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HPC-23-10 New Rear Deck and Modifications

July 19, 2023

To: Historic Preservation Commission
From: Wade Broadhead, Senior Planner
Through: Scott Hobson, Acting Director of Planning and Community Development
Location: 320 S. Union Ave (listed as 318 S. Union on National Register Nomination)
Applicant: Gary Anzuini
Owner: Henry Borunda
Year Built: 1883
Legal Description: Lot 8-10, Block 58, South Pueblo
Zone District: HB, Historic Business Zone District

Synopsis

The owner of 320 S. Union is requesting a Certificate of Appropriateness for a new rear 20' x 25' (500 sq ft) sq feet open air deck on the alley side (rear) as well as replacement rear door and two windows. Section 17-4-5(a)(1)(a) of the PMC states that all alterations in the Historic Business Zone District (HB) receive approval from the Historic Preservation Commission. The property is located in the Union Avenue Historic District and HB Zone District, which requires all exterior alterations to be subject to the Pueblo Historic Business District Guidelines, adopted by City Council in 2001 and the City of Pueblo Historic Preservation Commission, Standards of Appropriateness and Demolition Standards Adopted by City Council, 2005. The subject property was erected in 1883 and is listed as a contributing resource in the Union Avenue National Register Historic District.

Analysis

The applicant has applied for a building permit to renovate the second story of 320 S. Union Ave. for a residential apartment. A part of the residential renovation includes the addition of a 500 sq ft open air exterior deck to be constructed off the rear elevation of the building. The floor of the deck will be 12'4" tall and be supported with metal tube steel poles. The decking will be a Trex deck wood replica material. The railings/balustrade will be made from the same Trex material with standard vertical pattern every four inches. Exterior access to the deck will be from an outdoor wooden stairway measuring 3' 6" that opens to the rear of the lot facing southwest with a small landing. The request includes the replacement of one door and two windows on the rear façade. The rear façade was previously stuccoed and the door and windows appear to be severely deteriorated and mostly destroyed. The original door is missing and the opening is currently boarded up.

As part of this project the applicant will replace the door and windows. The rear façade has two window openings and one boarded up door opening with a transom. The southern window appears to have an original four light top frame over a boarded up bottom sash. The other window appears to be destroyed. Both windows have painted over stone sills and slightly arched hood.

The exterior side and rear wall was stuccoed at some point before 1980 probably in effort to protect the northeast wall which was once an interior wall with a building that was lost. Open air rear decks are a common modification as the district transitions to additional mixed uses and residential living downtown. The HPC previously approved a smaller similar second story wooden deck on the same block to the north at 306 S. Union and a similar rear elevation deck was approved by the HPC in 2022 (HPC-01-2022) as part of the design for the residential conversion of the Mad Sam's building at 107 S. Union Avenue.

Applicable standards:

Pueblo Historic Business District Guidelines and City of Pueblo Historic Preservation Commission Standards of Appropriateness and Demolition Standards:

1. Guideline: Use historical paint color from an approved paint list (p.18, Pueblo Historic Business District Guidelines) The Standards of Appropriateness & Demolition Standards (Section 3.1.9, City of Pueblo Historic Preservation Commission Standards of Appropriateness and Demolition Standards) also echo the guidelines stating: "The HPC requires that a historical paint color be chosen from a commercially available palette". Finally, the Guidelines state that, "Exterior Colors should be harmonious with the overall color scheme and character of brick" (P.17 Pueblo Historic Business District Guidelines).

Finding: The applicant provided a color for the decking Tiki Torch, which is not visible from the right of way, and for the rest of the construction will be painted Behr Brand, 'Heirloom Red'. The colors do not appear to be from a historic paint palette but do fall within the range of colors recommended by the Historic Business Design guidelines in that they resemble the color of brick. The applicant will need to find the closest matching color to the submitted paint sample from a historic paint palette and submit it to staff. The general proposed colors comply with the guidelines. The existing black paint COA application as denied in 2022 by case number HPC-22-18 and was not appealed so it will need to be repainted in the future.

Three guidelines under New Construction in the Historic Business Zone District are relevant to the proposed project on page 22 of the Pueblo Historic Business District Guidelines:

1. New construction should not impair the essential form or integrity of an adjacent historical property.
2. Design New Construction or additions with structural systems that are independent of the original building.
3. New additions, exterior alterations or related new construction shall not destroy historic material that characterize the property.

