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HPC-22-18-Paint Color (Multiple Addresses)

November 16, 2022

To: Historic Preservation Commission
From: Wade Broadhead, Senior Planner
Through: Scott Hobson, Acting Director of Planning and Community Development
Location: 320, 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 the black paint that was applied to the side and rear facades of 320, 322, 324, and 326 S. Union Ave. Section 17-4-5(a)(1)(a) of the PMC states that all alterations in the HB Zone District receive approval from 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 properties consist of the two-story red brick building (320 S. Union), constructed in 1883, and the one story, glazed yellow brick building that was constructed prior to 1905 and remodeled in 1945 (322, 324, and 326 S. Union). The paint work was conducted in August of 2022. The black paint was applied to the northeast wall and full rear façade of 320 Union. Black was also applied to the entire rear facades of 322, 324, and 326 S. Union. The surfaces covered were mostly stucco. Some exposed brick at 320 S. Union Ave and wooden historic window frames at the same address were also painted over. Newer, non-historic, storage buildings, garage and other doors were also painted black.

Applicable standards:

Pueblo Historic Business District Guidelines

Exterior Materials and Colors (P17)

Guideline: Avoid concealing original façade materials

Finding: While most of the surfaces painted over had been altered with stucco, some of the wood window frames at 320 S. Union Ave as well as exposed brick were original material and painted over.

Guideline: exterior colors should be harmonious with the overall color scheme and character of the brick

Finding: The rear and sides of the buildings were painted black in August 2022. The guidelines state that if building surfaces are painted, the paint color should be similar to a brick tone to harmonize with the historic district. Black, while a historically used color, was mainly used for trim and accent, and rarely were entire facades painted black during the period of significance in the district (1880-1921).

Guideline: Use historical paint colors from an approved paint list (P.18)

Finding: The black paint is from Sherman Williams and is a standard color historically and in the current era. The issue with the black paint is that it was used sparingly as accent and trim color and not as a primary or rear façade color. As the paint chips it will leave white marks along the wall.

Guideline: exterior color should be harmonious with the overall color scheme and character of brick (P.17)

Finding: The painting of the entire south and rear façade is not harmonious with the color of brick. Much of the Union Avenue Historic District utilizes maroon or some hue of red when painting over stucco facades or damaged brick facades. Since the front façade block was blonde, a shade of blonde or yellow would have been appropriate on 326 S. Union as well as a brick color.

Standards of Appropriateness and Demolition Standards:

3.1.9 Exterior Materials and Colors

3.19 (1) Avoid concealing original façade material

Finding: While most facades were covered in stucco some wooden original window frames were painted over. A part of the northeast façade at 320 S. Union was exposed original brick with chicken wire that was also painted over.

3.1.9 (2) Exterior colors should be harmonious with the overall color schemes and character of brick.

Finding: Black was used as a trim color and is not harmonious with the color of brick.

3.1.9 (5) The HPC requires that an historical paint color be chosen from a commercially available palette

Finding: The specifications for the paint used do not demonstrate it was from a historical and commercially available paint palette.

3.1.9(6) Painting of unpainted brick and refinishing of stucco over masonry facades is prohibited.

Finding: The applicant painted over exposed brick on the northeast façade wall of 320 S Union.

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 black paint is in direct opposition of the guidelines to preserve and to paint with colors that are harmonious with brick.

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

Comments:

Negative finding, long, large, solid black facades detract from the historic district and the guidelines recommend even compromised stucco facades to be painted to match the predominate color of the district. 3. Not be an adverse impact on the exterior features of the landmark.

Comments:

Negative finding, the black paint will detract from the predominate colors of the historic district and is not compatible with the color of brick.

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 finding: The black colors are not in line with stated guidelines and not harmonious with the predominate color of the historic district, red, maroon, orange as defined in the guidelines.

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

Comments:

Negative finding: the proposed black paint color does not meet the Standards of Appropriateness or Pueblo Historic Business District guidelines.

