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## HPC-26-05

March 18, 2026

**TO:** City of Pueblo Historic Preservation Commission  
**FROM:** Riane Ledford, Planner  
**THROUGH:** Beritt Odom, Director of Planning and Community Development  
**SUBJECT:** Certificate of Appropriateness for 303 W. 17<sup>th</sup> St. Residential Reroof  
**APPLICANT:** Ryan Jeffery  
**PROPERTY OWNER:** James and Kimberly Brady  
**LOCATION:** 303 W. 17<sup>th</sup> St. Pueblo, CO. 81003

### **BACKGROUND:**

The applicant is requesting a certificate of appropriateness for a residential reroof project at 303 W. 17<sup>th</sup> St. The residence was built in 1914 and is generally located west of Mineral Palace Park and north of the Parkview hospital parking garage. Currently, the roof over the gazebo, residence, and front porch are made of a light grey colored shingle, which was the color of the roof at the time of designation. The home is within the Historic Northside District, which was designated in 2007 and requires a Certificate of Appropriateness to approve the roofing project. The proposed new roof is a rustic red, "Georgian Brick," color and would be constructed of a Class 4 Hail Impact Resistant Designer Asphalt Shingles. The applicant is proposing to use the same shingles for both the residence and the gazebo in the northwest corner of the property. Additionally, the applicant is requesting to re-roof the half-dome above the front door of the residence with real copper, which is a metallic reddish-brown.

According to the Architectural Inventory Form, 303 W. 17<sup>th</sup> St. was historically known as the Bullen, Fred H. and Mabel, House. The style of the home is a Late 19<sup>th</sup> and 20<sup>th</sup> Century Revival/ Mediterranean revival.

### **APPLICABLE STANDARDS PER STANDARDS OF APPROPRIATENESS (ORD. 7379):** **Sec. 1.4 Altering Historic Landmarks or Properties in Historic Districts**

"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...”

The applicant is proposing to reroof the single-family residence and detached gazebo on the subject property, prompting the Certificate of Appropriateness requirement.

#### **Sec 4.3.8 Building Materials**

9. “Historic residential roofs were usually metal, asphalt shingle, or occasionally sawn wood shingles. For fire protection purposes, there is a recent trend away from wood roofs. An appropriate appearance depends more on the color and the apparent unit size of the roofing than the exact material.”

**Material:** Sawn wood shingles (not shake shingles); Metal; Good quality asphalt shingles.

**Unit size:** The smallest exposure of shingle to create the smoothest surface is visually most appropriate; Seams in standing seam metal roofs should not be so large that they become a strong visual element.

**Color:** Muted colors are important. Grey, dark brown, dark green and dark red are most appropriate. Uniformity of color is equally important. Variegated colors (common in some asphalt shingles) are inappropriate.”

The applicant attests that the proposed materials are a high-quality asphalt shingle. They have chosen “Carriage House” in the color “Georgian Brick,” a dark red color that mimics classic fired brick. All roofs on the single-family residence will be uniform in color and material and not variegated. Additionally, the gazebo on the property will also be reroofed with the same shingles as the residence. For the half-dome over the front door, the owner would like to use real copper. The applicant has provided a sample of the shingles they are requesting to use.

#### **Sec 4.3.12 Flashing**

“All metal flashing or other metal elements should be painted to match the roofing color.”

The applicant will paint the metal flashing to match the roof color.

#### **Sec. 4.1.3 Spanish Colonial Revival**

“Popular during the 1920s and 1930s, the style is characterized by elaborately carved decorations surrounding windows, entrances, and cornices. In contrast to the plainer, flat surfaces of the Mission and Mediterranean styles, the Spanish Colonial Revival building exhibits more complex, deeply sculptured surfaces. Curvilinear gables and parapets, arcaded entrances, and porches, wrought iron detailing around openings, round arched or straight-headed windows, and heavy tile roofs are also characteristic elements of this style. Stucco is the most common exterior finish and is generally painted white or a light color. Spanish Colonial is a more decorative style than either the Mission or Mediterranean styles.”

The color the applicant has chosen would be consistent with the architectural components traditional to Mediterranean revival homes.