Findings for the deck: The proposed deck will be attached to the rear façade and will mostly be supported by the metal poles and independent of the building meeting the intent of the code. The deck will be affixed at two locations that will receive flashing and the façade has already been stuccoed so there is no loss to historic material that characterize the property. The placement at the rear of the property will not impair the integrity of an adjacent historical property. The property directly adjacent is an outdoor food court and not an eligible historic property in the district so the deck will not overshadow or detract from another historic building.

Findings for the replacement door and windows: the original door has been removed and most of the other two windows have been destroyed or deteriorated. Replacement systems are a better fit when original material is missing or heavily damaged. The proposed wood clad metal windows with a one over one light fit the intent of the code and preservation practice generally which is to replace materials with

simplified version of originals when the original form is missing or destroyed. Though it does appear one of the windows had a four over one or four light the location on the rear façade allows some flexibility to replace with a simplified window type common in the district. The applicant has not specified a door replacement, but a solid wood or wood clad metal door is appropriate in this situation. The photo of the rear of 309 S. Union in the staff report shows a similar exterior modification with a deck, new windows, and a door added over a rear stuccoed façade that was approved in the past.

FINDINGS OF FACT FOR CERTIFICATE OF APPROPRIATENESS REQUIREMENTS SECTION 4-14-11(A):

1. Conform to the intent and purpose of the chapter.

• **Comments:**

Affirmative finding. The proposed deck and replacement windows and door meet the intent of the code. The deck is mostly self-supported, located at the rear of the property, and does not destroy historic fabric. The windows and doors are simplified version of the originals which have been destroyed or severely badly deteriorated.

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

Comments:

Affirmative Finding: The new windows and door will replace blighted deteriorating conditions with new material that is compatible with the historic building. The new deck will not detract from the historic building nor any others nearby.

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

Comments:

Affirmative finding. the proposed replacement door and windows will replace adverse impacts caused to the building over time and restore a clean compatible look to the resource. The new deck will be mostly self-supported with only two small connection areas into stucco. Staff conditions to keep the same openings for the windows and retain the transom over the door will preserve historic character and material.

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 deck design is similar to others found on this street and in the district and a common solution nationally in historic districts to accommodate a transition from commercial space to residential uses. The improvements will only be visible from the alley and it will not overshadow or detract from the district at large.

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

Comments:

NA: the improvements will not be visible from the street only the alley.

Recommendations:

If the Historic Preservation Commission finds the deck and replacement door and windows meets the City of Pueblo Standards of Appropriateness and the criteria for a Certificate of Appropriateness.

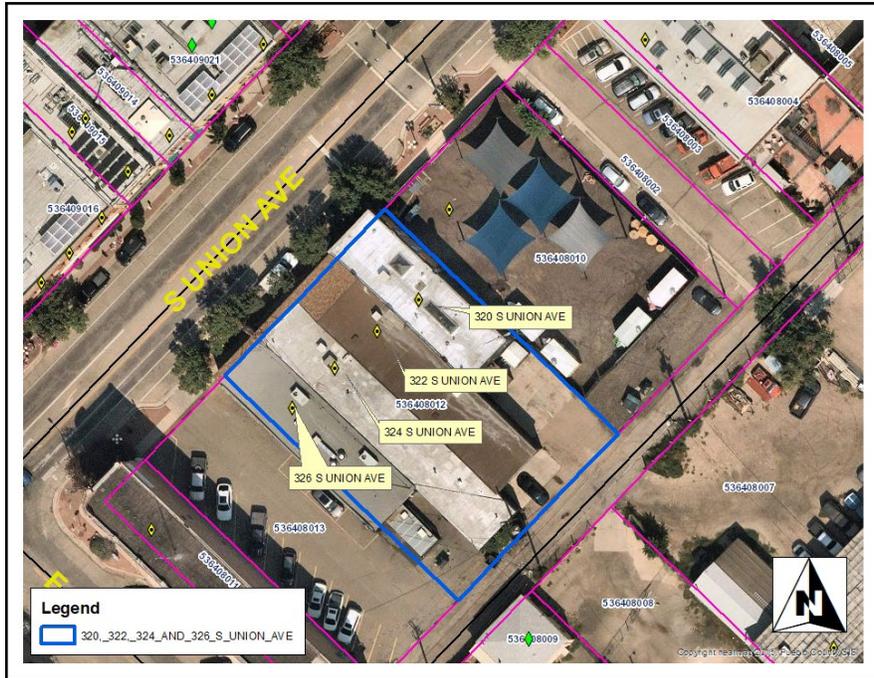
Staff Conditions:

1. Window replacement must be wood or wood clad over one-one-light style windows. Applicant must provide cut sheets of proposed windows to staff. Applicant must keep the openings the same dimensions.
2. The door can be a solid wood or wood clad metal door with no glass to be approved by staff. Applicant must keep the transom over the door.
3. Applicant provide similar color presented in application form a historic paint palette for approval by staff.

