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HPC-23-07 Core Mural Review Certificate of Compliance

May 17, 2023

To: Historic Preservation Commission
From: Wade Broadhead, Senior Planner
Through: Scott Hobson, Acting Director of Planning and Community Development
Location: 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 property at 326 S. Union is requesting a certificate of compliance for a mural that was painted in August 2022. Section 17-4-5(5)(a)(1)(a) of the PMC states that all alterations in the HB Zone District must receive approval from the Historic Preservation Commission. According to the Historic Business Zone District provisions, the Core Mural is considered an “alteration and new construction” and is regulated by findings outlined in 17-4-5(5)(A)(1)(F).

Analysis

The subject property, 326 S. Union, is a multi-tenant structure containing three separate addresses 326, 324, and 322 S. Union. The structure was originally constructed prior to 1905 as a red brick building with two addresses; around 1945 the structure was renovated, and the glazed yellow brick and third address was added. This building is listed as a non-contributing resource in the Union Avenue National Register Historic District. The mural was painted in August 2022 without a Certificate of Appropriateness or certificate of compliance.

The mural is located on the northwest façade and measures 15 ft by 30 ft (or 450 sq ft). The applicant has supplied a list of paint colors, twenty-four in all, which is attached in this staff report. The mural is called *Core* and refers to the site’s location as the core of Pueblo and the mix of various cultures and traditions.

Applicable standards:

Pueblo Municipal Code 14-4-5(5)(a)(1)(f):

“Alteration and new construction. Alterations shall not destroy the significant historical, architectural or cultural materials of the building or structure, and shall be constructed in such a manner to preserve the essential form and integrity of the structure. All alterations and new construction shall be compatible with the size, scale, architectural detail and character of the existing building. The following requirements shall apply to all remodeling, renovation, construction and reconstruction of any existing or proposed building or structure...”

The proposed mural will not destroy or alter any significant historic material since it is paint applied to the exterior of a stucco façade.

FINDINGS OF FACT FOR CERTIFICATE OF COMPLIANCE FOR ALTERATIONS OR NEW CONSTRUCTION (SECTION 17-4-5(5)(A)(1)(F)(1-8)):

1. Height: The height of the proposed alteration or addition shall not be twenty-five percent (25%) higher than the average height of buildings or structures within a one-hundred-foot radius of the property.

Comments:

Affirmative finding: the installed mural is no higher than the building it is painted on and lower than the adjacent McLaughlin Block.

2. Front setback: Additions or alterations shall not project beyond the uniform existing setback line established by adjoining structures.

Comments:

Affirmative finding: the installed mural is not a structure and has no setback.

3. Side setbacks: Additions and alterations shall maintain the general pattern of spaces between buildings as found within the district.

Comments:

Affirmative finding: Not applicable.

4. Scale: The addition or alteration shall not be inconsistent with the size of the existing building and its relationship with adjoining structures within the district.

Comments:

Affirmative findings: Not applicable.

5. Proportion: The proportion and relationship between doors and windows proposed in the addition or alteration shall be compatible with the architectural style and character of the existing structure. New windows and doors shall be of similar size and shape and shall incorporate other facade elements and patterns established in the existing structure.

Comments:

Affirmative finding: Not applicable. No doors or windows are related to this request.

6. Direction alignment: Window frames, transom windows, first floor display windows, sign boards, moldings and cornices shall align and be compatible with the dominant horizontal and vertical expression of the existing structure.

Comments:

Affirmative finding: Not applicable. No doors or windows, transoms, or sign boards are related to this request.

7. Roof shapes: The design of the roof of the addition or alteration shall be compatible with the architectural style of the existing structure

Comments:

Affirmative finding: Not applicable. No roofs are related to this request.

8. Architectural detail: Architectural details, including but not limited to material, color and texture shall be compatible with the architectural style of the existing structure.

Comments:

Neutral Finding The mural utilized 24 colors, some of them compatible with the historic district and many that are not found in the historic district or a recognized historic paint palette. Paint on other contributing historic resources in the district must supply paint swatches from any historic paint palette. However, there are no architectural elements to the modification, only paint over an already modified side façade, and this alteration will not negatively affect any historic material. While some of the colors are found in the historic districts many of the colors are not found in the district or on historic paint palettes from paint manufacturers.

