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HPC-23-02 Certificate of Compliance

May 17, 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 Compliance to add a decorative blue metal gate to the existing chain link fence that encloses the property, addressed 318 S. Union Ave. The purpose of the gate is to add an access point from Union Ave. to the proposed outdoor mobile food truck court.

Analysis

The property is in the Union Avenue Historic District and Historic Business District Zone District (HB) which requires all fencing and screening of vacant lots to obtain approval of the Historic Preservation Commission. Section 17-4-5, (5), a., 1., (d), of the Pueblo Municipal Code, states “fencing material shall be constructed of material compatible in color, texture and design with adjacent structures and screening.”

The applicant is proposing to install a blue powder-coated, decorative gate measuring seven feet tall and eight feet wide at 318 S. Union, which is a vacant lot where a historic building once stood. The lot previously functioned as parking for the adjacent restaurant and sits adjacent to another 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 Special Use Permit for the food truck court was approved at the February 28, 2023, Zoning Board of Appeals meeting. The gate is designed to complement the Mayan mural that was painted on the building wall adjacent to the proposed food court. The existing mural and chain link fence, enclosing 318 S. Union, received a Certificate of Appropriateness from the Historic Preservation Commission November 16, 2022 (HPC-22-12).

Applicable standards, Pueblo Municipal Code, Section 17-4-5, (5), a., 1., (d):

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.

Staff findings:

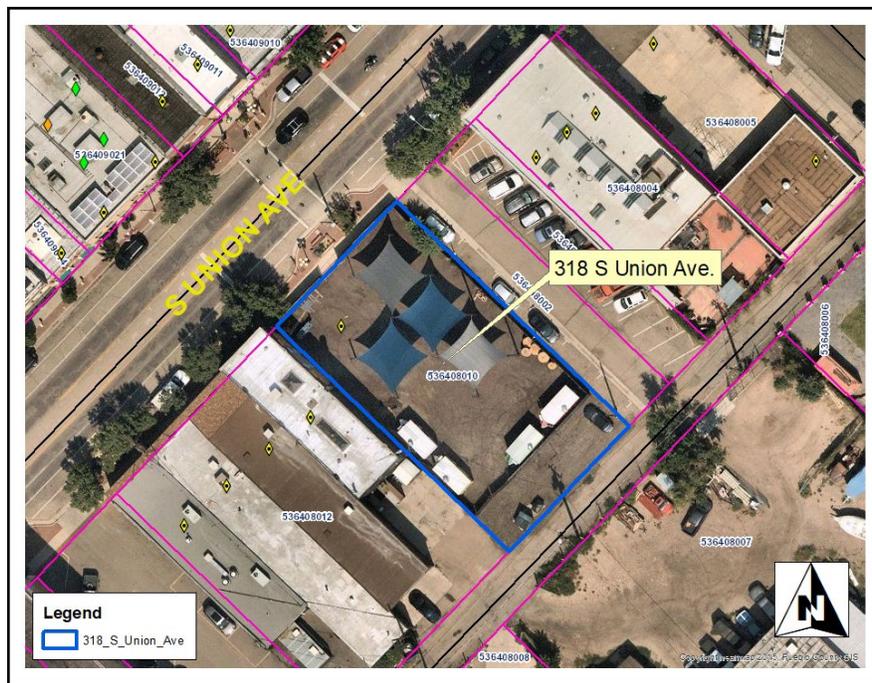
The proposed gate’s architectural design and “brilliant” blue color is compatible with the approved Mayan Mask mural, which sits directly adjacent to and faces the proposed mobile food truck court. The gate has similar geometric and circular detailing as the Mayan Mask mural. The blue powder coating has a similar hue to the central portion of the mural. A surface parking lot sits between the food truck court and the historic structure that is located north of the site at 308 S. Union. The parking lot provides a buffer between the South American inspired design and the Victorian architecture of 308 S. Union.

Recommendations:

The proposed blue gate meets the intent of the Historic Business District Zone District performance standards for fencing and screening of vacant lots. Staff recommends approval with no conditions.

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

Scope of work:
(Mark all that apply)

New construction

Addition

Modification

Paint

Awning

Replace or add windows or doors

Sign Installation

Reroof

Demolition

Repair of stone or brick

Certificate of economic hardship

Lighting

Infill in a Historic District

Other

Scope of Work Details

Addition % of existing

N/A

Paint Scope of Work:

COA Building Information

Existing Building Information:

Area?

0

Storefront width?

0

Height?

7

Materials?

Steel fence

Year built?

2022

Proposed Construction Information:

Area?

0

Height?

7

Materials?

Steel

Additional Information regarding the specific request:

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

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



Proposed gate.