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HPC-25-03

April 16, 2025

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 and Guy Chabot
Owner: Same
Year Built: 1900
Zone District: R-5 Multiple-Residential and Office District

Synopsis and Analysis:

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. A Fellowship Hall was constructed to the south of the building in 1963. The applicant received approval for a previous ADA access ramp design with case HPC 24-01 on February 21, 2024. After further consideration for the visual impact to the property, and the overall cost, the applicant has revised their proposal. Since a building 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 ADA access for the building. The previously approved ramp would require extensive retaining walls and railings, detracting from the historical setting. In addition, the applicant states that the current design requires 45-degree bends which are not allowed by ADA code and a regrading of the northern side of the property which would be cost prohibitive.

The new proposal submitted with this application consists of four (4) elements: 1) adding an approximately 60 ft concrete accessible ramp with metal railings in front of the Fellowship Hall building along Grand Ave. 2) demolish the current front stairs and replace with a retaining wall and a "Founders Garden Plaza". 3) pour a new entry porch platform at the elevation of the primary door 4) install a Genesis Opal wheelchair lift to the left of the main entrance as well a new non-ADA concrete stair to the right (north) of the front door. Enhanced accessibility will now be gained from a ramp in front of the fellowship hall that leads to a wheelchair lift that allows access to the main synagogue entrance.

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.

The National Park Service Preservation Brief #32 *Making Historic Properties Accessible* covers guidance for accessibility additions to historic structures. The brief suggests a three-step approach to 1) review the historical significance of the property and identify character defining features 2) assess the properties existing and required level of accessibility; and 3) reevaluate accessibility options within a preservation context. The brief also suggests that modifications to improve accessibility should generally be based on the following priorities: making the main public entrance and primary entrance accessible 2) providing access to good service, and programs 3) providing accessible restroom facilities; and, 4) creating access to amenities and secondary spaces.

Findings

The proposed ADA ramp and stair replacement will be constructed of concrete with a metal railing, which generally complies with the Standards of Appropriateness. According to the owners, most of the visitation involves the Fellowship Hall so this proposed access solution creates easy access to the most visited portion of the site. In keeping with the NPS Brief #32 the access solution will maintain access at the primary entrance, provide access to services in the Fellowship Hall without a wheelchair lift and create access to other primary spaces with a wheelchair lift. Finally, the project will have only a minimal impact on the historic structure with a small portion of the poured concrete platform visually obstructing the stone foundation. No windows, doors, or character defining features will be impacted.

Recommendations:

Staff recommends approval with condition that staff can make minor change approvals when the final construction documents are prepared related to railing size, type, etc. as long as they are in keeping with concrete and metal.

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. The proposed access solution conforms to the code as well as NPS Preservation Brief #32

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 altering the historic materials of the landmark and minimizes the impact on the primary frontage.

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

- **Comments:**

Affirmative finding, the proposed ramp will not obscure the overall setting of the landmark or negatively impact character defining features.

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.

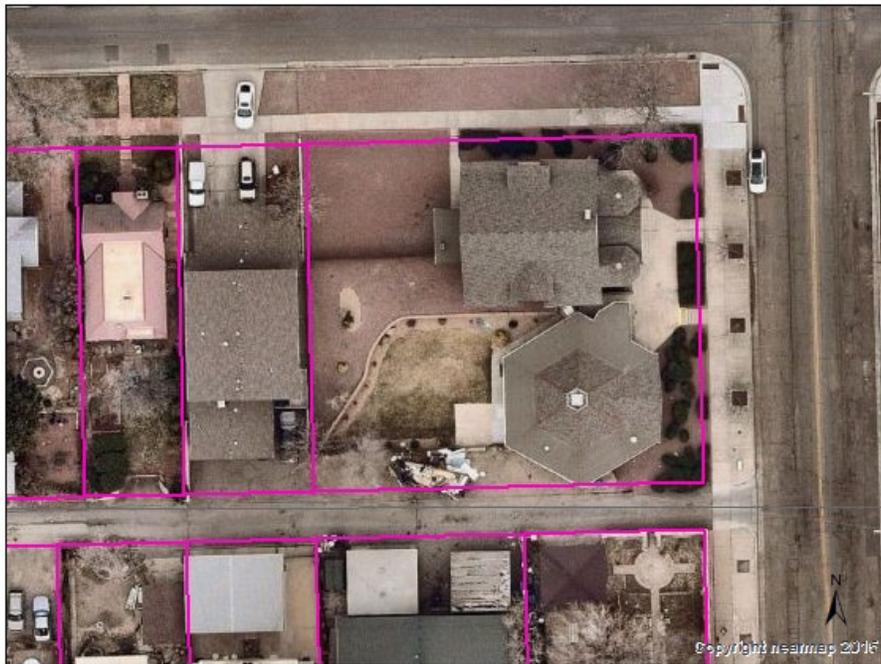
Comments:

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 the primary access point. The size of the railing and stairs meet building code and do not overwhelm the primary façade.



