

Gregory Howell  
Chair

Jocelyn Martinez  
Vice Chair

Anthony Perko  
Secretary



Laurel Campbell

Amy Scoby

Susan McCarthy

Suzanne Kuehn

---

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

## HPC-22-17 Steel Facade

November 16, 2022

**To:** Historic Preservation Commission  
**From:** Wade Broadhead, Senior Planner  
**Through:** Scott Hobson, Acting Director of Planning and Community Development  
**Location:** 322, 324, and 326 S. Union Ave  
**Applicant:** Fred Gonzales  
**Owner:** Henry Borunda  
**Year Built:** Remodeled 1945  
**Legal Description:** Lot 4, Block 58, South Pueblo  
**Zone District:** HB, Historic Business Zone District

### Synopsis

The applicant is requesting a Certificate of Appropriateness for a steel façade that was applied to the front of the structure in August 2022. The property is located in the Union Avenue Historic District and Historic Business District; Section 17-4-5(a), of the Pueblo Municipal Code requires all exterior alterations to be approved by the Historic Preservation Commission and 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 a multi-tenant structure containing three separate addresses 322, 324, and 326 S. Union Avenue. The structure was originally constructed prior to 1905 as a red brick building with two addresses; around 1945 the structure was renovated, and the glazed yellow brick and third address was added. The Union Avenue National Register Historic District was approved by the Park Service in 1980; at that time the glazed brick alteration was not 50 years old and did not qualify as a contributing structure. The applicant installed the steel facade without a building permit or HPC approval and was given a notice of violation on September 5, 2022, by the City of Pueblo Code Enforcement Division.

The applicant provided information on how the steel façade system was affixed to the original exterior wall. Iron Mountain Metal Works completed the installation using fourteen (14) gauge five (5') x (10') steel panels. The area covered measures approximate fifteen (15) tall by seventy (70) wide. The steel panels were stitched together with 1" stitch welds every 16". Locite PL375 Heavy duty construction adhesive was applied to the back of the steel and on the angel trim they used Hilti 1/4<sup>th</sup>" x 2 5/8" screw anchors as well. The installer used KBS clear coat for the final finish. The steel system now covers the street facades of 322-326 S. Union Ave.

The building is listed as non-contributing on the National Register of Historic Places Inventory-Nomination Form. In the Historic Business District guidelines properties are categorized as "Noncontributing, with qualifications" (P. 7) Restoration of properties that are categorized is encouraged but not mandatory. If the property owners choose not to restore the structure, the guidelines for new

construction apply. The standards called “New Construction Historic Business Zone District” for new construction are detailed on pages 22-24 of the design guidelines.

Applicable standards:

### **Pueblo Historic Business District Guidelines**

Guideline: Design new construction or additions with structural system that are independent of the original building (P. 22)

*Finding:* The steel panels are welded to each other, glued and screwed to the yellow glazed brick façade. Because construction adhesive and screws were used to apply the steel the steel is not considered independent and removal will damage the yellow brick façade. .

Guideline: New Additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property (P.22). “The new work shall be differentiated from the old and shall be compatible with the mass, size, scale and architectural features to protect the historic integrity of the property and its environment”.

*Finding:* The application of the steel façade, the adhesive, and a number of screws will damage the underlying brick and block when removed.

Guideline: Use Materials that have texture and color similar to this historically used on Union Avenue. (P. 24) Materials should be in context with the color, proportion and scale of existing historic patterns. Brick is by far the predominate material for major building surfaces. The repetition of brick contributes to the visual continuity of downtown Pueblo.”

*Finding:* brick and to a lesser extent stone and wood are identified as the predominate material types by the Union Avenue Historic District guidelines. Steel facades are not mentioned in the guidelines, nor found in the National Register Nomination and are not a feature of the existing historic district or other commercial districts. The steel façade does not meet the intent of the guideline to keep materials similar to those already found in the historic district.

