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HPC-23-13-Steel Façade Certificate of Compliance

January 17, 2024

To: Historic Preservation Commission
From: Wade Broadhead, Senior Planner
Through: Scott Hobson, Acting Director of Planning and Community Development
Location: 109-111 N. Union Ave
Applicant: Henry Borunda
Owner: Henry Borunda
Year Built: 1950
Legal Description: S. 25 ft of block exc sold stated in deed no 748874, Blk 45 Pueblo, N 38 ft of lot 2, all 3 Blk 6 Central Pueblo Formerly 05-361-45-007
Zone District: HB, Historic Business Zone District

Synopsis

The property at 109-111 N. Union is requesting a certificate of compliance to install a new steel façade system adjacent to N. Union Ave.. 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 single-story brick structure listed as not contributing to the Union Avenue National Register. According to the National Register nomination the building was erected in 1950- and described as a “one story yellow glazed brick façade: glass front”. The Union Avenue National Register Historic District was approved by the Park Service in 1980; at that time the building was not 50 years old and did not qualify as a contributing structure. A similar building appears in the same configuration as the current structure, in the 1904 Sanborn Fire Insurance maps, and in a 1938 photo from the Works Progress Administration (see attached). Regardless of the date of actual construction, the nomination is correct that it was newly erected, or heavily modified, in 1950 and ineligible for the National Register at that time.

The applicant is contracting with Iron Mountain Metal Works to install the fourteen (14) gauge five-foot (5') x ten-foot (10') steel panels. The area covered measures approximately fifteen feet (15') tall by about sixty two feet (62') wide. The applicant did not provide details of how the proposed façade will be attached to 109 and 111 N. Union; however, a similar façade was installed on 322 and 326 S. Union Ave. and the same contractor installed that façade. Therefore, it is assumed that the panels will be attached in a similar manner. The steel panels on 322 and 326 S. Union were stitched together with 1” stitch welds every 16”. Locite PL375 Heavy duty construction adhesive was be applied to the back of the steel and on the angel trim used Hilti 1/4th” x 2 5/8” screw anchors. The installer used KBS clear coat for the final finish. The applicant states that it is his mission “to preserve Pueblo’s name of ‘The Steel City

While beautifying our historic downtown.” The applicant wishes to “create an inviting and eye-catching atmosphere along Union so our local citizens as well as tourists have an interesting place to visit and enjoy.”

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 17-4-5(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:

If the proposed steel façade is installed in the same manner as 322 and 326 S. Union, the existing glazed brick will be irreversibly damaged. The installation will not be done in a way that preserves the integrity of the blonde colored brick, though the overall form of the building will be preserved. 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 the architectural detailing contributed to the district as a whole. The steel application will obscure the existing brick details and does not maintain the size, scale, and architectural detailing of the existing building or similar buildings in the area. The City of Pueblo Historic Business District Guidelines adopted in 2000 state 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:

Not Applicable: The façade does not change the height of the existing building.

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

Comments:

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:

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:

Not applicable: The proposed façade alteration does not include an addition or alteration.

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:

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:

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:

Not applicable: No roof alterations 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:

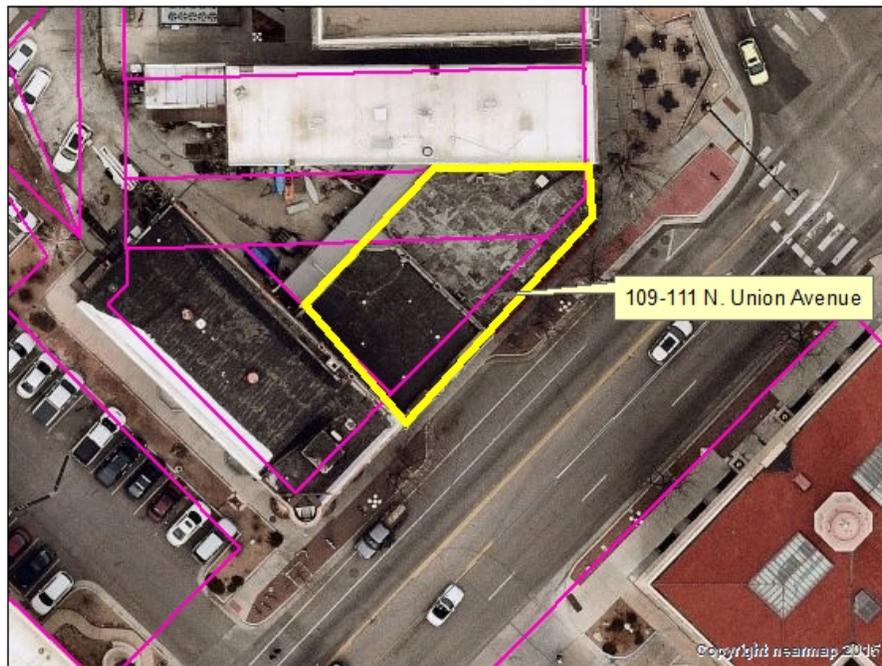
Negative Finding The alteration will obscure and damage the original significant historical material that contributed to the overall feel of the Union Avenue National Register District. While the Historic Business District Zoning Guidelines gives flexibility to the alteration of noncontributing buildings, the guidelines clearly state that existing historic material should not be destroyed. The steel façade does not match existing architectural details in color, texture, material type and is a significant deviation from the original blonde colored brick and block façade. The application of the steel façade system will drill holes into the brick and will damage existing material.

