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## HPC-23-04

February 15, 2023

**To:** Historic Preservation Commission  
**From:** Wade Broadhead, Senior Planner  
**Through:** Scott Hobson, Acting Director of Planning and Community Development  
**Location:** 201 Lamkin St, Unit 410  
**Applicant:** Ron Guarienti  
**Owner:** Same  
**Year Built:** 1910-1920  
**Legal Description:** Lot 4, Block 58, South Pueblo  
**Zone District:** HB, Historic Business Zone District

### Synopsis

The property owner of 201 Lamkin Street, Unit 410 is requesting approval of a new rooftop addition. and the property is zoned HB, Historic Business District but it is not in the Union Avenue National Historic District nor a local landmark. Properties that are zoned Historic Business District must still conform to the HB Zone District guidelines and section 17-4-5(a)(1)(a) of the PMC that states that all alterations in the HB Zone District receive approval from the HPC. Since it is not a property listed on the Pueblo Inventory of Cultural resources, local, or national landmark, the property is not subject to the Standards of Appropriateness and Demolition. The Lamkin Lofts were rezoned from I-2, Industrial Zone to HB in 1997 to facilitate the development of a residential uses. This is the second rooftop addition on this property. The HOA has seen, reviewed, and approved the proposed plan set. The applicant discussed the plans with staff last Autumn and was issued a stop work order by regional building after he had begun construction this winter.

### Analysis

#### *Description of the request*

The applicant is proposing to add 958 sq ft 12-foot tall rooftop addition to the Lamkin Lofts building. The addition wall will be located 58 inches from the parapet and edge of the roof along D Street and 45 feet from the parapet on Lamkin Ave. The proposed plan set shows a one-story bedroom and living space area with a rooftop deck above the addition. The rooftop deck will have wooden railing that will be painted white. The addition will be accessed through a spiral staircase in the existing 3<sup>rd</sup> story unit. The exterior cladding will be stucco which will be painted dark brown to match the trim on the building. The addition will house six one over one windows, three glass blocks, one door with half glass, and one side slide window.

The Lamkin Lofts have never been landmarked or added to the historic district but they do need to meet the Pueblo Historic Business District Guidelines. The guidelines for new construction also apply to the proposed rooftop addition. In the conversion from warehouse to residential lofts, a number of window, door, and opening modifications were made to the property in the late 1990s.

Applicable standards:

### **Historic Business District Performance Standards (Sec. (a)(1)(f)(1-8))**

The Historic Business District zone standards require the commission look at height, scale, proportion, direction alignment, roof shape, and architectural detail.

The proposed addition will be 12-feet tall which is less than 25-percent higher than surrounding buildings complying the standard (Pueblo 5 and 6 Power Plant is over 100 ft tall). It will be compatible with the existing building utilizing a stucco for the façade with a color that is compatible with the brick, either dark red or brown. The doors and windows will be similar to those on the existing building with some exceptions. The Lamkin Lofts display a wide variety of window and door types but most common is one over one (single hung) windows. The applicant appears to show two over two windows but conversation with the applicant shows he is proposing one over one windows which are most appropriate and often utilized on historic additions. The roof shape will be flat with a rooftop deck, this is keeping with the original roof form meets the guidelines. With regard to architectural detailing, the proposed addition has little to no detailing. The existing building has minimal detailing such as arches over some windows and a coping on the parapet wall, all in keeping with the buildings warehousing original use. The addition will have a foot wide of white trim along the roofline of the structure as the only detailing. The applicant is adhering to the Pueblo Historic Business District guidelines and national standards which state that additions be complimentary to historic building but also represent the period they are built in and be distinguishable from the original building. Historic standards require muted or simplified elements for the new addition so as not to overshadow the historic building.

### **Pueblo Historic Business District Guidelines for New Construction (p.21-24)**

The guidelines state that new work should avoiding historic buildings and the preferred strategy is to develop contemporary designs and creatively draw upon important characteristics. The proposed addition will not destroy historic material except a small area in the roof to access the new story, and the addition is independent of the original building. The proposal also maintains a clear distinction between floors and maintains a flat roof line also required by the guidelines. Finally, though the guidelines call for similar materials and colors found in the district, stucco is often used for additions to historic building to signify a new period of significance and utilize a different type of masonry. The window styles and patterns are inductive of the wide variety of windows found on the original building with the exception of three small block windows which only occupy a small portion of the south-east façade. The rooftop deck will contain a 42” railing with posts extending beyond the railing for a future canvas canopy which is reversable. The final consideration with rooftop decks on historic buildings is their visibility from the street. Attached photos show that addition is not visible from across the street on the primary façade (Lamkin) and not visible from the other primary access façade (parking lot), but is visible from D Street. D street is the least utilized façade as there are no entrances on that facade and the road dead ends one block to the north. Furthermore, Pueblo 5 & 6 Power Plant is located next door which is over 100’ tall and has an industrial setting. Most access and visitation will come from the two facades where the addition is not visible from the street adjacent. The addition cannot be pushed farther back from the edge because the property is condominiumized and the addition must stay within the property boundaries.

### **Recommendations:**

Staff recommends approval with the following conditions:

1. Provide updated plan set showing stucco façade and one over one windows.
2. Utilize a stucco color that is similar to the existing building brick façade color.
3. No permeant shade structures on the rooftop deck, only canvas/temporary coverings.