## **Standards of Appropriateness and Demolition Standards**

### 3.1 Rehabilitations and Alterations to Commercial Buildings

#### 3.1.4.1 First Floors and Upper Floors

3.1.4.1.1 Preserve storefront elements such as: height, recessed entry, cast iron frame, kick plate, transom window, sign band, entry to upper floors, large glass display window

*Finding:* The steel façade system covers up the storefront elements that were differentiated through various types of brickwork outlining a transom area and window display surrounds made with brick. All original detailing on the storefront has been obscured.

#### 3.1.5 Storefronts

3.1.5.3 Retain the original shape and size of the transom window as glass.

*Finding:* Though the transom window had been bricked in around 1945, they left the brick patterning, which highlighted the transom area as an echo to the original transom. The addition of the steel façade has obstructed those details.

3.1.5.7 Preserve original architectural detailing. If original details are presently covered, expose them and incorporate them into renovation design. Avoid removing or altering any historic material or significant architectural features. Replace detailing where it is known to have existed, if feasible.

*Finding:* The steel façade system has covered the 1945 façade and all architectural detailing. Furthermore, the installation may have seriously damaged the original storefront façade and brick.

The applicant states that the steel façade is intended to remind Pueblo of its steel city roots. Steel façade systems were not found in the Union Avenue Historic District during the period of significance nor at a later date. The guidelines encourage new materials which are recognizable from the old but compatible with the historic material. The guidelines mention that brick is the predominate material even apply to slightly older buildings outside that period of significance whose facades all contribute to the overall feel of the historic character and district which is represented by brick, stone, wood, and glass. If Union Avenue would be resurveyed for national register eligibility the blonde brick/block at 326 S. Union would be a character defining feature of the Mid-Century storefront renovation as it was a significant change over time.

City staff consulted local Pueblo architect, Dave Weihrich, to determine what would be the implications and affects to the historic building of removing the façade system. Mr. Weihrich stated that the adhesive is a sturdy one and with the number of screws it could cause significant damage to the original brick and block during installation and if removed.

**FINDINGS OF FACT FOR CERTIFICATE OF APPROPRIATENESS**  
**REQUIREMENTS SECTION 4-14-11:**

1. Conform to the intent and purpose of this code.

**Comments:**

Negative finding: the steel façade is in direct opposition of the guidelines the state projects should use similar textures and colors, do no harm to existing historic materials, and be independent of the original building.

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

**Comments:**

Negative finding, the covering of the character defining blonde block façade material, does not preserve the special character of the historic district. Steel façade material was not used in the historic district during the period of significance.

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

**Comments:**

Negative finding, the work will not be easily reversible and will negatively affect the landmark.

3. 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 finding: The metal façade treatment does not align with the recommended material type required by the guidelines, does not reflect a similar storefront design in the district and detracts from the largely brick and store storefronts in the historic district. Scale, form, and composition of principal facades and relationship to the street.

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

**Comments:**

Negative finding: the proposed metal storefront system does not meet Historic Business District code or the Standard of Appropriateness. The steel façade does not match surrounding colors, textures, or design elements and obscures and has damaged the original storefront.

