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HPC-24-01

February 21, 2024

To: Historic Preservation Commission
From: Wade Broadhead, Senior Planner
Through: Scott Hobson, Acting Director of Planning and Community Development
Location: 1325 N. Grand Avenue
Applicant: Michael Atlas Acuna
Owner: Same
Year Built: 1900
Zone District: R-5 Multiple-Residential and Office District

Synopsis

The Temple Emanuel Synagogue, erected in 1900, was added to the National Register of Historic Places in 1996, and was locally landmarked by Pueblo City Council in 2002. This synagogue is the only Jewish Place of worship on the National Register in the City of Pueblo. The applicant is proposing to add an ADA ramp, that runs from the north side of the property wrapping around to the front (east) side of the building. Since a church has a commercial level assembly rating with respect to the building code, the addition of an ADA ramp requires a building permit; therefore, a Certificate of Appropriateness is required (Standards of Appropriateness p. 7). At present there is no primary ADA access for the building, and it sits on a hill that has steep grade requiring a ramp to access the entrance of the synagogue. The proposed design grants access to the primary entrance as well as the secondary structure on the site. The grade change from the front sidewalk to the front door is over 10 feet making a traditional ramp from the primary entrance street difficult to achieve. ADA requires equity and when owners can accomplish primary access, they should strive utilize to make the accessible entrance the same as the primary entrance. The property cannot add the ADA entrance from the rear because it would require destruction of their Ark where the Torah is kept within the synagogue. The proposed plan will allow people in wheelchairs to have access to the main entrance, rather than requiring them to use a rear or secondary entrance.

Analysis

Description of the request

Cortez Construction provided the plans for the applicant. The proposed ramp will run the entire length of the building on the northern façade or about 75' and wrap around to the Grand Ave façade and loop back approximately 20' onto a landing the feeds the main entrance of the building. The ramp will be five feet wide and made from concrete and steel railing. The railing will be made from one-inch-wide tube steel with three-inch spacings while standing three feet tall. The ramp will have a long approach from the northern façade / 14th street side and all the existing landscaping will be removed. The current landscape appears to contain gravel and large juniper bushes that do not appear to be original to the site's design. The eastern/primary façade the ramp will remove half of the stairway leading to the front door and replace with the ramp with a 20' switchback the ends in a landing that leads to the front door. No part of the original building will be modified.

Applicable standards:

Standards of Appropriateness and Demolition Standards, 2005

3.1.11 Accessibility

The Standards of appropriateness make wide latitude for changes to allow for greater accessibility in both interior and exterior modifications that are respectful of the original historic material. Guideline 3.1.11(2) states “Installing ramps is often necessary. Ramps can be faced with a variety of materials, including wood, brick, and stone. Often the type of and quality of the materials determines how compatible a ramp design will be with the historic property, unpainted pressure treated wood should not be used to construct ramps because it appears temporary and is not a visually compatible with the most historic properties, ramps should also be located to minimize the loss of historic features at the connection point-porch railings, steps., and windows and should preserve the overall historic setting and character of the property.

3.1.11(12) A new addition may be necessary as an accessibility solution.

Findings

The proposed ADA ramp and stair replacement will use high quality materials such as metal and concrete, so they comply with the Standards of Appropriateness which recommends avoiding pressure treated wood. The Synagogue is a semi-public place of worship requiring and frequently utilized building that requires ADA accessible locations. The proposed design places most of the ramp on the non-primary northern façade elevation minimizing the visual impact on the front elevation and entrance. The design of the ramp uses concrete and steel, both high quality materials that also signify their new period of significance compared to the original materials used in construction. Due to the elevation change in this portion of the North Side a long run is necessary to meet grade and the proposed ramp accomplishes access while minimizing the visual impact to the building and completely avoids making structural changes to the existing historic materials.

Recommendations:

Staff recommends approval with no conditions.

Exhibits

- A. Findings of Fact
- B. Exhibits
- C. Photographs
- D. Applications and attachments

Exhibit A. Findings of Fact for a Certificate of Appropriateness

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

1. Conform to the intent and purpose of this code.

- **Comments:**

Affirmative finding: the proposed ramp will have high-quality materials and does not overwhelm the setting of the existing building, which is acceptable according to the Standards of Appropriateness.

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

• **Comments:**

Affirmative finding, the new ADA ramp avoids destroying any historic material of the landmark and loads the impact on the non-primary facade.