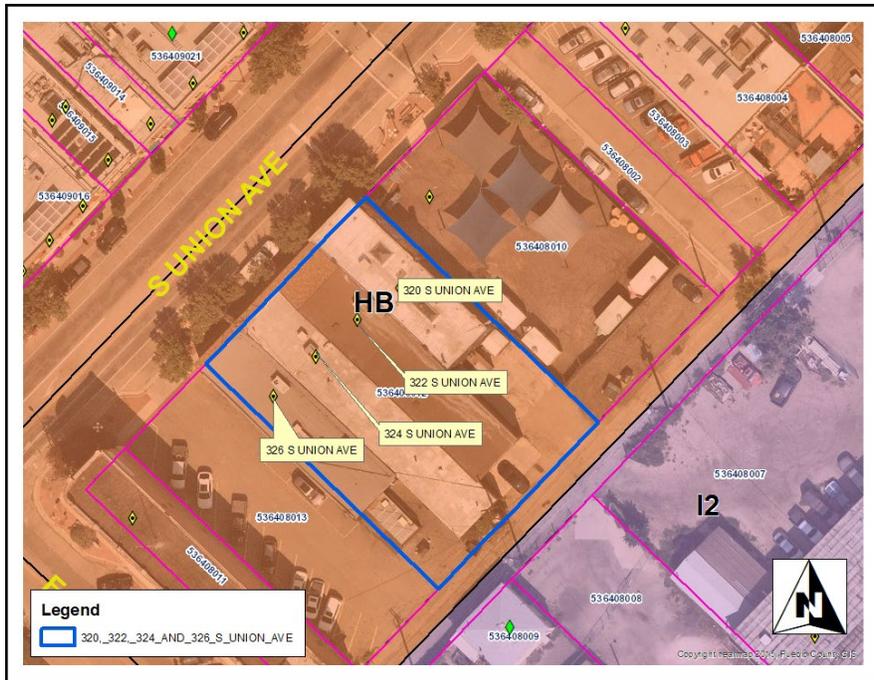
Section 4-14-12, (f), states, “if the proposed work does not conform with the Standards of Appropriateness, HPC shall deny the Certificate of Appropriateness, or continue action thereon for up to sixty days (60) with recommendation for amendments which the owner may wish to submit in a revised application.