**Recommendations:**

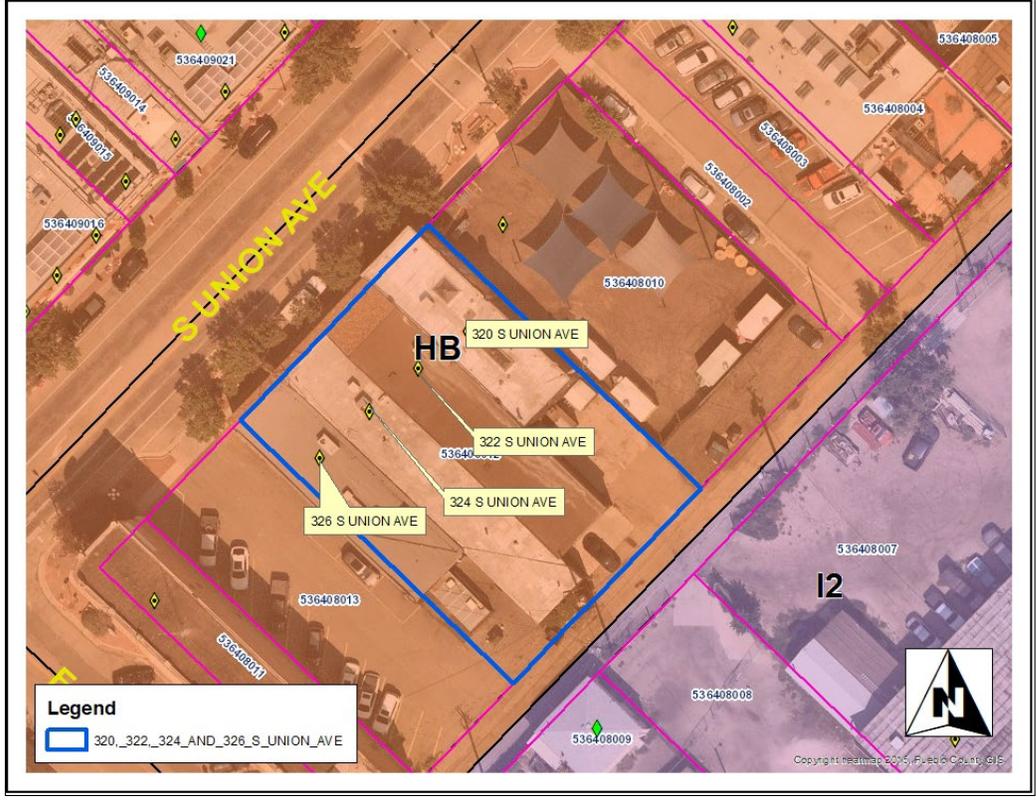
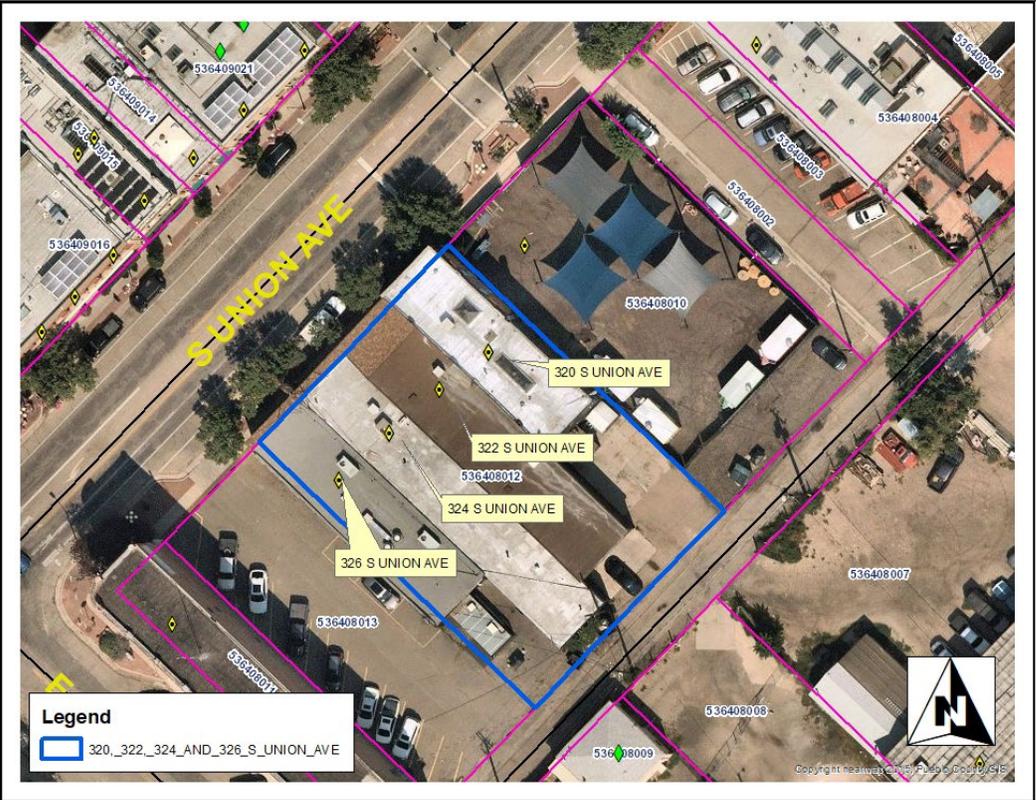
Section 4-14-12, (f), states, “if the proposed work does not conform with the Standards of Appropriateness, HPC shall deny the Certificate of Appropriateness, or continue action thereon for up to sixty days (60) with recommendation for amendments which the owner may wish to submit in a revised application.

