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HPC-23-01

February 15, 2023

To: Historic Preservation Commission
From: Wade Broadhead, Senior Planner
Through: Scott Hobson, Acting Director of Planning and Community Development
Location: 128 S. Union Ave, the Price Block
Applicant: Heather Strobel / OceanPeak LLC
Owner: Same
Year Built: 1883
Legal Description: Lot 3, Block 60, South Pueblo
Zone District: HB, Historic Business District

Synopsis

The property owner of 128 S. Union Ave. is proposing to replace four second story windows with new aluminum clad wood windows. The applicant is proposing to install four TRET brand, 1 over 1, 32” x 97” windows by local contractor C and O Windows with no modification to the original window openings. The original wood windows will be removed.

Analysis

The subject property is listed as a contributing resource in the Union Avenue National Register Historic District and situated inside the Historic Business Zone District. What appear to be the same windows are visible on the 1980 National Register site photos (see attachment E). The applicant did not address if they are the original windows, but they are the same as when the district was designated. HPC 16-14 approved the same type of windows next door at 126 S. Union which were later installed in 2022. Though the guidelines call for retaining original material where possible, the current windows are 140 years old and restoring the windows is not feasible.

The Pueblo Historic Business District Guidelines on upper story windows state “Avoid Replacing windows that require altering the proportions of the opening. Preserve the original window frames where it’s feasible. When the window frames must be replaced, windows shall have a painted finish. Windows must match the profile of the brick mold and sash with divided light pattern. Exterior storm windows are not allowed. Mount storm windows inside of the windows” (p. 14).

The proposed installation meets the guidelines by utilizing the same divided light pattern as the original windows, also they will not alter the opening and they will be painted white. The current windows are painted white. Aluminum clad wood windows have become popular in the American southwest in an environment where solar radiation destroys vinyl and wood relatively quickly. The decorative wood details between windows will not be removed.

Recommendations:

Staff recommends **APPROVAL with no conditions.**

Exhibits

- A. Findings of Fact
- B. Aerial Imagery and Zoning Map
- C. Photographs of the existing building and windows
- D. Applications and attachments
- E. Union Avenue National Register Selections

Exhibit A. Findings of Fact for a Certificate of Appropriateness

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

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

Comments:

Affirmative finding: the replacement windows have the same divided light pattern and will be painted the same color as the existing windows and will meet the guidelines.

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

Comments:

Affirmative finding, the replacement windows will meet the guidelines and will create a near identical look the existing wood windows.

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

Comments:

Affirmative finding, while the original wood windows will be removed, the replacement windows will contain wood and meet the guidelines for replacement windows.

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:

Affirmative finding: The proposed windows will almost be identical to the existing windows and mirror the same pattern of second story one over one double hung windows along Union Avenue.

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

Comments:

Affirmative finding: the proposed windows will retain the original scale and form of second story windows and maintain the original façade and relationship to the street along Union Avenue.



B. Aerial Imagery



B. Zoning Map



(C) SITE PHOTOGRAPHS



1/17/23, 11:29 AM

OpenGov



01/17/2023

23-9

Historic Preservation Commission

Status: Active

Date Created: Jan 15, 2023

Applicant

Heather Strobel
oceanpeakpueblo@gmail.com
29358 Gale Rd
Pueblo, Colorado 81006
7193342808

Primary Location

128 S UNION AVE
PUEBLO, CO 81003

Owner:

Heather Strobel
29358 Gale Rd GALE RD Pueblo, CO 81006

Internal

Case Number

HPC-23-01

Planner Assigned

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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:

--

HPC Hearing Information

HPC Hearing Date

02/15/2023

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:

128 S Union Ave

Provide a short description of the proposed work

<https://puebloco.viewpointcloud.io/#/explore/records/40340/printable?act=true&app=true&att=true&emp=true&int=true&loc=true&sec=1011978%2C10...> 1/4

D. Applications and Attachments

1/17/23, 11:32 AM

IMG-4534_Sun_Jan_15_2023_10-22-39.JPG (3024x4032)



https://vpc3uploadedfiles.blob.core.windows.net/vpc3-files/puebloco/IMG-4534_Sun_Jan_15_2023_10-22-39.JPG?sp=r&sv=2017-11-09&sr=b&st=20... 1/1