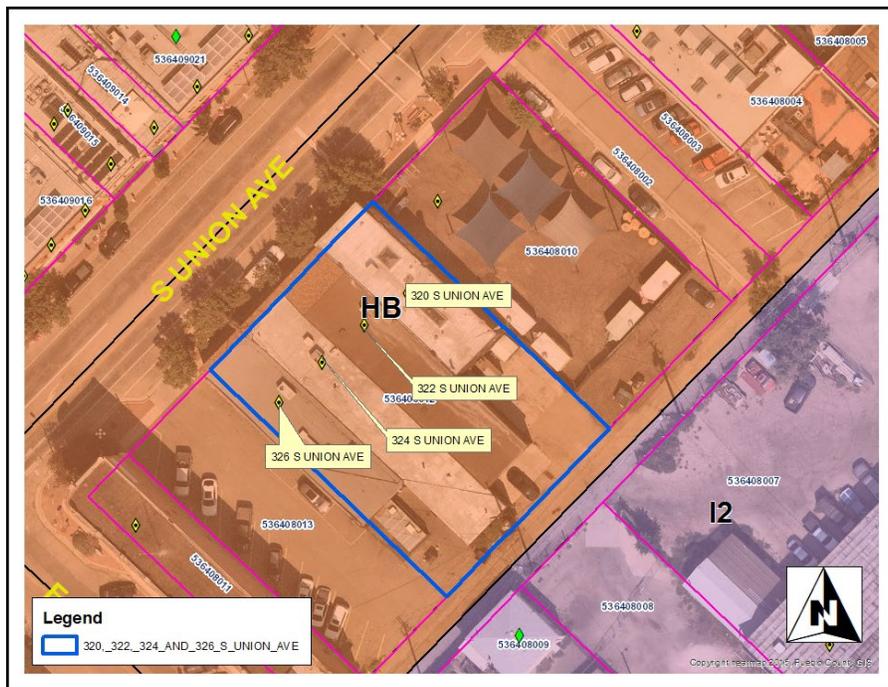
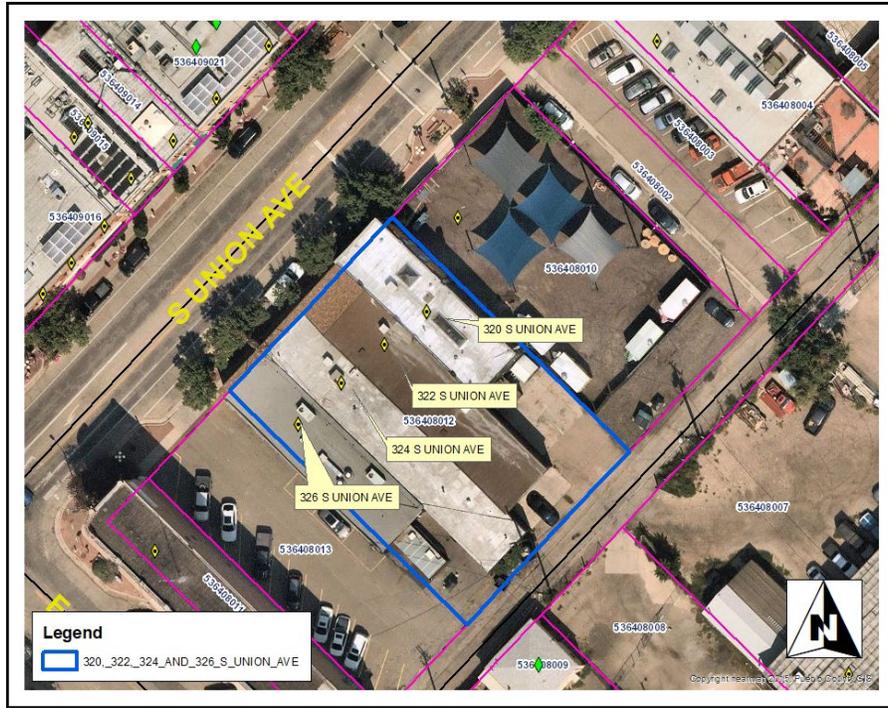
Recommendations:

Staff has a neutral finding on this application.

Exhibits

- A. Maps
- B. Photographs
- C. Applications and attachments
- D. Excerpt from the Union Avenue National Register Nomination

(A) MAPS



(B) SITE PHOTOGRAPHS



(C) APPLICATION 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

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Newspaper Notice Cost

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Public Notice Costs must be paid by:

--

Public Notice zoning poster must be displayed by:

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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?

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Proposed Construction Information:

Height?

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Additional information regarding the specific request:

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Area?

--

Height?

--

Year built?

--

Area?

--

Materials?

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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.



Paint Colors 300 Blk S. Union

Mayan Mask (318 S. Union) Core (326 S. Union)

Aqua	Turquoise
Turquoise	Cranberry
Waterfall	Marigold
Real orange	Key Lime
Marigold	Sun yellow
Sun Yellow	Tropical
Key lime	Eden
Seaside	French lilac
Sweet pea	Seaside
Golden sunset	Semi-gloss black
Auvergne	Sweet pea
Berry pink	Auvergne
Apple red	Apple red
Coral	Berry pink
Deep blue	Brilliant Blue
Grape	Colonial red
Hunter green	Purple
Meadow green	Real orange
Seaside	Spring green
Spring green	Fire orange
Semi-gloss black	Harvest patch
Navy blue	Lemon grass
Fire orange	Magenta
Harvest patch	Oasis
Magenta	
Oasis blue	
Paprika	

(D) EXERPTS FROM THE UNION AVENUE NATIONAL REGISTER NOMINATION

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).