Exhibits

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



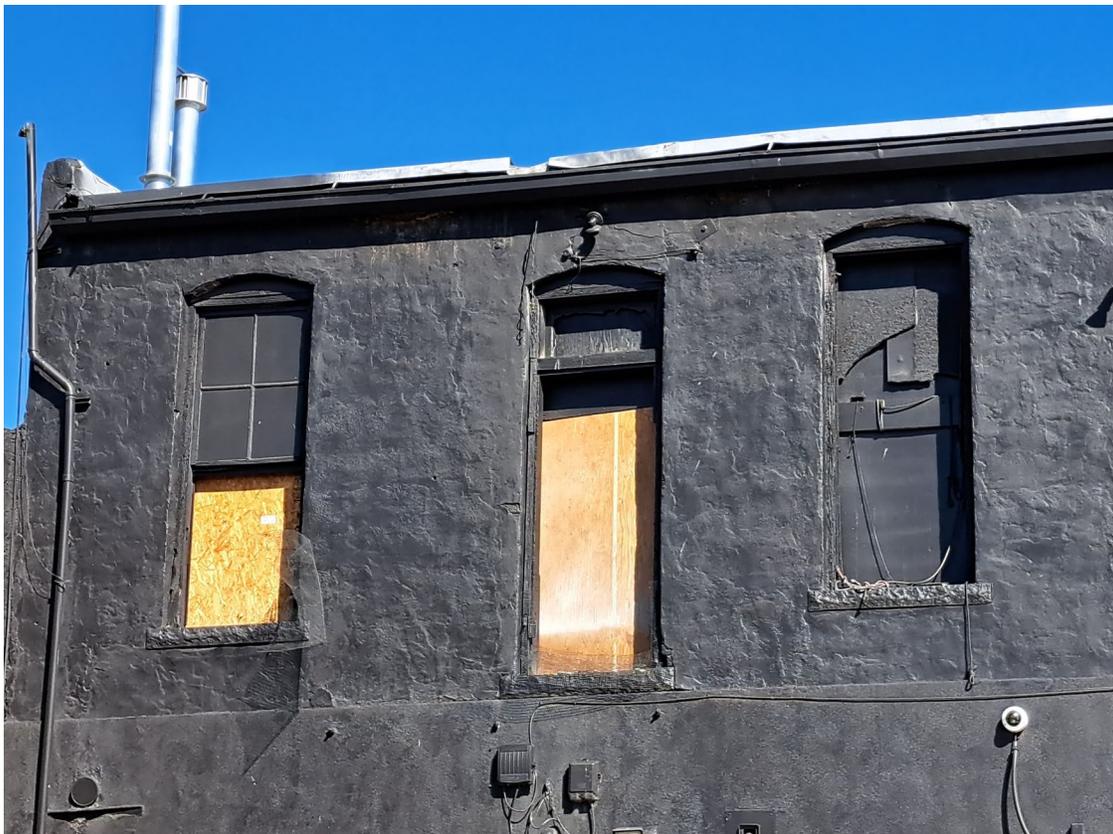
(A) Maps



C) SITE PHOTOGRAPHS



Overview of the façade where the deck will be constructed.



Close up of the replacement door and window section of the façade.



306 S. Union Deck and replacement windows and door



Opposite view of replacement door and windows and smaller deck at 306 S. Union.

(D) Application and Attachments

7/18/23, 10:55 AM

23-140



City of Pueblo PLACE

7/18/2023

23-140

Historic Preservation

Commission

Status: Active

Submitted On: 7/17/2023

Primary Location

320 S UNION AVE
PUEBLO, CO 81003

Owner

SOUTH UNION LTD
1 ROCKBRIDGE LN PUEBLO ,
CO 81001-1306

Applicant

Gary Anzuini

719-251-6870

ganzuini@comcast.net

9 Dittmer Circle
PUEBLO, CO 81005

Internal

Case Number

HPC-23-10

Planner Assigned

Planner 2

Continuances

—

Newspaper Notice Cost

—

Public Notice Costs must be paid by:

—

Public Notice zoning poster must be displayed by:

—

HPC Hearing Information

HPC Hearing Date

07/19/2023

HPC Hearing Results

—

Check box if hearing is a Special Requested Hearing

7/18/23, 10:55 AM

23-140

Application Information

Application Type*	Residential or Non-Residential?*
Certificate of Appropriateness	Non-Residential

Certificate of Compliance is for properties not located in HB zone district and are not contributing to National Historic District Register.

Certificate of Appropriateness

Name of historic resource:*

320 S Union

Provide a short description of the proposed work*

Interior Remodel/New deck, window and door replacement.

Type of Historic Registry*

National

Scope of work:

(Mark all that apply)

New construction



Addition



Modification



Paint



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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*

Unknown

Number of doors being replaced or added?* ?

1

Number of windows being replaced or added?* ?

2

COA Building Information

Proposed Construction Information:

7/18/23, 10:55 AM

23-140

Area?

500

Height?

10

Materials?

Wood and Metal

Additional information regarding the specific request:

Trex deck

Terms

Applicant Signature*

 Gary Anzuini
Jul 17, 2023

Deck Section
1" x 1'-0"

NOTES:

1. 1" x 1'-0" section with 1 each 4x4 post, and 4x4 post @ 12" O.C.
2. 4" x 4" hole every 5'-0" x 1/4" top plate and 1/4" x 1/4" x 1/4" base plate.
3. Electric grade post banger @ every post.
4. All primary treated joists with 2x10 primary treated joists @ 16" O.C.
5. Top 2x10 equal double.
6. All primary treated joists @ 16" O.C.
7. 1-1/2" primary treated joists @ 4" O.C.
8. All primary treated joists @ 4" O.C.
9. All primary treated joists @ 4" O.C.
10. All primary treated joists @ 4" O.C.

Deck Support

2018 IBC Building Code Analysis

Address: 155 South Union Avenue
City: City of Pueblo
Zone: 2 Heavy
Building Use: 302.15 (Residential)
Occupancy: Mixed: 302.15 (Residential) & Single Dwelling Unit
Construction Type: 5 Frame
Occupancy Load (including walk @ 1/2000): 2 Hour
Required Occupancy Separation: 2 Hour
Floor Fire Suppression in line w/ occupancy shall comply with MFPA 13L.

Deck Section
1" x 1'-0"

6" x 3" STEEL TOP RAIL
1 1/2" x 2" STEEL BOTTOM RAIL
PAINT ALL BEAR HEIRLOOM RED

1" SQ STEEL BALLUSTER
4" CENTER TO CENTER
TREX DECKING - COLOR 'TIKI TORCH'

2nd Floor Plan
1/4" = 1'-0"



(D) Excerpt 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).