Kameron Wilhite
1103 Pueblo Blvd. Way
Pueblo, Colorado 81005
Tel: (719) 561-3300
Fax: (719) 561-5404
E-Mail: kwilhite@candowindows.com

Proposal

Proposal Name:	Heather Strobel - E Series - STC	Date:	01/06/23
Proposal Submitted To:	Heather Strobel - E Series - STC	Phone 1:	719-334-2808
Company Name:		Phone 2:	
Address:	128 S. Union Ave	Fax #:	
City, State, Zip:	Pueblo, CO, 81003	E-Mail:	hstrobel33@gmail.com

We hereby submit product below for your project:

Includes:	Qty:	Description:
*	1	Please refer to AW Quote#3040168 for all detailed information on your Andersen Window
*		
*		All products are considered special order and are non-refundable & non-returnable
*		
*		All product colors, glass, hardware, and all other product specifications
*		to be reviewed and confirmed by the customer to ensure product accuracy. Customer is responsible for
*		verifying all specifications with C&O before ordering.
*		
*		Includes: All products as outlined on AW Quote#3040168, Installation Labor, & Sales Tax
*		Excludes: Any Painting/Staining, Drywall Repair, Brick Repair, and any unforeseen conditions
*		**EXCLUDES PULLING PERMITS COST** IF PERMIT IS REQUIRED OWNER IS RESPONSIBLE FOR THE COST OF HRS
*		THE PERMIT.
*		
*		Products to be installed in Pueblo CO and are subject to 7.6% sales tax.
*		7.6% Sales tax has been included on AW Quote#3040168
*		
*		C&O is not responsible for any pre-existing and/or unforeseen conditions that may exist that are beyond our
*		control. Any unforeseen conditions will be treated on a time and materials basis as an additional change order to
*		this proposal.
*		Please Allow 15-18 weeks to be contacted to schedule your installation.
Includes:		All products as outlined on AW Quote#3040168, Installation Labor, & Sales Tax
Excludes:		Any Painting/Staining, Drywall Repair, Brick Repair, and any unforeseen conditions

We hereby propose to furnish material and or labor-complete in accordance with the above specification. This Proposal is made for prompt acceptance and on the terms & conditions of sales as set forth on this page. Please review this page carefully we agree only to furnish and or install agreements set forth on this page. It is the buyers responsibility to check Frame color, Window & Door handings, Glazing options, product specifications and all other conditions set forth in this proposal. Upon receipt of this form shall constitute the entire agreement between us relating to the subject matter hereon. **TERMS: 50% INITIAL DEPOSIT - 50% DUE IMMEDIATELY UPON COMPLETION**

All Special orders are non returnable. Return on stock items in original carton, not opened and approved by C & O are subject to a 20 % restocking fee. All product warranties are from the Manufacture, not C & O Window & Door. C & O Window & Door warrants all labor for one year from date of purchase if installed by us, during regular business hours. C & O Window & Door will not be responsible for failure to perform which are caused by labor strikes, accidents, freight or supplier's delays, or any other causes beyond our control. Customer is responsible for all reasonable attorney and court costs if this account has to be turned over for non-payment.

Grand Total:	\$12,325.35
Initial Deposit:	\$6,162.68
Final Deposit:	\$6,162.68

Note: **Price good for 30 Days:**
 Acceptance of Proposal-- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Name:	C & O
Heather R Strobel	Kameron Wilhite
Signature:	Salesman:
 <small>Heather R Strobel (Jan 7, 2023 11:27 MST)</small>	
Date:	Date:
Jan 7, 2023	01/06/23



SOLD BY:
C&O Window and Door CO., LLC
1103 Pueblo Blvd. Way
Pueblo, CO 81005
719-561-3300 - Tel
719-561-5404 - Fax
sales@candowindows.com
www.candowindows.com



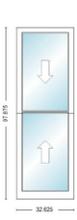
SOLD TO:
Heather Strobel - Andersen E Series
- STC
128 South Union Avenue
Pueblo, CO 81003

CREATED DATE	10/4/2022
LATEST UPDATE	1/6/2023
OWNER	Kameron Wilhite

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Heather Strobel - 128 S Union - STC	Heather Strobel - 128 S Union - STC	3040168		735069

ORDER NOTES:	DELIVERY NOTES:
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Item	Qty	Operation	Location
100	4	Active/Active	Upper Front - Living Rm
RO Size = 32 5/8" x 97 7/8"		Unit Size = 32 5/8" x 97 7/8"	