Exhibits

- A. Findings of Fact
- B. Photographs
- C. Applications and attachments

**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 proposed addition meets both the HB Zone District standards and the Pueblo Municipal Code, Historic Business Performance Standards.

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

• **Comments:**

Affirmative finding: the rooftop addition is not visible from the main two facades at street level and is set back 45' from the primary façade and will not overshadow the existing three-story historic building. The Lamkin Lofts are located two blocks away from the primary Union Avenue National Register Historic district and surrounded by industrial buildings so the addition is not negatively affecting any historic district settings.

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

• **Comments:**

Affirmative finding: the project will include removal of one small area of the existing roof to access the new addition, but there will be no negative effects to the exterior features of the landmark.

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.

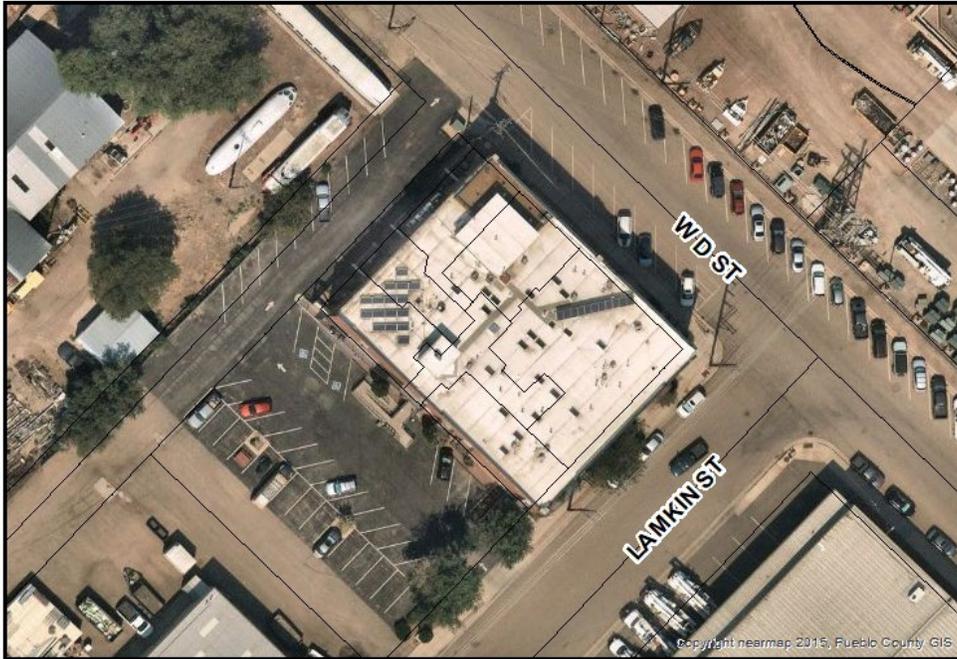
**Comments:**

Affirmative finding: the Lamkin Building is not on any level of historic register and is situated two blocks from the Union Avenue National Register Historic District. The addition does not impact any adjacent historic buildings. The adjacent Pueblo 5 and 6 Power Plant is locally landmarked and is much taller and industrial in nature.

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

**Comments:**

Neutral finding: the proposed addition utilizes a muted simple form of design with brown stucco and simplified windows and minimal decoration to meet the guidelines. The addition is visible from D Street, which is not a heavily traveled street since it dead ends to the north of the subject site. The addition is not visible from the street level along Lamkin or at the primary entrance on the southwest side of the building meaning it has no impact on the most visited facades.



**( A ) LOCATION**



**( B ) ZONING**

**(C) SITE PHOTOGRAPHS**



View of primary Lamkin Ave façade from across the street.



View of addition from D. St.



View from Lamkin Ave. and D St of the rooftop addition.



View of rear façade showing variability of windows and entryways.



View of southwest parking lot primary entrance façade showing various window and door styles.



01/31/2023

**23-22**

**Historic Preservation Commission**

**Status:** Active

**Date Created:** Jan 31, 2023

**Applicant**

Ron Guarienti  
karen@herbaldgardenpueblo.com  
201 Lamkin St. Apt. 410  
Pueblo, CO 81003  
7192403361

**Primary Location**

201 LAMKIN ST Unit UNIT 410  
Unit UNIT 410  
PUEBLO, CO 81003

**Owner:**

LAMKIN PLAZA LLC  
PUEBLO , CO 81003-3466

**Internal**

**Case Number**

HPC-23-04

**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:**

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**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?**

Residential

**Certificate of Appropriateness**

**Name of historic resource:**

Lamkin Plaza II

1/31/23, 3:26 PM

OpenGov

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

New penthouse addition

**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**

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**Scope of Work Details**

**Addition % of existing**

10%

**Paint Scope of Work:**

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**COA Building Information**

Existing Building Information:

**Area?**

958

**Materials?**

Wood with stucco siding

**Additional information regarding the specific request:**

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Proposed Construction Information:

**Height?**

12

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**Terms**

**Applicant Signature**

Ron Guarienti

01/31/2023

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**Attachments**

 amkin.pdf

Uploaded by Ron Guarienti on Jan 31, 2023 at 2:29 pm



<https://puebloco.viewpointcloud.io/#!/explore/records/40915/printable?act=true&app=true&att=true&emp=true&int=true&loc=true&sec=1011978%2C10...> 2/3