The proposed steel façade does not conform to the Pueblo Historic Business District Guidelines or Standards of Appropriateness; therefore, a COA cannot be issued, and modifications shall be removed. The owner may submit a revised application with modifications to the steel façade to meet the criteria of the HB Guidelines and Standards of Appropriateness.

Exhibits

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

EXHIBIT A. MAPS



**EXHIBIT B. SITE PHOTOGRAPHS**





Photos of the storefronts Circa 2007 and November 2022 Conditions





## EXHIBIT C. APPLICATIONS AND ATTACHEMNTS

 City of Pueblo PLACE

09/19/2022

**22-157**

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**

326 S UNION AVE  
PUEBLO, CO 81003

**Owner:**

BORUNDA HENRY  
1 ROCKBRIDGE LN PUEBLO , CO 81001-1306

---

**Internal**

**Case Number**

HPC-22-19

**Planner Assigned**

Planner 2

**Continuances**

--

**Newspaper Notice Cost**

--

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

--

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

--

**HPC Hearing Information**

**HPC Hearing Date**

10/19/2022

**HPC Hearing Results**

--

**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 Historic Disrict

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

New mural on sothern facade, Black paint on side and rear, front facade steel application over block

**Type of Historic Registry**

Local

**New construction**

**Modification**

**Awning**

**Sign installation**

**Demolition**

**Certificate of economic hardship**

**Infill in a Historic District**

**Scope of work:**

(Mark all that apply)

**Addition**

**Paint**

**Replace or add windows or doors**

**Reroof**

**Repair of stone or brick**

**Lighting**

**Other**

---

**Scope of Work Details**

**Paint Scope of Work:**

**List the New Colors proposed**

Black

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

Yes

**Repaint same colors**

**New Colors**

**Paint removal**

---

**COA Building Information**

Existing Building Information:

**Storefront width?**

--

**Materials?**

--

Proposed Construction Information:

**Height?**

--

**Additional information regarding the specific request:**

--

**Area?**

--

**Height?**

--

**Year built?**

--

**Area?**

--

**Materials?**

--

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.

Company: Iron Mountain Metal Works  
Welder: Marshall Brumfield

In the following document you will find a description on how the front façade on the 300 Block of South Union in Pueblo was fastened and installed, along with what materials were used:

- 1) Used Loctite PL375 Heavy Duty Construction Adhesive on back of steel
- 2) Used 12 anchors per panel
- 3) 1" Stitch welds every 16"
- 4) On the angle Trim I used Hilti 1/4"x 2 5/8" screw anchors as well
- 5) 14 Ga. 5'x 10' Sheeting for Façade
- 6) KBS clear coat for the finish

The combination of all three ways of anchoring/welding seems to be more than adequate for the mounting the façade. The Welding locks everything together essentially making it "One Piece"