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

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

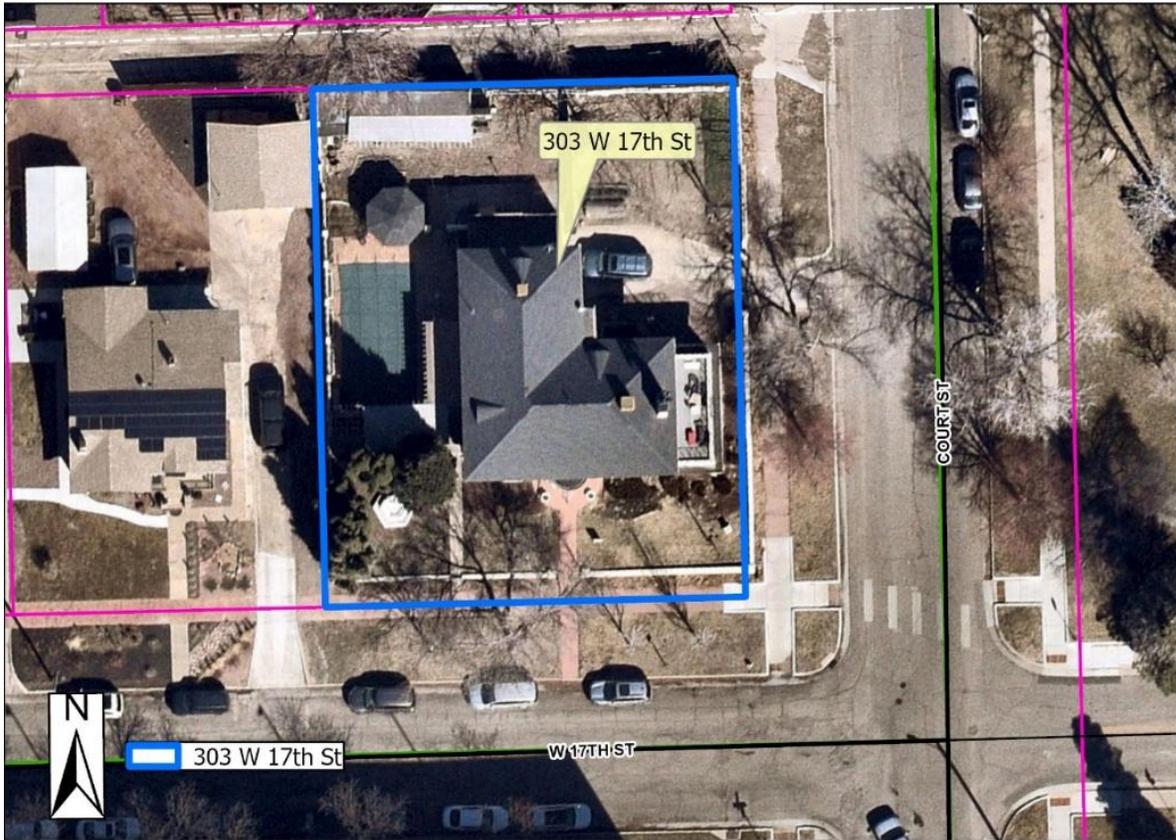
**Affirmative finding:** The proposed replacement roof conforms to the intent and purpose of the code with the color and materials chosen.

2. Preserve the special character, interest, and value of the landmark or historic district and its environs.  
**Affirmative Finding:** The special character, value, and interest of the historic district will not be negatively affected by the change in color of the roof. The replacement roof is dark red in color which is common for Mediterranean Revival homes of that time frame.
3. Not be an adverse impact on the exterior features of the landmark.  
**Affirmative Finding:** The replacement roof will protect the building and does not change the form of the roof. The roof will be constructed of high-quality asphalt shingles, the same type of roofing material as what is existing.
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.  
**Affirmative Finding:** Many other Mediterranean revival styled homes within the Historic Northside District have red roofs similar in color as the proposed one at 303 W. 17<sup>th</sup> St. These include 419 W. 18<sup>th</sup> St, 611 W. 18<sup>th</sup> St., and 615 W. 18<sup>th</sup> St. to name a few.
5. Scale, form and composition of principle facades and the relationship to the street.  
**Affirmative Finding:** The proposed roof will be constructed of similar size shingles and maintains the same texture as what is existing, the color will be changed to a deep red.

**ATTACHMENTS:**

- A. Aerial Photo
- B. Image of Subject Property at Time of Designation
- C. Image of Subject Property in 2023
- D. Preview of Proposed Reroofing
- E. Supporting Documents: Architectural Inventory Form, COA Application, Proposed Building Elevations, Proposed Site Plans.

**A. Aerial Photo**



**B. 303 W. 17<sup>th</sup> St. At Time of Designation (Architectural Inventory form)**



**C. 303 W. 17<sup>th</sup> St. June 2023 (Photo Via Google maps)**



**D. Preview of Proposed Reroofing**



**E. Supporting Documents: COA Application, Proposed Building Elevations, Proposed Site Plans.**

To view the supporting documents, please visit the Planning and Development Department at 101 W Riverwalk or call (719) 553-2259.