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HPC-23-08-Steel Façade 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 to install a new steel street façade system. 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 HPC. According to the Historic Business Zone District provisions, the steel façade 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 is a multi-tenant structure containing three separate addresses 322, 324, and 326 S. Union Avenue. 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. The Union Avenue National Register Historic District was approved by the Park Service in 1980; at that time the glazed brick alteration was not 50 years old and did not qualify as a contributing structure. The applicant installed the steel facade without a building permit or HPC approval and was given a notice of violation on September 5, 2022, by the City of Pueblo Code Enforcement Division.

The applicant provided information on how the steel façade system was affixed to the original exterior wall. Iron Mountain Metal Works completed the installation using fourteen (14) gauge five foot (5') x ten foot (10') steel panels. The area covered measures approximately fifteen feet (15') tall by seventy feet (70') wide. The steel panels were stitched together with 1” stich welds every 16”. Locite PL375 Heavy duty construction adhesive was applied to the back of the steel and on the angel trim they used Hilti 1/4th” x 2 5/8” screw anchors as well. The installer used KBS clear coat for the final finish. The steel system now covers the street facades of 322-326 S. Union Ave.

The building is listed as non-contributing on the National Register of Historic Places Inventory-Nomination Form. In the Historic Business District guidelines properties are categorized as “Noncontributing, with qualifications” (P. 7). Restoration of properties that are categorized noncontributing, with qualification is encouraged but not mandatory.

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...”

Finding for the Intent of the Alteration and New Construction Zoning Guideline:

The installed steel façade has destroyed historic material during its application. The installation was not done in a way that preserved the integrity of the blonde colored block and street facing brick, though it did preserve the overall form of the building. The installation of the metal panels is not compatible with similar materials, nor textures found on the existing building or nearby in the historic district. The size and scale are different from the existing blonde brick and block of the pre-modified storefront. Though the building is not listed as a contributing building in the Union Avenue National Register Historic District, this property did exhibit historic materials that represented a period of time and its form, and architectural detailing contributed to the district as a whole. The steel application obscured the original details and was not in keeping with the size, scale, and architectural detailing of the existing building or similar buildings in the area. The standard for Alteration and New Construction is clear that significant historic material even on non-contributing buildings should not be destroyed and any alterations should be in line with the essential form of the building.

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: Not applicable. The façade does not change the height.

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

Comments:

Affirmative finding: Not applicable. The façade will not change the setbacks.

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 finding: 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:

Negative Finding The alteration obscured and damaged original significant historical material that contributed to the overall feel of the Union Avenue National Register District and while the Historic Business District Zoning Guidelines give flexibility to the alteration of noncontributing buildings, the guidelines clearly state that existing historic material should not be destroyed. The steel façade does not match existing architectural details in color, not texture, nor material type and is a significant deviation from the original blonde colored brick and block façade. The steel façade system is not compatible with the existing structure.

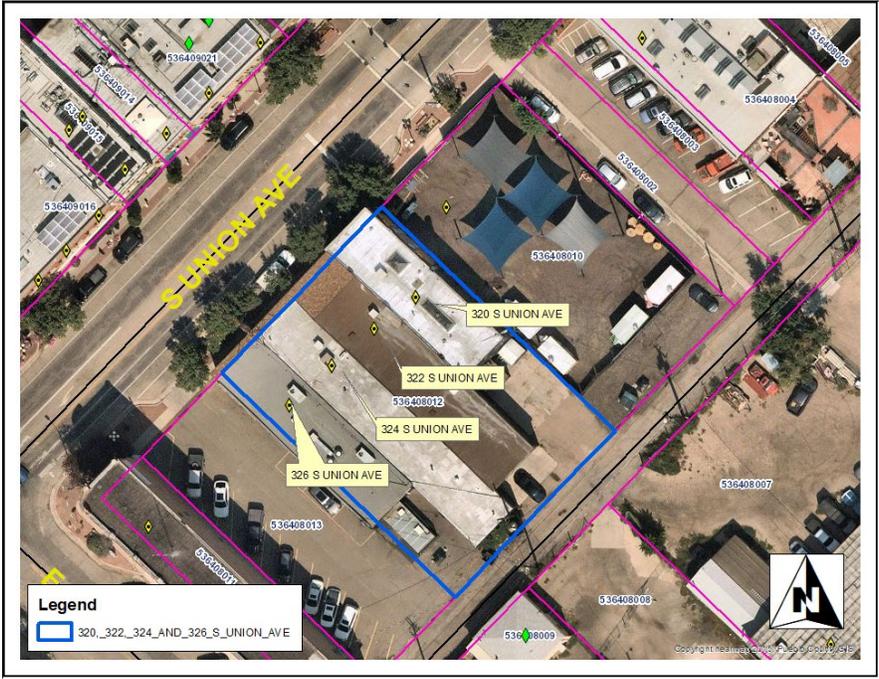
Recommendations:

Staff recommends denial.

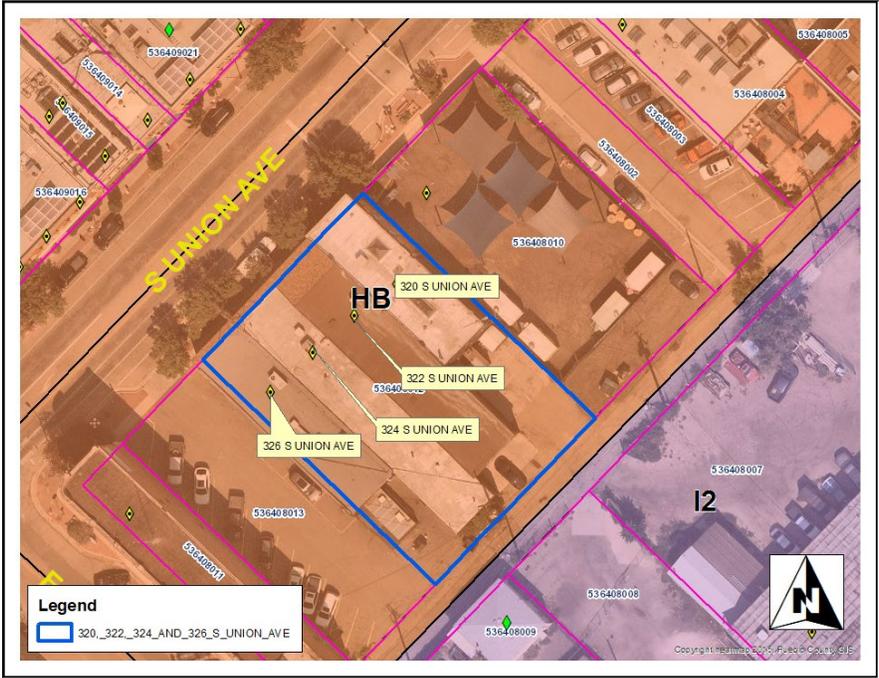
Applications denied pursuant 17-4-5(5)(a)(1) can be appealed to the Zoning Board of Appeals and/or a variance requested.

Exhibits

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



(A) LOCATION



(B) ZONING

(B) SITE PHOTOGRAPHS







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:

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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 southern 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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Company: Iron Mountain Metal Works