TRET 2' 8 5/8"X8' 1 7/8", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, White, 2604, Full, Fiberglass, Instructions To Manufacturer : Unbalanced glass 5.7, E272, ANN/9.8 ss/3.1, ANN 45 days LT ETO NONE OTT 31955531 The NFRC value for the custom glass that you have entered will not have a rating

Insect Screen 1: E-Series Double-Hung Insert, TRET 32.625 x 97.875 Less than 8 degrees Full Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR	Comments:
A1	0.32	0.3	NO	HRS

EXTERIOR OPTIONS

E-SERIES

EXTERIOR COLORS

With E-Series windows and patio doors, you have the freedom to choose 50 exterior colors, or specify a custom color. You can also combine up to four colors for added curb appeal. Or choose one of our anodized finishes for a rich, lustrous metallic appearance.

50 EXTERIOR COLORS



7 ANODIZED FINISHES



UNLIMITED CUSTOM COLORS

You shouldn't have to settle for "close enough." We will work with you to develop a custom exterior color that meets your needs.

Printing limitations prevent exact duplication of colors and replication of finishes. Please see your Andersen supplier for actual color and finish samples.

INTERIOR OPTIONS

E-SERIES

INTERIOR OPTIONS

WOOD SPECIES



Our distinctive woods add uncommon flair to any room. Each has its own character, grain and staining capabilities, so you can select one that makes your windows stand out or one that blends seamlessly with your interior décor.

CUSTOM WOOD INTERIORS

If an exotic species is required to complete your home, we will try to source any variety that meets our production standards and your needs.

FACTORY-FINISHED INTERIORS



Our high-quality, factory-applied stains offer you convenience along with beauty. Choose from a variety of wood finishes or select one of our painted options. Or for a natural look, select our clear coat option.

All interior finish options are shown on pine.

CUSTOM STAINS AND MATCHING

Need a special finish for just the right look, or to match existing woodwork? We offer custom stain matching if you need it.

PAINTED INTERIOR OPTIONS

Available on pine.



*The Mahogany name is representative of non-endangered, African mahoganies. **Dark Bronze and Black also available on Maple. †Anodized Silver available on Maple only. Printing limitations prevent exact finish replication. Please see your Andersen supplier for actual color and finish samples.

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 4

21. "C" Store (122-122 1/2 S. Union). c. 1905: one-story, small red-brick with piers; and sash and transom windows.
22. "C" Antique Store (124 S. Union). c. 1905: two-story white brick; brick piers and spandrel; stone lintels; belt course; and corbeling.
23. "C" Tavern (126 S. Union). c. 1905: two-story, red-brick; flush, light transoms; corbeling; and brick piers.
24. "C" Store (128-128 1/2 S. Union/Historic Address: 24 S. Union), Price Block. c. 1883: two-story red-brick structure; cast iron posts on first floor; belt courses; and arched stone labels above windows.
25. "C" Store (130-132 S. Union), 1889 Gold Dust Block. three-story, brick structure; decorated entablature; cast iron posts; stone piers and lintels; decorated pediment with date and name; six urns; and boxed cornice with brackets and frieze.
26. "NC" Auto Repair (201-205 S. Union). c. 1921: one-story brick, stuccoed.
27. "C" Stores (207-209 1/2 S. Union). c. 1921: one-story brick, stuccoed.
28. "C" Store (211-213 1/2 S. Union). c. 1921: one-story brick with piers; diamond shape decorative brick; stepped gable roof line.
29. "NC" Tavern (215 S. Union). c. 1921: one-story, red-brick, painted; cinder block front; corbeling.
30. "V" Vacant Lot (217 S. Union). Under construction.
31. "V" Vacant Lot (219 S. Union). Under construction.
32. "C" Tavern (221 S. Union/Historic Address: "F" S. Union), Turf Exchange (1894). two-story brick, metal cornice, corbeling. first floor altered.
33. "C" Storage (223 S. Union), Schlitz Building. c. 1905: two-story, red brick with stone-belt course, pier and spandrel walls, copper decorative frieze saying "Schlitz," decorative corbeling and copper "world" on parapet; First floor altered. Original use as a saloon.

E. 1980, National Register of Historic Places nomination form photograph.

