



2029 N NEVADA FRONT PORCH ALTERATION – REPORT OF ACCEPTABILITY

Historic Preservation Board - May 6, 2024

Staff Report by City Planner: William Gray



Quick Facts

Applicant

Solazza Braha Family Trust

Property Owner

Solazza Braha Family Trust

Design Consultant

Bobby Hill

Address / Location

2029 North Nevada Avenue

TSN(s)

6406123007

Zoning and Overlays

Zoning:

R-2 (Two-Family)

Overlay:

Historic Preservation Overlay

Site Area

5,000 Sq. Ft.

Land Use

Detached Single Family

Residential

Applicable Code

Unified Development Code

Project Summary

This application proposes an alteration to the existing front porch that changes its closed-off and semi-enclosed character to one that is more open, inviting and more compatible with the home. In addition, the project address structural problems with the front porch.

File Number	Application Type	Decision Type
HIST-24-0003	Report of Acceptability	Quasi-Judicial

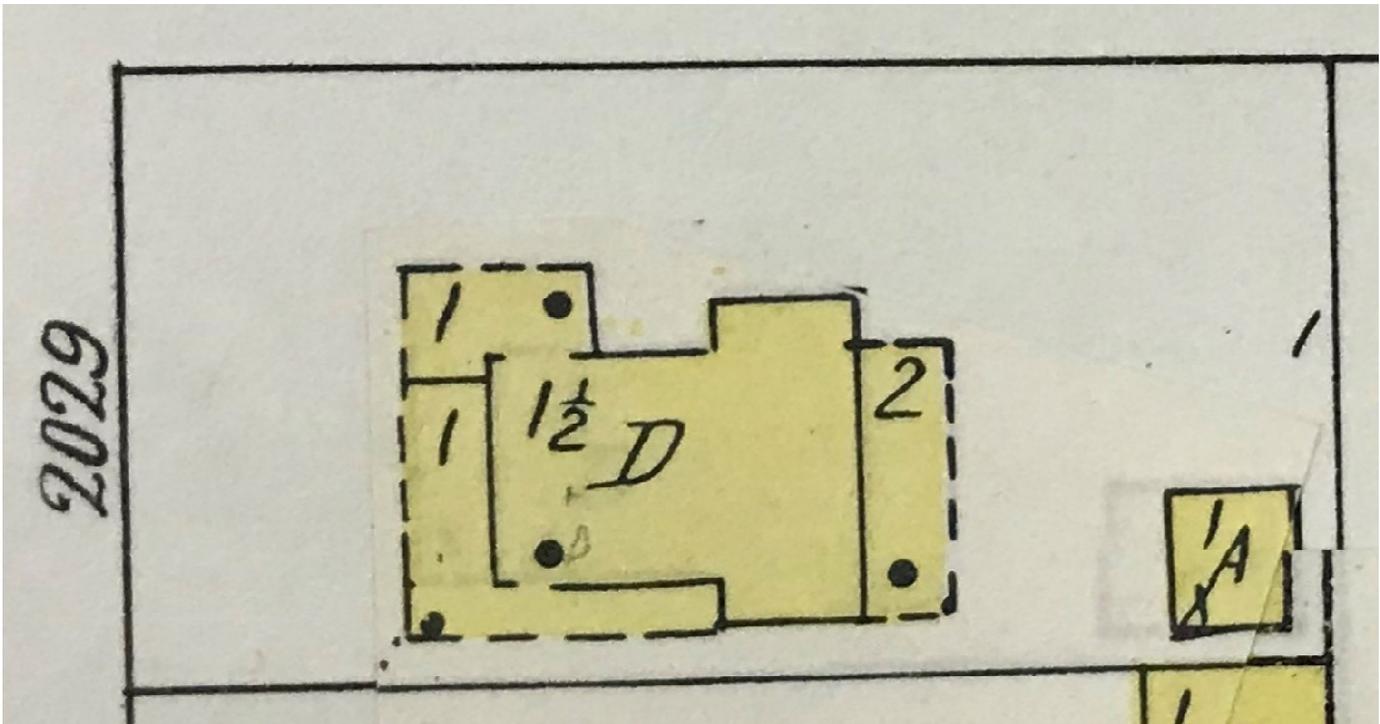
Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	North End Addition No. 2	1898
Subdivision	Seavey's Addition	1889
Master Plan	Old North End Neighborhood Master Plan	
Prior Enforcement Action	N/A	N/A