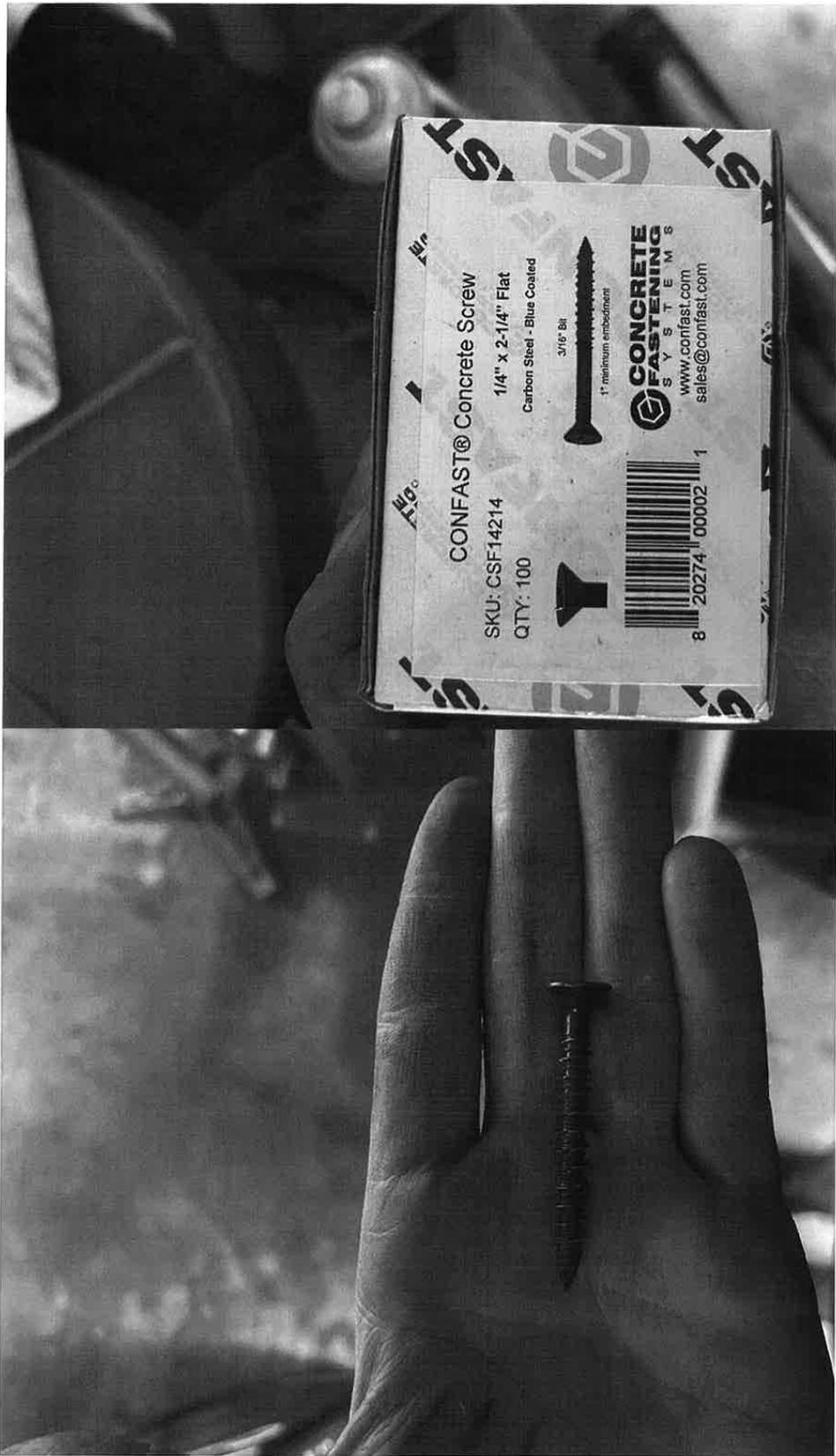
Welder: Marshall Brumfield

In the following document you will find a description on how the front facade on the 300 Block of South Union in Pueblo was fastened and installed, along with what materials were used:

- 1) Used Loctite PL375 Heavy Duty Construction Adhesive on back of steel
- 2) Used 12 anchors per panel
- 3) 1" Stitch welds every 16"
- 4) On the angle Trim I used Hilti 1/4"x 2 5/8" screw anchors as well
- 5) 14 Ga. 5'x 10' Sheeting for Façade
- 6) KBS clear coat for the finish