Recommendations:

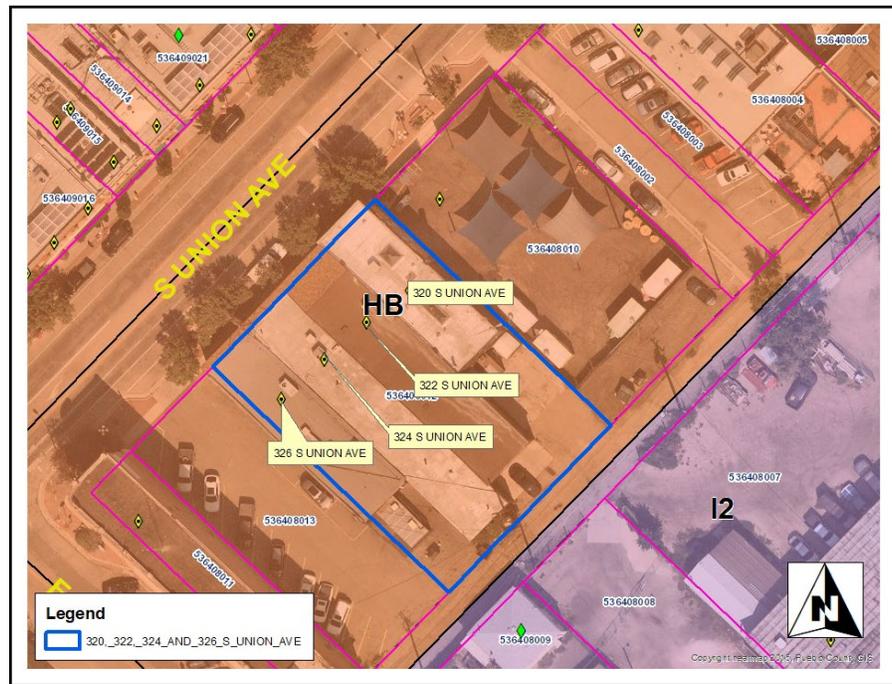
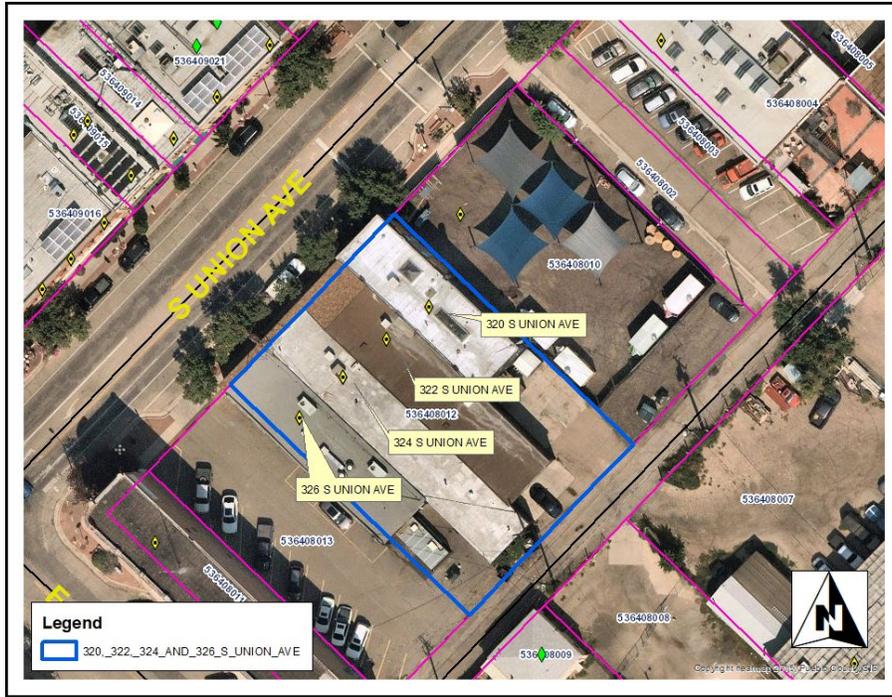
Section 4-14-12, (f), states, “if the proposed work does not conform with the Standards of Appropriateness, HPC shall deny the Certificate of Appropriateness, or continue action thereon for up to sixty days (60) with recommendation for amendments which the owner may wish to submit in a revised application.