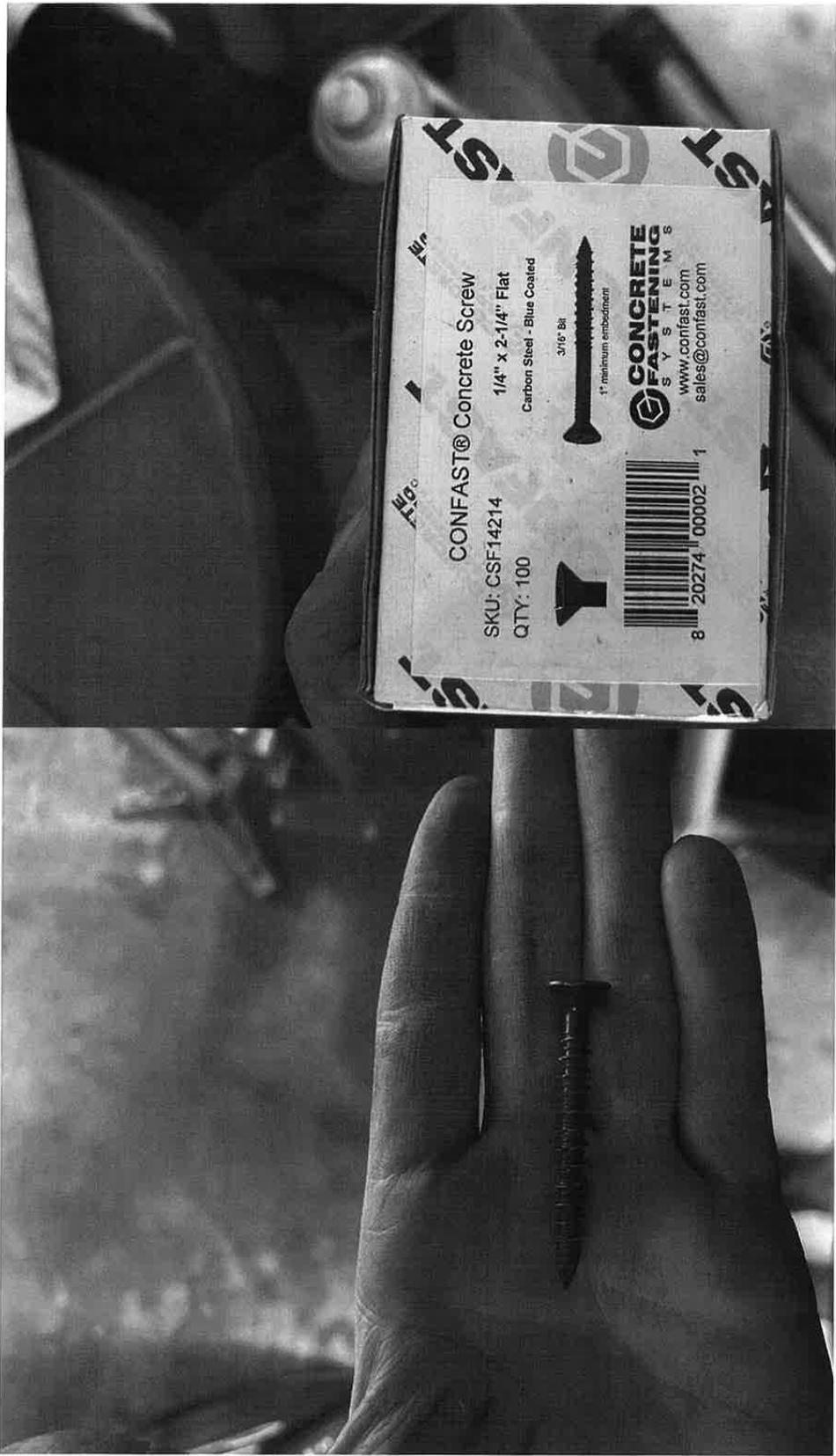








EXHIBIT D. Union Avenue National Register Nomination Excerpt

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).