(A) LOCATION

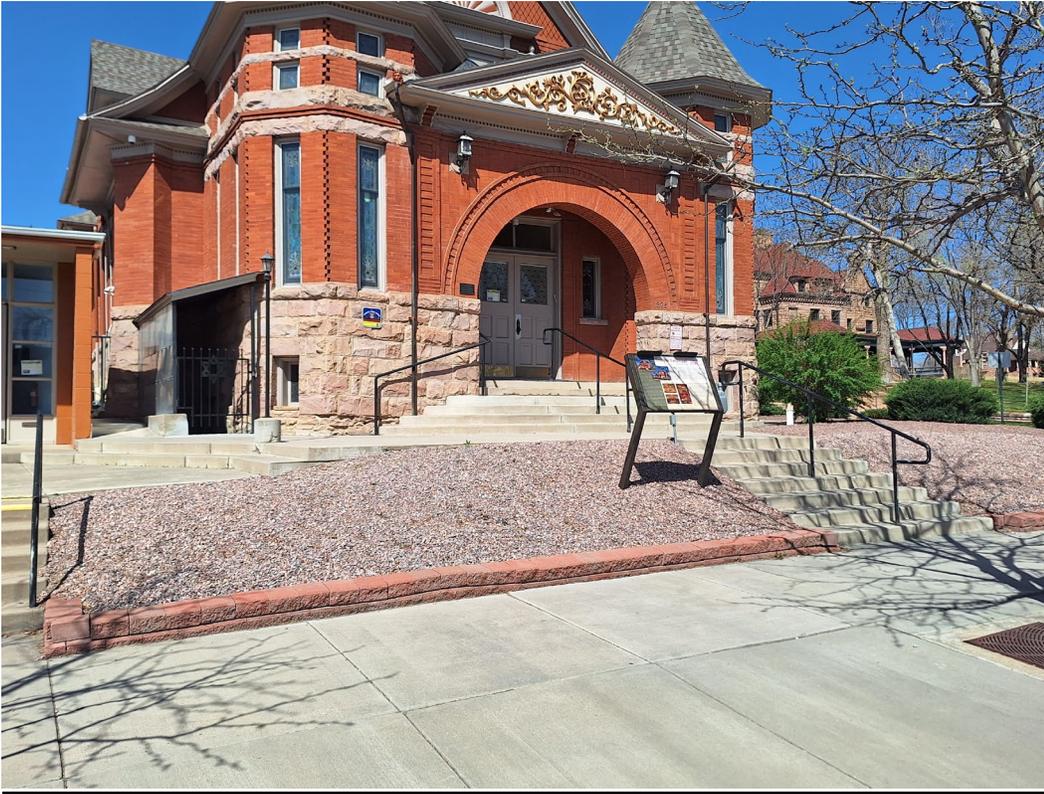


(B) ZONING

(C) SITE PHOTOGRAPHS



View of the façade along Grand Ave.



View of main section of stairs to the front door.



View looking south



View of the northern facade



Plaza in front of the Fellowship Hall



Area that may be obscured by the new entryway platform.



25-47

Historic Preservation
Commission

Status: Active

Submitted On: 3/21/2025

Primary Location

1325 N GRAND AVE
PUEBLO, CO 81003

Owner

JEWISH CHURCH
1325 N GRAND AVE PUEBLO ,
CO 81003-2717

Applicant

 Michael Atlas-Acuna

 719-406-2561

 michael@aawindowwashing.biz

 2 Goldsmith Ct.
Pueblo, Colorado 81008

Internal

 Case Number

HPC-25-03

 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

04/16/2025

 HPC Hearing Results

—

 Check box if hearing is a Special Requested
Hearing

 Notes:

Application Information

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

Certificate of Appropriateness

Name of historic resource:*

Temple Emanuel

Provide a short description of the proposed work*

Revised ADA access ramp to front of the building

Type of Historic Registry*

Local

Scope of work:

(Mark all that apply)

New construction

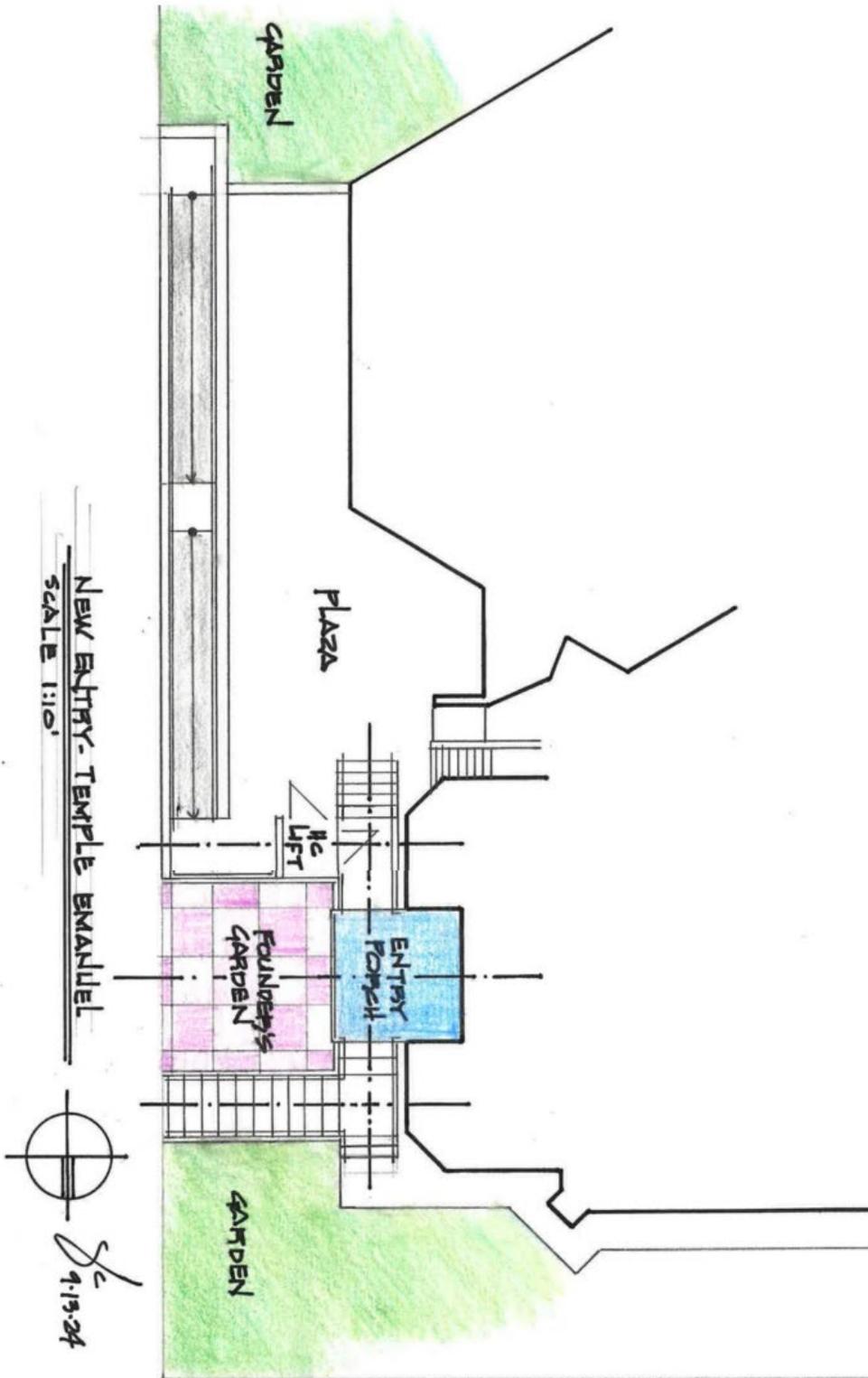
Addition

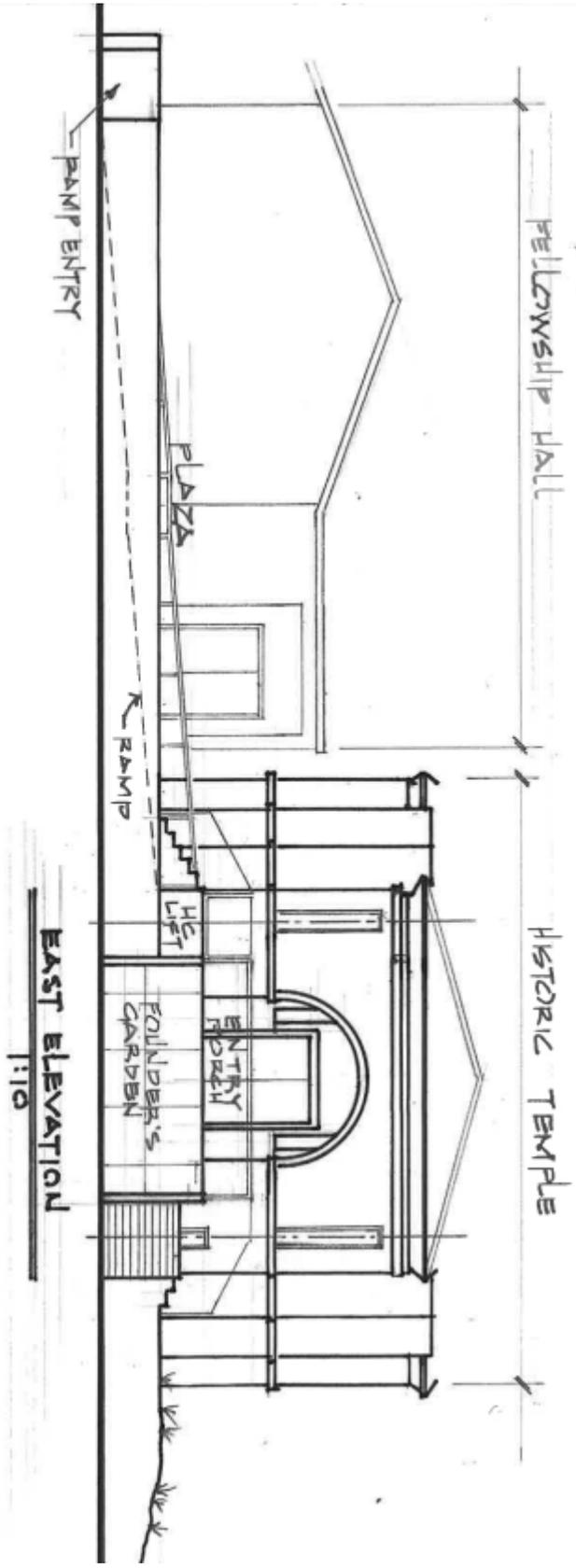
Modification

Paint (No Fee for painting/repainting)

Awning

Replace or add windows or doors





October 8, 2024

Mr. Wade Broadhead
Senior Planner
City Of Pueblo

RE: HPC-24-01
Temple Emanuel Synagogue ADA Ramp

Hello Mr. Broadhead,

Back in February I presented a design to install an ADA ramp to the synagogue and the plaza to allow access to the fellowship building at the Historic Preservation Commission (HPC) meeting. I mentioned during the presentation that we were in a fundraising champaign but hadn't raised enough money to begin construction. Our presentation was voted 6-1 in favor of approval.

Since this presentation we were contacted by Guy Chabot, the board member that voted against our plan, to discuss other options. In his opinion the current design impacted the historic nature of the temple as the ramp enveloped the northeast corner and north elevation of the site and distracted from this prominent historic view.

We have worked with Mr. Chabot to develop an alternate plan that moves the ramp to the east side street for access to the plaza and incorporates a partially concealed HC lift for access to the temple building. This new design also provides us with a larger entry porch for the temple and a Founder's Garden to display some of the history of the building and families to the community. This feature also provides alternate means of fundraising to aid in getting this project implemented.

Since this design is different from the one that received approval, I am writing for your review to determine if we need to present this design back to the HPC. We will not move forward to develop final design plans until we receive your approval or that from the HPC should we need to present.

The existing building photos from the original package to HPC can still be used and I have attached the proposed new plan sketches. If a presentation to HPC is required we'd like to go before the board as soon as possible.

Thank you for your consideration,

Michael Atlas-Acuna
President
Temple Emanuel

Attachment: Proposed Access design dated 9-13-24