Recommendations:

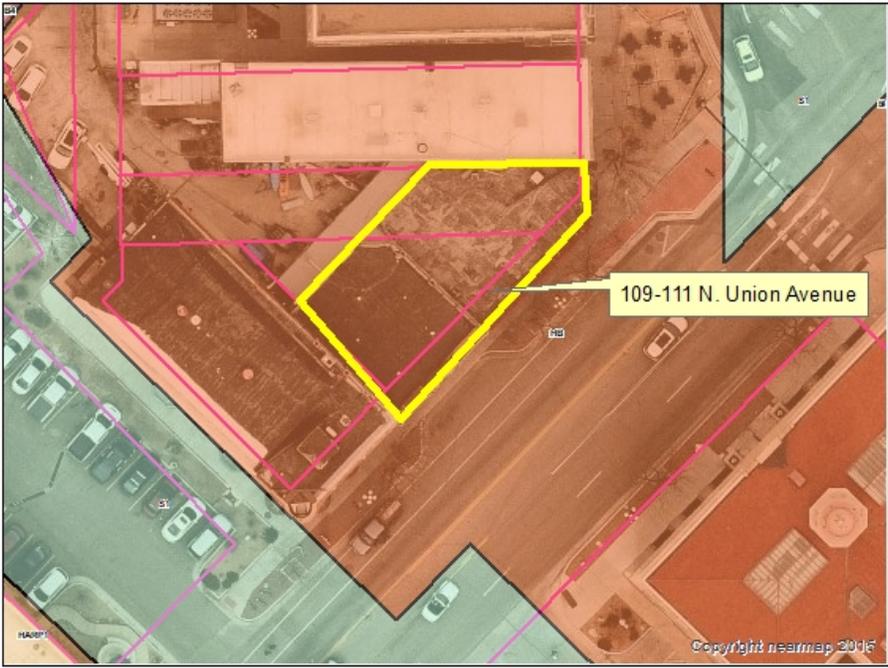
Staff recommends denial due to the incompatibility of architectural detailing with the existing structure and the likelihood that the existing historic façade materials will be irreversibly damaged by the installation of the proposed steel facade.

Exhibits

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



(A) LOCATION



(B) ZONING

(B) SITE PHOTOGRAPHS









Example of façade presentation located at 322 S. Union and mentioned in the applicants request.

10/26/23, 9:38 AM

23-226

 City of Pueblo PLACE

10/26/2023

23-226
Historic Preservation Commission
Status: Active
Submitted On: 10/25/2023

Primary Location
109 N UNION AVE
PUEBLO, CO 81003
Owner
BORUNDA HENRY
1 ROCKBRIDGE LN PUEBLO , CO 81001-1306

Applicant

 Henry Borunda
 719-250-0006
 mckenzie_marquez@msn.com
 1022 Fortino blvd #8894
Pueblo, Colorado 81008

Internal

 Case Number	 Planner Assigned
HPC-23-13	-
 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	 HPC Hearing Results
11/15/2023	-
 Check box if hearing is a Special Requested Hearing	
<input type="checkbox"/>	

Application Information

Application Type*	Residential or Non-Residential?*
Certificate of Compliance	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:*

Steel Façade

Provide a short description of the proposed work*

Attaching steel paneling to the Union-facing side of 109-111 N Union Ave.

Type of Historic Registry*

Local

Scope of work:

(Mark all that apply)

New construction

Addition

Modification

Paint (No Fee for painting/repainting)

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

COA Building Information

Existing Building Information:

Area?

500

Storefront width?