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

• **Comments:**

Affirmative finding, the proposed ramp with destroy existing landscaping to achieve the steep long run but the landscaping is not original and the ramp will not obscure the overall setting of the landmark.

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:

Not Applicable: Though near the North Side Historic District, this property is not located in a historic district.

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

Comments:

Affirmative finding: the proposed modifications are the minimum to provide fair and equitable access for all citizens at this access point. The size of the railing and stairs meet building code and do not overwhelm the current façade and minimizes the changes to the primary façade.



(A) LOCATION



(B) ZONING

(C) SITE PHOTOGRAPHS



View of the primary facade

View of southern section of stairs



View looking south





1/11/24, 3:24 PM

24-15



City of Pueblo PLACE

1/11/2024

24-15

Historic Preservation
Commission

Status: Active

Submitted On: 1/11/2024

Primary Location

1325 N GRAND AVE
PUEBLO, CO 81003

Owner

Michael F Atlas-Acuna
1325 N GRAND AVE 2
Goldsmith Ct. Pueblo,
Colorado 81003

Applicant

Michael Atlas-Acuna
 719-406-2561
michael@aawindowwashing.biz
 2 Goldsmith Ct.
Pueblo, Colorado 81008

Internal

Case Number

HPC-24-01

Planner Assigned

—

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

02/21/2024

HPC Hearing Results

—

Check box if hearing is a Special Requested
Hearing

Application Information

Application Type*

Certificate of Appropriateness

Residential or Non-Residential?*

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:*

Temple Emanuel

Provide a short description of the proposed work*

We wish to build a wheelchair ramp on the northside of the Temple which is along 14th street. The ramp would be constructed of concrete and metal railings.

Type of Historic Registry*

National

Scope of work:

(Mark all that apply)

