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HPC-26-02

January 21, 2026

To: Historic Preservation Commission
From: Wade Broadhead, Senior Planner
Through: Beritt Odom, Director of Planning and Community Development
Location: 330 Colorado Avenue
Applicant: Tony Mihelich, DK Horn
Owner: New Leaf / Turning Page LLC
Year Built: 1886
Resource Name: J. A. Wayland House
Zone District: R-5, Multiple Office and Residential District

Synopsis and Analysis:

The Wayland House, erected in 1886, was added to the Pueblo Inventory of Cultural Resources in 2010, by Pueblo City Council with ordinance #08240 as a single-family residence. The Wayland House was designated as a significant local landmark due to its association with architecture as a good representative example of the Queen Anne style and for its association with J.A. Wayland, a prominent local and national journalist and publisher. The new owner purchased the building in 2025 and has converted the building into a therapy office, which is as use by right in the R-5 zone district. As part of the change of occupancy permitting with the Southern Colorado Regional Building Department the applicant is requesting approval of an accessibility ramp on the southwestern façade of the building.

Proposed Improvement:

The applicant proposes constructing an ADA ramp on the southwestern side (E. Pitkin Ave. side) of the building. The wooden ramp will have two landings and attach to the existing concrete porch floor fronting Colorado Avenue. The ramp will measure 21 feet long with a five-foot landing leading into the porch space where visitors will use of the two front doors. According to the plans the ramp will have a 2% cross slop to meet ADA requirements with no switchbacks. The ramp will be constructed from treated wood, a 2" x 6" handrail, ¼" steel post railings, and 4 x 4 support posts and be 4'4" tall maximum. The base of the ramp will be clad with wood siding and all of the wood will be stained or painted a dark color. A new concrete walk will be poured to connect the end of the ramp with the sidewalk long E. Pirkin Ave. No existing doors or historic materials will be removed or destroyed; a metal decorative gate that was added later to the site will be modified to increase access.

According to the 1951 Sandborn Fire Insurance Map, the home was listed as apartments with a different porch spanning the southern side of the façade with a small second story open balcony. The current porch was added sometime between 1951 and the 1970s, well before the 2010 landmark designation. The Wayland House sits on a truncated corner lot with no backyard or parking space, meaning this ramp design and location is the most reasonable location or ADA access.

Applicable standards:

Standards of Appropriateness and Demolition Standards, 2005 and National Park Service Preservation Brief #32:

3.1.11 Accessibility

The Standards of appropriateness include latitude for alterations 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.

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: 1) making the main public entrance and primary entrance accessible 2) providing access to goods, services, and programs 3) providing accessible restroom facilities; and 4) creating access to amenities and secondary spaces.

Findings

The proposed new ADA ramp will provide access to the front door as is recommended by preservation briefs and ADA best practices. The ramp is constructed out of pressure treated wood but will be painted or stained a dark color, with high quality metal railings. The siting of this ramp meets the code requirements to “minimize the loss of historic fabric at the connection points”, little to no existing historic material will be removed for this improvement. The concrete porch appears to have been built sometime after 1951 and is therefore not an original historic feature of the structure. The ramp will visually obscure about 15 feet of the first-floor stone banding along the Pitkin Street façade. Five feet of the ramp will be visible from the primary Colorado Ave. façade, and it will not obscure any architectural elements along the primary façade since it is at a low grade and has open metal support posts. According to 3.1.11 in the Standards of Appropriateness the wood is required to be painted to match the primary structure. Staff from the Public Works department reviewed the proposed plans and provided a preliminary approval that the ramp meets the city’s ADA requirements.

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 the ramp is constructed of wood with a metal railing with the following condition:

1. The wood on the ramp needs to be painted to be compatible with the primary structure per Standards of Appropriateness 3.1.11.

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 work will provide front door access and is not anticipated to compromise the existing historic materials of the structure. Because the ramp is located along the Pitkin Ave. façade, it will not overwhelm the setting of the existing building. The proposed access solutions conform to the Municipal Code, Standards of Appropriateness, 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 minimizes altering the historic materials of the landmark and keeps changes away from the primary frontage. Almost no historic material will be damaged or removed for construction.

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

• **Comments:**

Affirmative finding, the open support posts of the proposed ramp will not obscure the overall setting of the landmark nor 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.

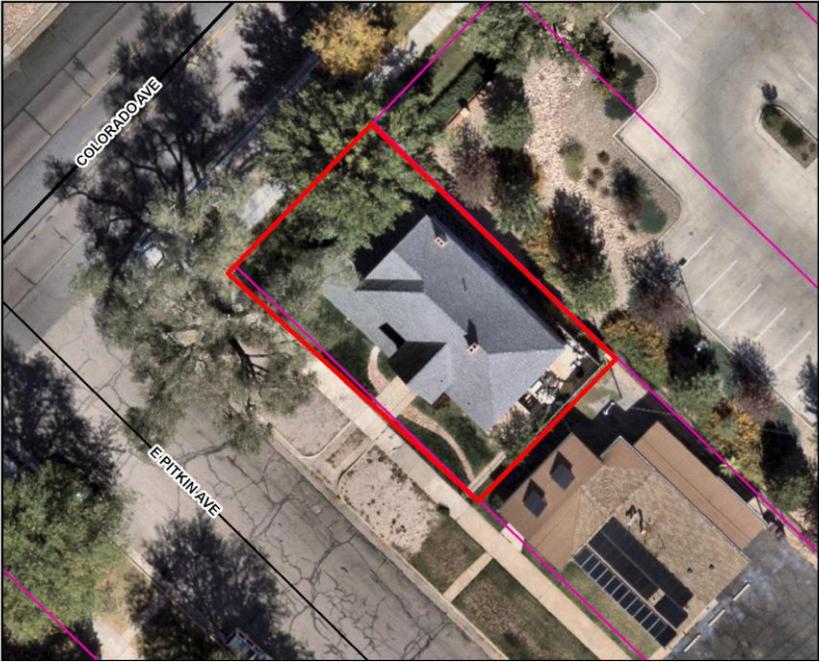
Comments:

Not Applicable

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

Comments:

Affirmative finding: The proposed new ramp is located at the only location feasible for ADA access. The low ramp profile and open railings minimize visual impact to the building from the street.



(A) LOCATION MAP



(B) ZONING MAP

(C) SITE PHOTOGRAPHS



Overview of the front of the property from Colorado Avenue



View of southern western wall where the ADA ramp will be located.



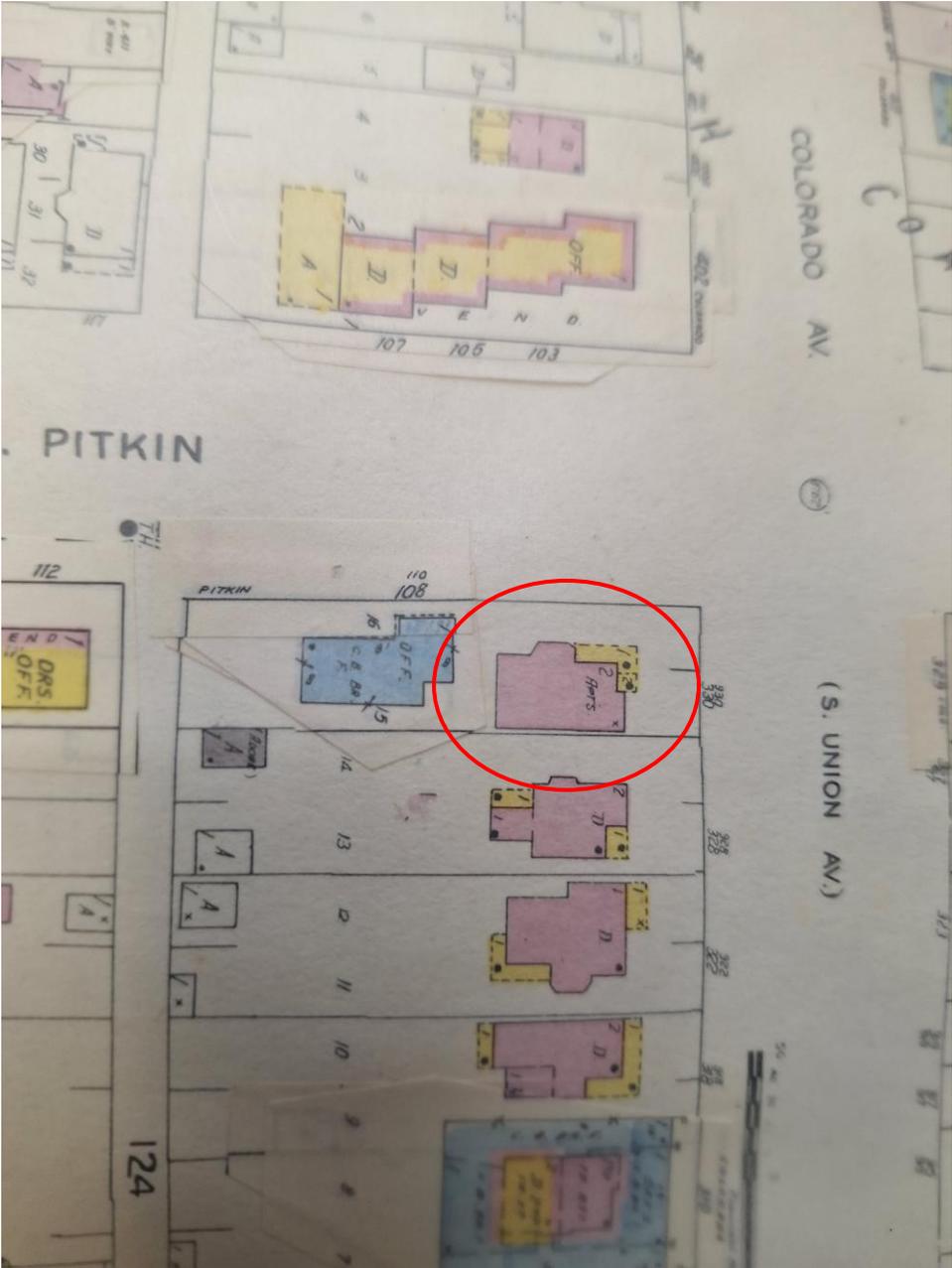
View of existing porch.



Overview of the southwestern façade where the ADA ramp will be located from Pitkin St.



Overview of the lawn and porch where the ADA ramp will be installed and connect to the building.



1951 Sandborn showing different original porch.



Photo provided by the owner showing the property in the 1970s.

To view attachments, please contact the Planning department at planninglanduse@pueblo.us or visit the office at 211 E. D. Street.