Site History

The property became part of the city in 1898 with the North End Addition No. 2 Annexation. This property is legally described as the West 100 feet of Lot 1, Block 508, Seavey's Addition. Seavey's Addition was established prior to annexation in 1889. The property was developed in 1898 with the main house and accessory building. The image below shows the property configuration and the structures that existed on the property in 1907.



The main house is listed as a contributing structure in the North End Historic District based on its “Tudor gable-end” architecture. Its form and character today are close to that of 1907. The original 1-story accessory building no longer exists on the property. A modern era one-story, two-car garage is now located behind the house in its place. This new garage is not a contributing structure to the historic district and Staff could not determine exactly when it was constructed. Images of the main house and detached garage are shown at the top of Page 3.



Applicable Code

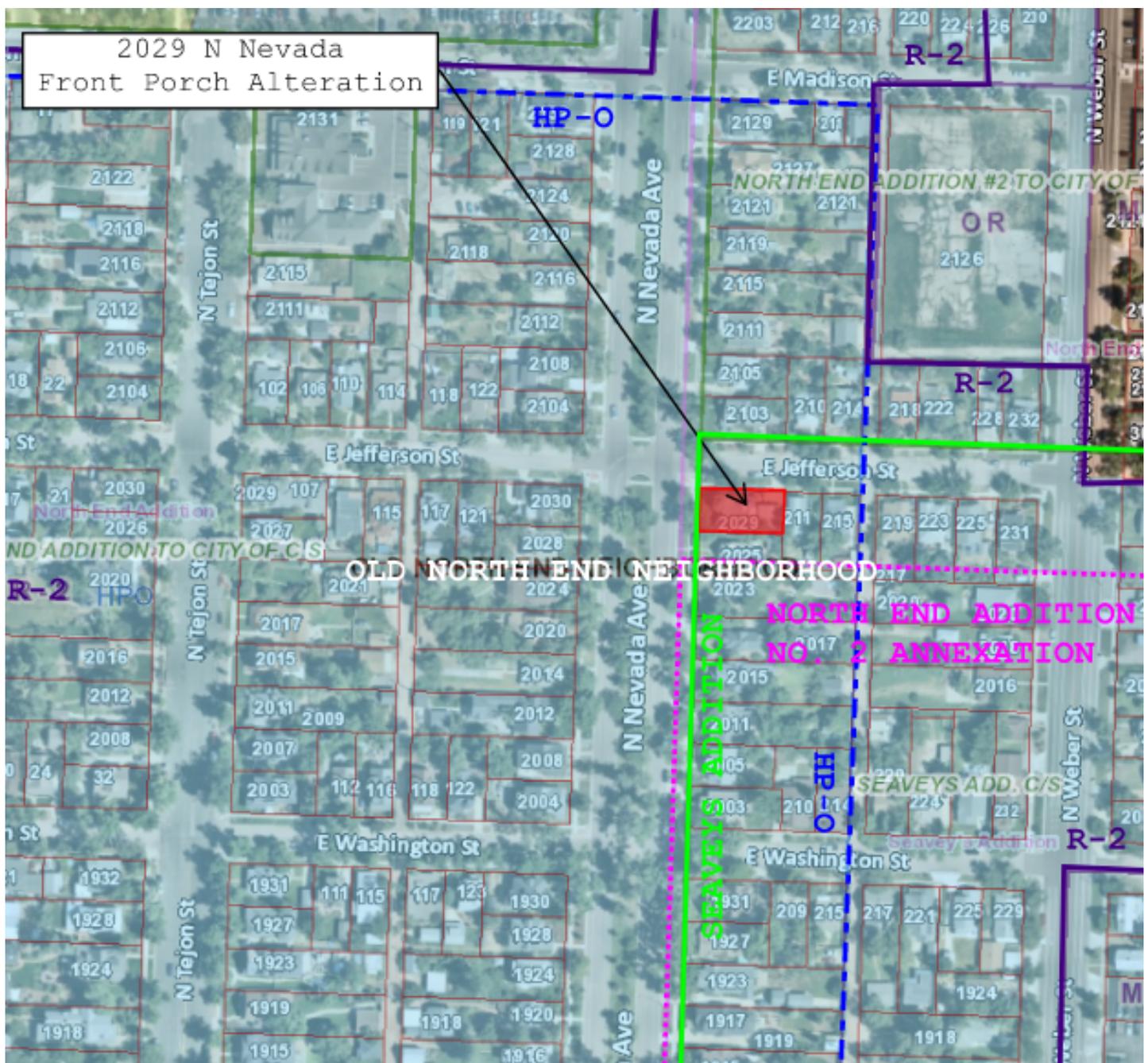
The subject application is within the boundaries of the North End Historic Preservation Overlay. The proposed work requires a building permit and is visible from a public right-of-way. A Report of Acceptability from the Historic Preservation Board is required before a building permit is issued by Pike Peak Regional Building Department. A Report of Acceptability is reviewed under Section 7.5.528, Historic Resource Alteration or Demolition, UDC. All subsequent references within this report that are made to “the Code” and related sections are references to the UDC.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R-2/HP-O (Two-Family with Historic Preservation Overlay)	Single Family Residential	N/A
West	R-2/HP-O (Two-Family with Historic Preservation Overlay)	Single Family Residential	N/A
South	R-2/HP-O (Two-Family with Historic Preservation Overlay)	Single Family Residential	N/A
East	R-2/HP-O (Two-Family with Historic Preservation Overlay)	Single Family Residential	N/A