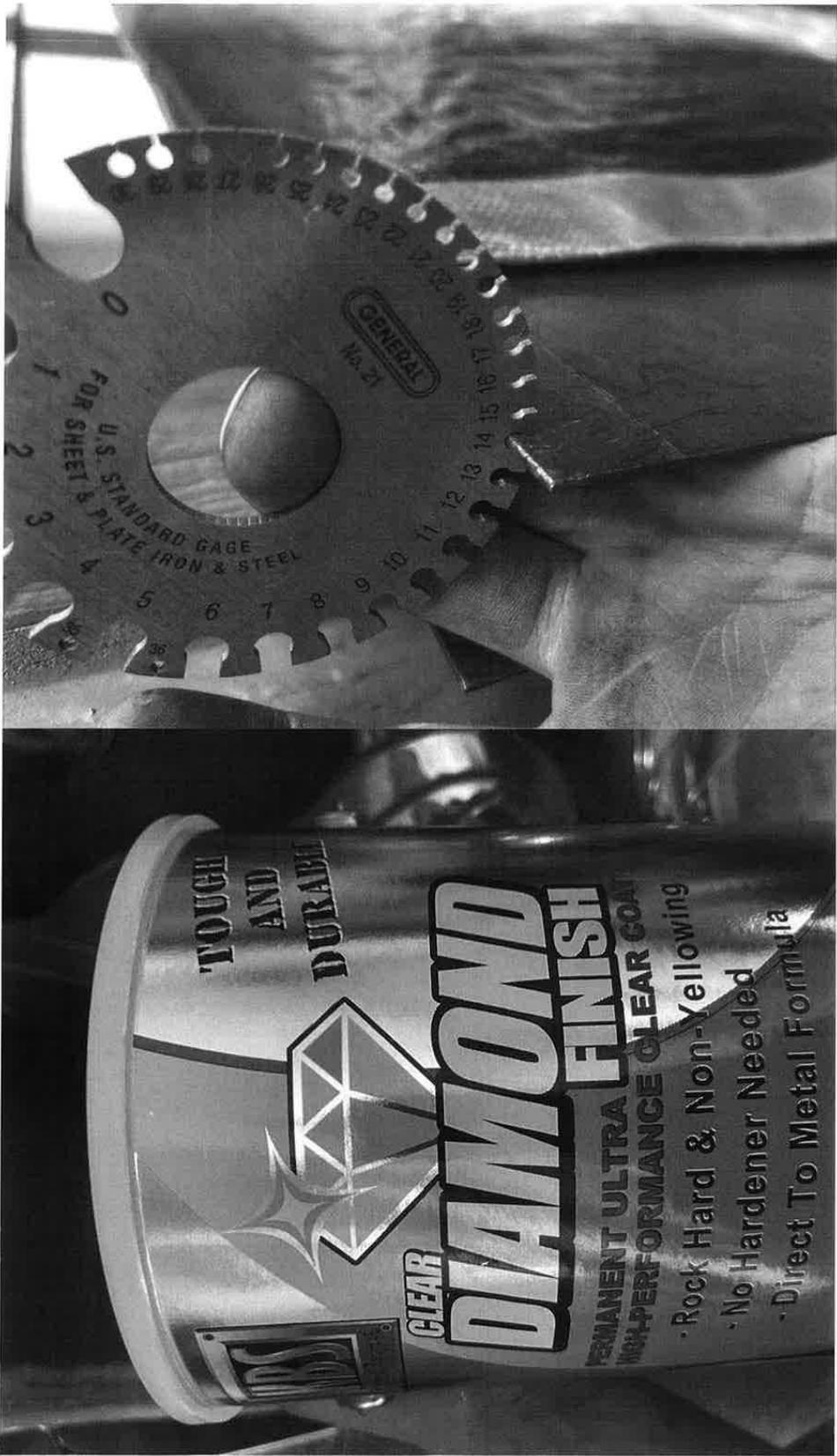
The combination of all three ways of anchoring/welding seems to be more than adequate for the mounting the façade. The Welding locks everything together essentially making it "One Piece"











Photos of storefronts Circa 2011

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).



Façade circa 2008 before steel panel installation.