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## HPC-23-02

February 15, 2023

**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:** Henry Borunda  
**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 add a decorative metal gate. The gate is being constructed to add an access point, from Union Ave. to the proposed outdoor food court.

### Analysis

The applicant is proposing to install a vibrant, powder-coated blue, decorative gate measuring seven ft tall and eight ft wide at 318 S. Union, which 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 applicant is proposing to establish a food-truck court at this location and the gate will provide entry into the food truck court from Union Ave. The gate is constructed to compliment the Mayan mural that was painted on building wall adjacent to the proposed food court. The existing mural and chain link fence around 318 S. Union received a Certificate of Appropriateness HPC-22-12. 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.

### Applicable standards:

#### **Pueblo Municipal Code:**

Section 17-4-5 (5), a., 1, 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”.

Comments:

The proposed blue decorative gate compliments the blue found in the adjacent Mayan mural that was approved by the HPC on November 16, 2022.

**The Pueblo Historic Business District Guidelines:**

The Historic Business District Guidelines, state that “streetscape elements should be in keeping with the character of the district. Avoid highly stylized elements, which may not in keeping with the character of the district” (page 12).

Comments:

The proposed gate could be construed to be highly stylized due to the vibrant blue and Central American style. However, the gate does tie into the blue hues used in the approved Mayan Mural on the adjacent building.

The Pueblo Historic Business District Guidelines, under the standards for New Construction, state that “New Buildings should avoid replicating historic buildings” (page 21).

“Historic Structures have a special value as original period pieces which represent the style and technology of their time. Building new structure next to these “antiques” is a challenge. While the new should be compatible with the old, it should be distinguishable from the old. The preferred strategy is to develop contemporary designs that creatively draw upon the important characteristics of the historic structures, and thus new structures are compatible”

Comments:

318 S. Union is a vacant lot and not a contributing structure and the guidelines recommend allowing creative and contemporary expression where those improvements, especially gates and not screen walls, do not negatively impact historic material.

**National Park Service Secretary of Interior Standards for Rehabilitation:**

#10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

Comments:

The proposed gate will be constructed in a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**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 proposed design is contemporary and creative, meeting the guidelines on page 21 of the Pueblo Historic Business Guideline for new construction.

2. Preserve the special character, interest, and value of the landmark or historic district and its environs.
  - **Comments:**  
Affirmative finding: the proposed gate does not overshadow the historic district and adds visual interest at a pedestrian scale on what was a vacant/parking lot.
3. Not be an adverse impact on the exterior features of the landmark.
  - **Comments:**  
Affirmative finding: though zoned HB and located in the Union Avenue Historic District, the site was a parking lot and there is no historic building or material at this address. The gate will not negatively affect any historic landmarks.
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 findings: the proposed gate is contemporary and creative with simplified patterns and made from substantial metal which is recommended in the City Streetscape Guidelines and Pueblo Historic Business District guidelines. The gate is part of an improvement that seeks to create pedestrian scale, festive gathering places, which will complement the historic district.
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.