30

Company: Iron Mountain Metal Works

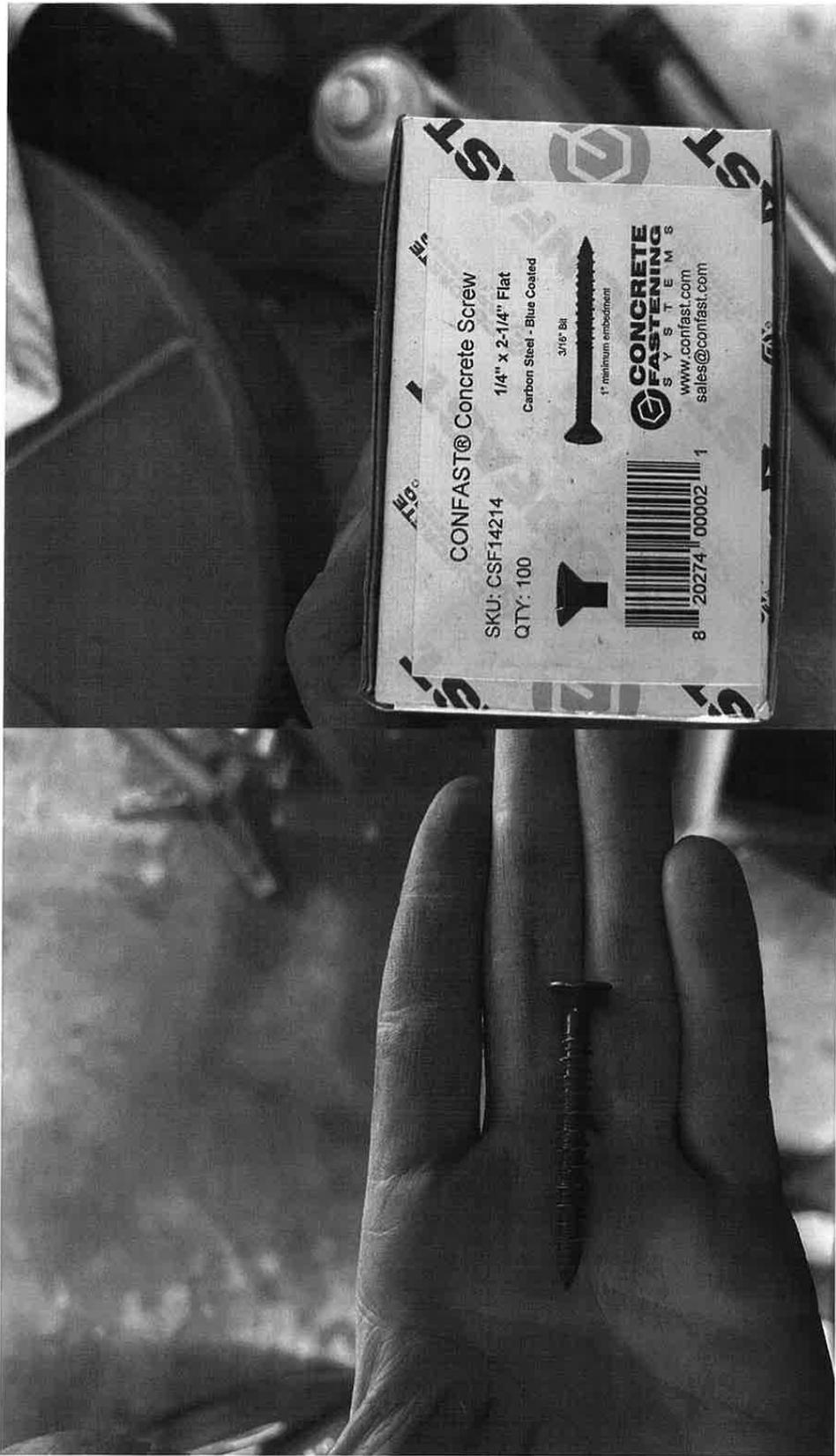
Welder: Marshall Brumfield

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

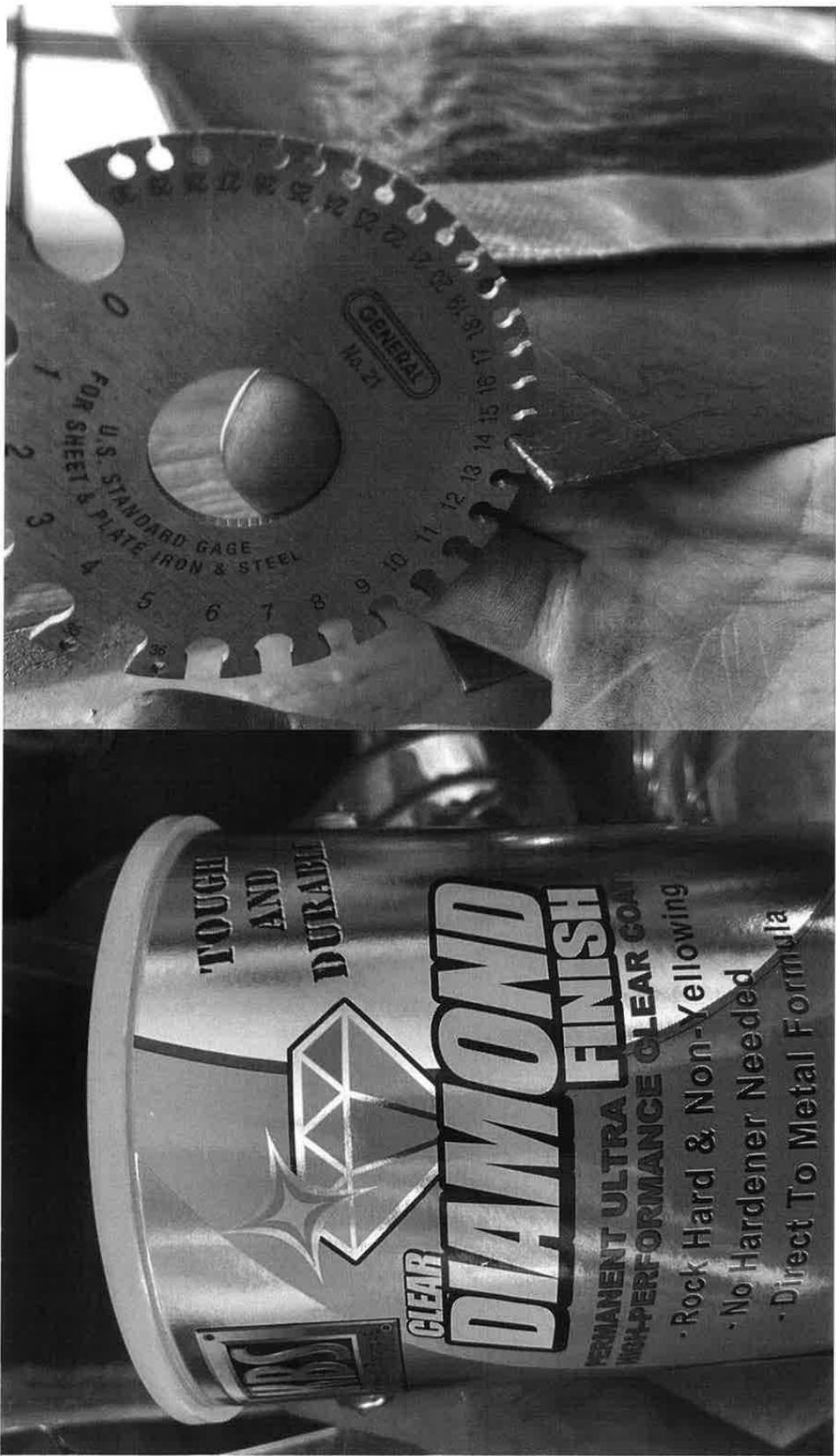
The combination of all three ways of anchoring/welding seems to be more than adequate for the mounting the façade. The Welding locks everything together essentially making it "One Piece"





I will be contracting Iron Mountain Metal Works to properly secure steel paneling to the front of the brick at 109-111 N. Union Ave. He has previously been contracted to put the same paneling on 320-326 S. Union Ave (Papa Jose's-Mr. Sushi). This steel paneling is also on the Pueblo Library.

Our mission is to preserve Pueblo's trade name of "The Steel City" while beautifying our historic downtown. The goal is to create an inviting and eye-catching atmosphere along Union so our local citizens as well as tourists have an interesting place to visit and enjoy.



SOUTH GRAND

1. "C" Vail Hotel (217 S. Grand Avenue), National Register property. 1911, single-detached, five-story concrete and white-brick facade structure. Presently on the National Register and due to be remodeled for senior citizen housing.
2. "C" Senate Bar (219 S. Grand Avenue), Star Journal press office. c. 1904, two-story, light-brick structure. Originally Star Journal press offices. Decorated piers and plinth, boxed cornice with brackets, entablature above frieze, altered first-floor facade by stuccoing.

NORTH UNION

3. "C" Office Building (101-103 N. Union), Riverside Building. 1890, originally the Railroad Y.M.C.A., erected by Andrew McClelland and named the Riverside Block; three-story, red-brick structure with rough stone facade and protruding bay windows on second and third floors, colonnade supports on the first floor, and cresting.
4. "C" Store (105-107 N. Union), Bayle Block, 1889, P.P. Mills Architect. A two-story brick structure, boxed cornice with brackets and dated frieze, decorated parapet gable with name block, belt course, decorated piers and lintels, drop or pendant at cornice corner, recessed double panel main doors, and cast iron posts.
5. "NC" Store and Offices (111 No. Union). c. 1950, one-story, yellow-glazed brick facade; glass front.

CITY HALL PLACE

6. "C" City Hall and Memorial Hall (#1 City Hall Place), City Hall 1917, attached auditorium 1919. Three-story, smooth-cut stone structure with attached auditorium, engaged columns, recessed windows, boxed cornice and frieze, parapet entablature, decorated panels, cupola with windows topped with a dome, and decorated pediment, dated.

Excerpt from Union Avenue National Register Nomination, 111 N. Union is the property in question,



Building in 1938.