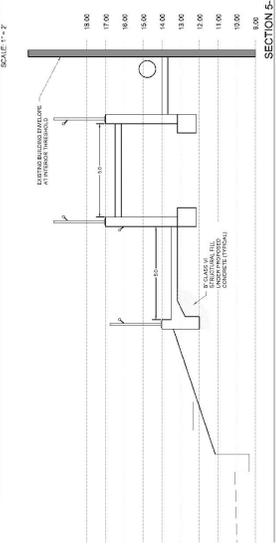
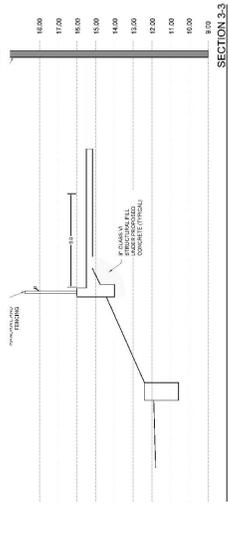
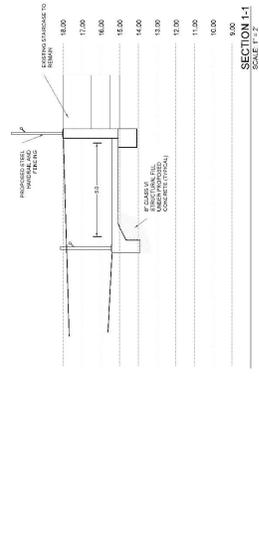
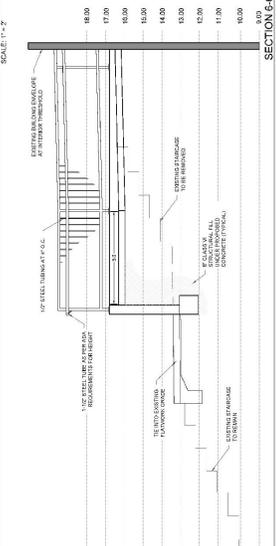
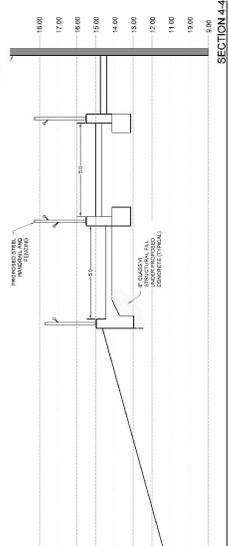
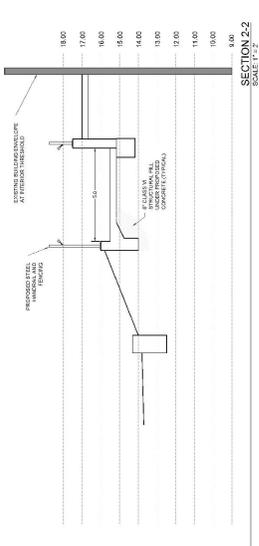
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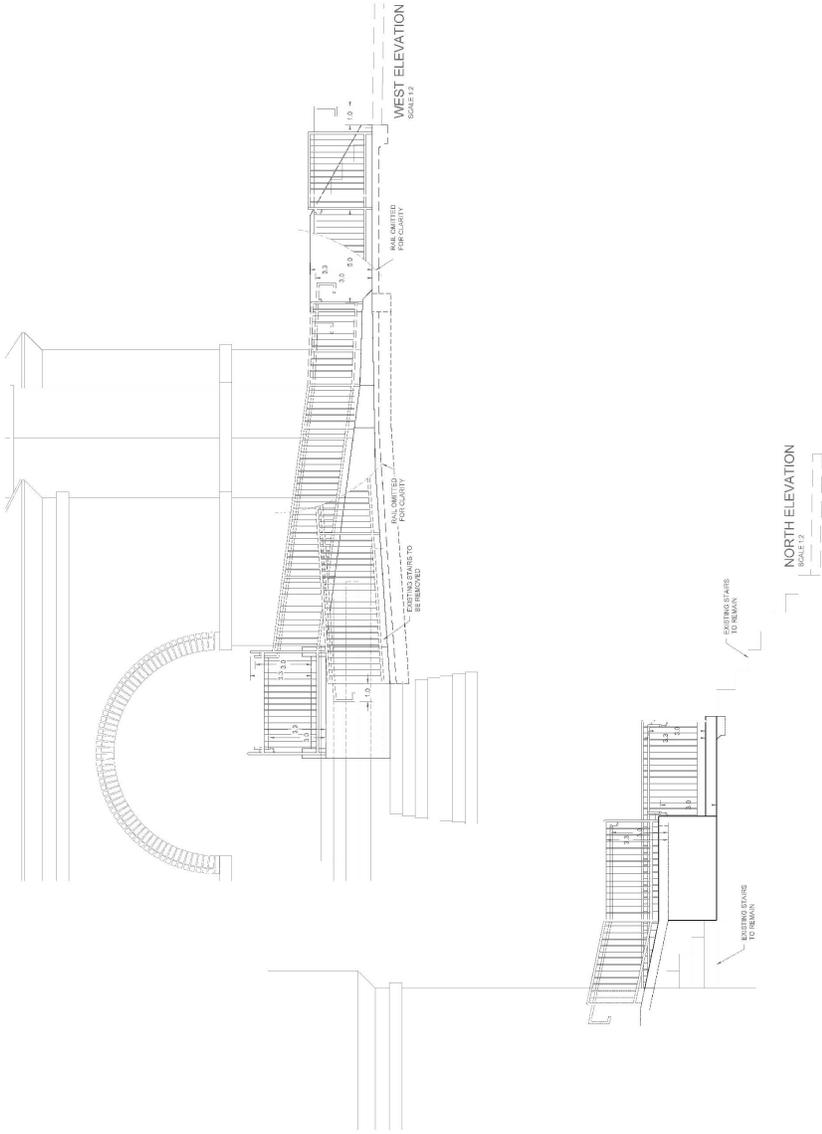
Addition

Modification

Paint (No Fee for painting/repainting)

		SCALE: N.T.S. DATE: 02/21/24 DRAWN BY: J.M. CHECKED BY: J.M. SHEET: 3 OF 5
TEMPLE EMANUEL FRANCO WEST COLONY ROCKY CHINA AVENUE		
CONTRACT NO.: PROJECT NO.: SHEET NO.:	ARCHITECT: ENGINEER: CONTRACTOR:	DATE:





TEMPLE EMANUEL
1388 NORTH GRAND AVENUE
PUEBLO WEST, COLORADO

DATE	1/24/24
SCALE	N.T.S.
DESIGNED BY	JACKIE K.T.S.
APPROVED BY	DAVID JACOBS
SHEET OF	5
CONTRACT NO.	

PREPARED FOR
CORTIZ
CONSTRUCTION



ELEVATIONS

SHEET
5
OF
5