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HPC-26-04

February 18, 2026

TO: City of Pueblo Planning and Zoning Commission
FROM: Mikaylin Hackley, Planner
THROUGH: Beritt Odom, Director of Planning and Community Development
SUBJECT: Certificate of Appropriateness for 215 Canal St. New Construction
APPLICANT: Susan Robinson
PROPERTY OWNER: Bessemer Historical Society
LOCATION: 215 Canal St.

BACKGROUND:

The applicant is requesting a certificate of appropriateness for a new commercial building structure at 215 Canal St., the site of the Steelworks Center of the West. The proposed structure is a 16' by 38' metal storage building that is 13' 4" at its tallest point. The structure would be placed directly north of 225 Canal St., a historic office building on the Steelworks Center campus, which serves as the archive building and is not open to the public. There is a breezeway connecting the 225 Canal St. building with a larger office building addressed 1612 E Abriendo Ave, and the proposed storage building would be fully screened from E. Abriendo Ave. by the breezeway. Most pedestrian activity occurs around the 215 Canal St. building, as that structure contains the Steelworks Museum that is open to the public, so the structure would be out of the line of sight of most visitors.

APPLICABLE STANDARDS PER STANDARDS OF APPROPRIATENESS (ORD. 7379):

Sec. 1.4: "A Certificate of Appropriateness (COA) will be required for the following activities:

- 1) Any exterior alteration or construction requiring a building permit from the Regional Building Authority, for:
 - a) Additions to existing historic structures; **or new buildings or outbuildings on sites containing historic structures;**
 - b) Removal and replacement of any architectural detailing;
 - c) Moving of landmark structures or objects on the same site or to another site;
 - d) Construction of roof top additions or decks;
 - e) Alteration of accessory structures such as garages;
 - f) Installation of exterior access stairs;
 - g) Window or door replacement requiring alteration of the openings;
 - h) Installation of antennas and satellite receiving dishes;
 - i) Installation of solar collectors..."

Sec. 1.5.4 New Buildings:

"New buildings in historic districts should be compatible with historic buildings and development patterns without imitating earlier styles or details. This is a fundamental policy of historic preservation. However,

there is no clear line of demarcation between what is too evocative of a past time period and what is too contemporary to be compatible with the existing historic character. The judgment of the HPC will be based on these Standards where possible. The goal will be to determine the significant characteristics of surrounding historic buildings, which, if incorporated into the design of new buildings, will produce compatible architecture. Exact duplication of earlier ornamentation or detail is not desirable. Simplicity is an important aspect of contemporary design and materials, and by itself can go a long way toward creating compatibility.”

Sec. 3.2 Construction of New Commercial Buildings:

“These guidelines are for commercial buildings to be constructed as infill in developed areas of historic districts. Pueblo’s historic districts are exciting collections of late 19th and early twentieth century buildings. The scale and level of detail of the buildings enhances the sense of community. The buildings reinforce each other, forming a place that is cohesive and consistent as a whole, yet rich and varied. New buildings should reinforce the existing scale and reflect the design features of the historic structures, without mimicking them. The principal concern on new construction is to assure compatibility with the existing historic structures. Some commercial historic buildings are quite ornately detailed, and in some cases the brick has been painted with architectural details highlighted.”