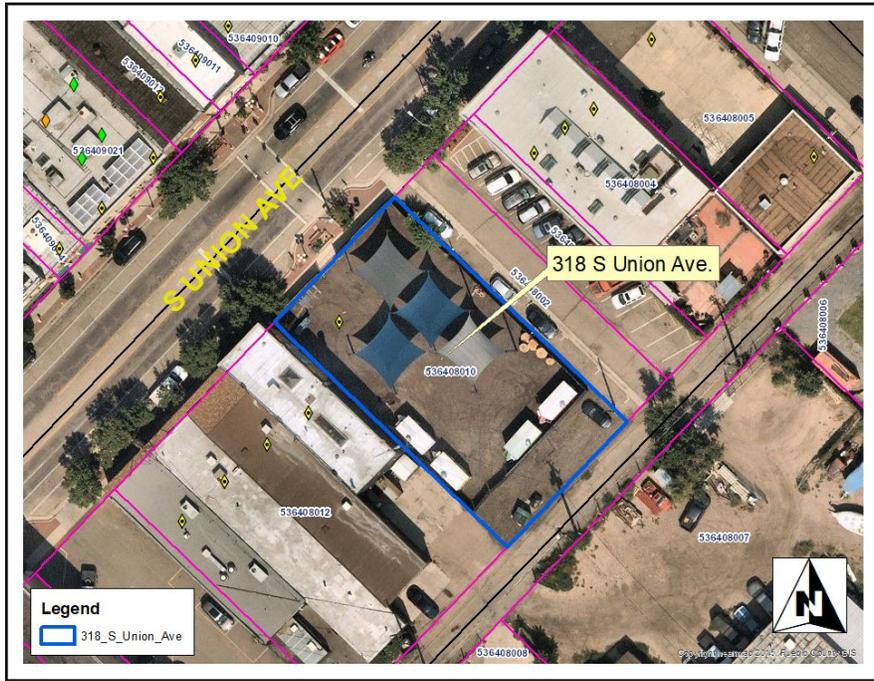
**Recommendations:**

Staff recommends that the proposed improvement meets the intent of the Pueblo Historic Business District Guidelines as they refer to new construction and recommends **APPROVAL** with no conditions.

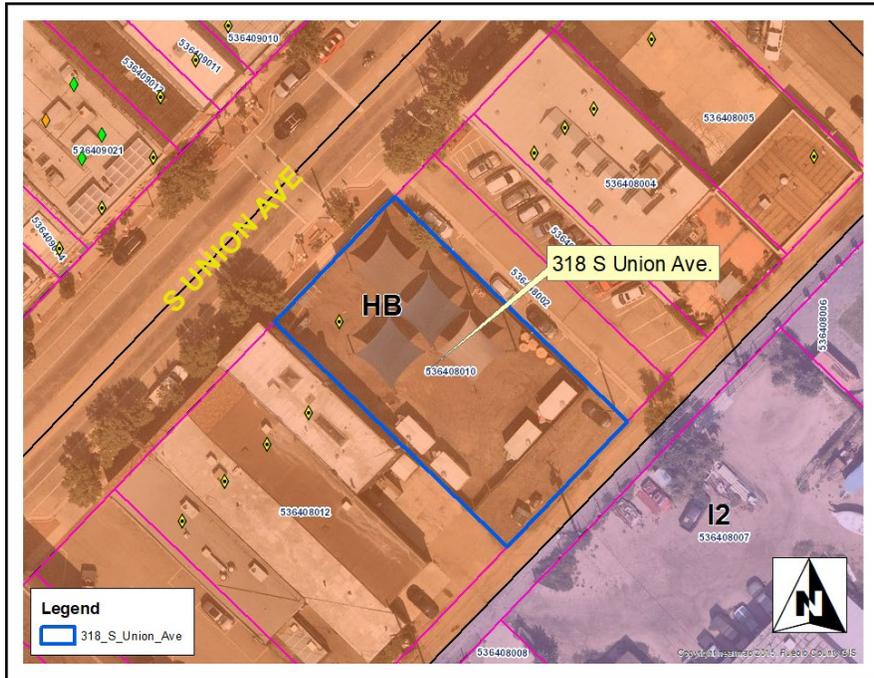
Section 4-14-12, (f), states, “if the proposed work does not conform with the Standards of Appropriateness, HPC shall deny the Certificate of Appropriateness, or continue action thereon for up to sixty days (60) with recommendation for amendments which the owner may wish to submit in a revised application.

Exhibits

- A. Maps
- B. Photographs
- C. Applications and attachments



(A) Maps



**B Site Photographs**



## ( C ) Application and Information

1/17/23, 11:33 AM

OpenGov

Adding a blue gate for the entrance of proposed food court lot.

### Type of Historic Registry

State

### 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

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### Scope of Work Details

#### Addition % of existing

N/A

#### Paint Scope of Work:

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### COA Building Information

#### Existing Building Information:

#### Storefront width?

0

#### Materials?

Steel fence

#### Proposed Construction Information:

#### Height?

7

#### Area?

0

#### Height?

7

#### Year built?

2022

#### Area?

0

#### Materials?

Steel

#### Additional Information regarding the specific request:

This is a proposed blue gate for the entrance of the proposed food court lot.

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### Terms

#### Applicant Signature

McKenzie Marquez

01/15/2023

<https://puebloco.viewpointcloud.io/#/explore/records/40452/printable?act=true&app=true&att=true&emp=true&int=true&loc=true&sec=1011978%2C10...> 2/3

Proposal for 318 S. Union Ave.

We are applying to be allowed to put a nice blue steel gate for the entrance of the proposed food court lot at 318 S. Union Ave.

This gate will be approximately 7 feet tall and 8 feet wide. It has been powder-coated blue made with steel.

There will be a lock at all closed hours so that the lot is inaccessible to patrons.

It will be eye-catching and a nice addition to the entertainment district on Union.



**Proposed new gate.**