

CITY HISTORIC PRESERVATION BOARD AGENDA
December 6, 2021

STAFF: WILLIAM GRAY

FILE NO:
AR R 21-00726-HPB – QUASI-JUDICIAL

PROJECT: 1527 NORTH NEVADA AVENUE NEW DETACHED GARAGE

OWNER: GREGORY AND MADELINE MOVIEL

DEVELOPER: GREGORY MOVIEL

CONSULTANT: SUNSET BUILDINGS



PROJECT SUMMARY:

1. Project Description: The project includes an application for a report of acceptability consisting of 9,500 square feet of land located at 1527 North Nevada Avenue. The project is herein referred to as “1527 N Nevada Detached Garage”. The report of acceptability would allow for the construction of a new one (1) story, 750 square feet, three (3) car detached garage in an R-4/HP (Multi-Family Residential with Historic Preservation Overlay) zone district (see “1527 Site Plan” and “1527 Garage Plan” attachment).
2. Applicant’s Project Statement: (see “Project Statement” attachment)
3. Planning and Development Team’s Recommendation: City Planning staff recommends approval of the application with technical plan modifications (refer to Staff Recommendation for a list of recommended modifications).

BACKGROUND:

1. Site Address: The property associated with this project is located at 1527 North Nevada Avenue.
2. Existing Zoning/Land Use: The property is zoned R-4/HP (Multi-Family Residential with Historic Preservation Overlay) and is developed with a two and one-half (2-½) story, 3,400 square feet single family residence.



3. National Register/Contributing Structure: The residence is listed as a contributing structure in the North End Historic District based on its “gable and frame” architecture.
4. Concurrent Applications: There are no concurrent land use or zoning applications. A building permit is required for the proposed project.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to surrounding homeowner’s associations and adjacent property owners within 150 feet of the site, which included the mailing of postcards to 19 property owners on one (1) occasion: prior to the Historic Preservation Board hearing. The site was also posted during the one (1) occasion noted above. The City Planning staff received no public comment regarding this project.

ANALYSIS OF REVIEW CRITERIA/ISSUES & DESIGN STANDARDS CONFORMANCE:

1. Review Criteria / Design & Development Issues:

- a. Application Summary

- i. Report of Acceptability Development Plan:

The submitted Report of Acceptability for the 1527 N Nevada Detached Garage project proposes a new 750 square feet, one (1) story, three (3) car garage with a gable roof. The garage is in the rear of the lot. It has a smaller footprint than the main house and its rectangular shape is related to the main house. The exterior materials of the proposed garage are much simpler than principal building. Proposed exterior materials include vertical wood siding, painted a green color to match the house, white wood trim and a shingled roof to match the house.

Characteristics of outbuildings include location, size and shape, design and materials and access (i.e., located in rear yard, smaller than the main house, similar but simpler styles and accessed from the alley). The project as proposed meets the characteristic for outbuildings in the Old North End Historic District. A recommendation for the proposed project is to change the vertical wood siding to a wood horizontal lap siding and increase the roof pitch to 6:12.

This project is not visible from the public right-of-way. It requires a building permit from Pike Peak Regional Building Department, which triggers approval of a Report of Acceptability from the Historic Preservation Board.

Planning staff finds that the project with a technical modification would be in conformance with the criteria for approving a Report of Acceptability, as set forth in City Code Section 7.5.1605(C).

2. Conformance with Old North End Design Standards:

The project application has been evaluated for conformance with the Old North End Historic Preservation Overlay Zone Design Standards (herein referred to as “North End Standards”), adopted in February 2021. According to North End Standards, the project site is located within the Nevada-Tejon Subarea. The 1527 N Nevada Detached Garage project through its size, shape, location,

revised exterior siding material and roof pitch change makes it consistent with the North End Standards as follows:

a. **Area Wide Standards:**

“A1. Maintain the concentration of late nineteenth and early twentieth century buildings with a similarity in use, scale, character, and setting which visually defines the historic district.”

b. **District Standards:**

“B1. The physical features common to the historic buildings of the district shall be the main guide for appropriate new construction, alteration and rehabilitation within the historic district.”

“B2. Building materials used in new construction and rehabilitation of existing buildings should be similar in size, composition, quality and appearance to that used historically. These include plaster, wood, stonework, masonry, metalwork, outdoor fixtures, gingerbread ornamentation and under eave brackets. For roofing materials, metal, clay tile, wood and certain types of asphalt shingles are appropriate.”

“B7. Outbuildings should be subordinate in size and appearance to the main house and located on the rear portions of lots.”

STAFF RECOMMENDATION:

AR R 21-00726-HPB – Report of Acceptability

Approve a Report of Acceptability to construct a new detached garage in the rear yard area of the lot located at 1527 North Nevada Avenue based upon the findings that the Report of Acceptability meets the review criteria as set forth in City Code Section 7.5.1605(C) with the following technical plan modifications:

1. Change the exterior siding to a wood horizontal lap siding to match the main house.
2. The exterior paint color shall match the green body color and white trim of the main house.
3. Modify the roof pitch from a 5:12 to 6:12 to be more compatible with the main house.