- 1. “New buildings should avoid exact replication of historic buildings, while still incorporating some design components of surrounding historic structures.”**
Staff finding: Affirmative. The proposed accessory building does not attempt to exactly replicate the historic structures on the site and is unlikely to be mistaken for a historic structure.
- 2. “New construction should not conflict with or impair the essential form or integrity of an adjacent historical property.”**
Staff finding: Affirmative. The proposed structure would be visually screened from visitors in such way that it would not impact the integrity of the historic site.
- 3. “Make the transition between existing old buildings and new ones as deliberate and carefully reasoned as possible.”**
Staff finding: Affirmative. The proposed storage building would be out of sight of the general public and clearly delineated from the historic structures. An approx. 60 sq. ft. shed with incompatible asphalt shingle roofing was placed on the property in a similar location as the new proposed structure until it was removed in late 2024, and the new structure would be a more appropriate for the location because it resembles the material of one of the existing structures on the historic site.
- 4. “Develop the ground floor level of all projects to encourage pedestrian activity.”**
Staff finding: Affirmative. The proposed new development will not be accessible to pedestrians or visitors of the site, only employees.
- 5. “Building entrances should be clearly identified, scaled to the pedestrian, and oriented toward the street.”**
Staff finding: Not applicable. The proposed structure will not have a pedestrian-level entrance as it would not be intended to be visited by guests.
- 6. “Use materials that have texture and color similar to those historically used on nearby buildings.”**
Staff finding: Affirmative. The proposed beige-colored metal siding of the storage structure matches the largest building on the site, the northern-most building addressed 1612 E Abriendo Ave. 1612 E

Abriendo Ave is the site of the “Sales Office” as described in the National Register of Historic Places report for the site. It was built in 1971, is only one story in height, and features beige colored vertical metal siding and a slightly pitched gable roof with asphalt and tar-coated gravel material.

7. **“Generally, limit building height to the same number of stories as surrounding buildings.”**
Staff finding: Affirmative. The proposed structure would be 13’ 4” at its tallest point, only one story, to not interfere with sightlines to the historic structures that vary in height across the site.
8. **“In some locations, the buildings in a block are predominantly one story in height. In these areas, it may be more appropriate to limit the height of a new building to one story. Additional stories can be stepped back from the streetscape.”**
Staff finding: Not applicable; the structures on the site vary in height.
9. **“Brick is the most commonly used building material and will be most appropriate for new buildings.”**
Staff finding: Negative. The proposed building would have metal siding rather than brick, but no structures on the site have brick façades, and a brick façade for a small storage structure that is hidden from view is not practical.
10. **“Early brick has a uniform color and size, and is usually red. Because most of the buildings that constitute the commercial historic districts were constructed between 1885 and 1920, similar brick was used extensively. This creates a very strong visual characteristic, and new construction should make every effort to match this brick.”**
Staff finding: Not applicable. No other structures on the historic site have the red brick as described.
11. **“Masonry joints in historic brick buildings are usually very narrow and the mortar color is darkened. As a result, the face of the brick wall is smooth and uniform in appearance. This characteristic is very important, and when constructing new brick walls, complementary detail should be employed.”**
Staff finding: Not applicable
12. **“Stone masonry was often used for architectural details, such as cornices, window and door heads, and should be considered.”**
Staff finding: Not applicable
13. **“The architectural elements of the new buildings should be articulated and perhaps aligned with similar elements of adjacent buildings.”**
Staff finding: Affirmative. The proposed structure has similar architectural elements as the Sales Office building on the site but is still distinct from the historic structures as to not be mistaken for a historic structure itself.
14. **“A flat roof with parapet is the most appropriate roof form for new buildings.”**
Staff finding: Negative. The proposed roof form is a low-pitched, slanted roof, but the roof shape will not be visible on the site because of the placement of the building.
15. **“A storefront at the first floor is the most appropriate treatment. Elements of a storefront that should be part of this treatment include a recessed entry, 15 to 16 foot high first floor, transom, sign band, and large display windows above a kickplate.”**
Staff finding: Not applicable

16. “Window openings and windows at the upper floor should be similar in size, spacing and type to those of adjacent buildings.”

Staff finding: Not applicable

17. “The cornice is an important visual detail and new buildings should incorporate a cornice of simple design. If an adjacent building has a mansard roof, appropriate reference to this roof in the new construction would be allowed.”

Staff finding: Not applicable

ATTACHMENTS:

- A. COA Application
- B. Proposed site plans
- C. Proposed building elevations

To view all attachments, please contact the Planning Department at planninglanduse@pueblo.us or visit our office at 101 W Riverwalk