become, then at the end to be a solid, unified, strong core. A core that is filled with all different things coming together as one beautiful piece. A Strong "Pueblo Proud" core.



Site Plan

(D) Excerpt from City Center Streetscape Standards

8. Union Avenue Historic District Standards



8.C.10 Railing · Style – Wrought iron pickets with finials · Color – Black · Height – 3' minimum for parking lot screens · Columns – Brick with maximum 10' spacing · Option – When used for sidewalk café or when space is limited, omit columns