The black rear and side façade paint 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 black paint 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

(A) MAPS



(B) SITE PHOTOGRAPHS





(C) APPLICATIONS AND ATTACHMENTS

 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

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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 Historic District

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.

Date Printed: 6/1/2022

Page 1 / 6

Safety Data Sheet



1. Identification

Product Name: PTOUCH 2X +SSPR 6PK GLOSS WHITE **Revision Date:** 6/1/2022
Product Identifier: 249090 **Supersedes Date:** 3/28/2022
Recommended Use: Topcoat/Aerosols
Supplier: Rust-Oleum Corporation **Manufacturer:** Rust-Oleum Corporation
11 Hawthorn Parkway 11 Hawthorn Parkway
Vernon Hills, IL 60061 Vernon Hills, IL 60061
USA USA
Preparer: Regulatory Department
Emergency Telephone: 24 Hour Hotline: 847-367-7700

2. Hazards Identification

Classification

Symbol(s) of Product



Signal Word
Danger

Possible Hazards

42% of the mixture consists of ingredient(s) of unknown acute toxicity.

GHS HAZARD STATEMENTS

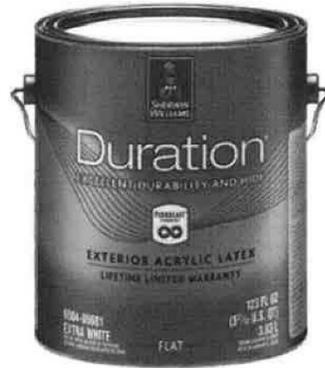
Carcinogenicity, category 1B	H350	May cause cancer.
Eye Irritation, category 2A	H319	Causes serious eye irritation.
Flammable Aerosol, category 1	H222	Extremely flammable aerosol.
Gases under Pressure; Compressed Gas	H280	Contains gas under pressure; may explode if heated.
Germ Cell Mutagenicity, category 1B	H340	May cause genetic defects.
STOT, Single Exposure, category 3, NE	H336	May cause drowsiness or dizziness.

GHS LABEL PRECAUTIONARY STATEMENTS

P201	Obtain special instructions before use.
P210	Keep away from heat, hot surfaces, sparks, open flames and other ignition sources. NO SMOKING.
P211	Do not spray on an open flame or other ignition source.
P251	Do not pierce or burn, even after use.
P261	Avoid breathing dust/fume/gas/mist/vapors/spray.
P264	Wash hands thoroughly after handling.
P271	Use only outdoors or in a well-ventilated area.
P280	Wear protective gloves/protective clothing/eye protection/face protection.

Painter's Touch 2X Gloss White

Duration Exterior Acrylic Latex



Product Details

- Excellent durability and hide.
- Formulated with PermaLast™ Technology – for more durability and a thicker coat than ordinary latex paint.
- Excellent protection from cracking, peeling, and blistering
- Flash rust resistance minimizes nail head rusting, and its tannin bleed resistance is better than conventional latex paints.
- Self-priming – use one coat for repaints and two coats for unpainted surfaces.
- Low temperature application down to 35° F.
- Sherwin-Williams VinylSafe® paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping or buckling when applied to sound, stable vinyl siding.
- Available in flat, satin, gloss, and Low Lustre
- Backed by a lifetime limited warranty.

Available Sheens

Flat

A non-reflective appearance that helps hide surface imperfections.

Low Lustre

A smooth, subtle sheen that's durable and easy to clean.

Warranty

Lifetime Limited Warranty

(D) UNION AVENUE NATIONAL REGISTER NOMINATION EXERPT

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).