Context Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences
(Poster / Postcards)

One (1) time, prior to the Historic Preservation Board Public Hearing

Postcard Mailing Radius

150'

Number of Postcards Mailed	16
Number of Comments Received	No public comment

Public Engagement

The Report of Acceptability was noticed by postcards to property owners located within 150 feet of the site and a poster was placed on the property to inform the nearby neighbors and the neighborhood of the proposed project.

Timeline of Review

Initial Submittal Date	03/29/2024
Number of Review Cycles	1
Item(s) Ready for Agenda	04/08/2024

Report of Acceptability

Summary of Application

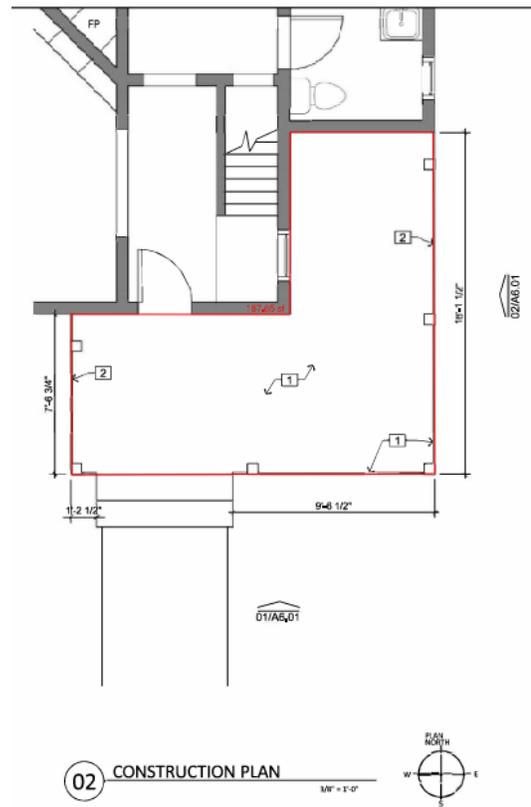
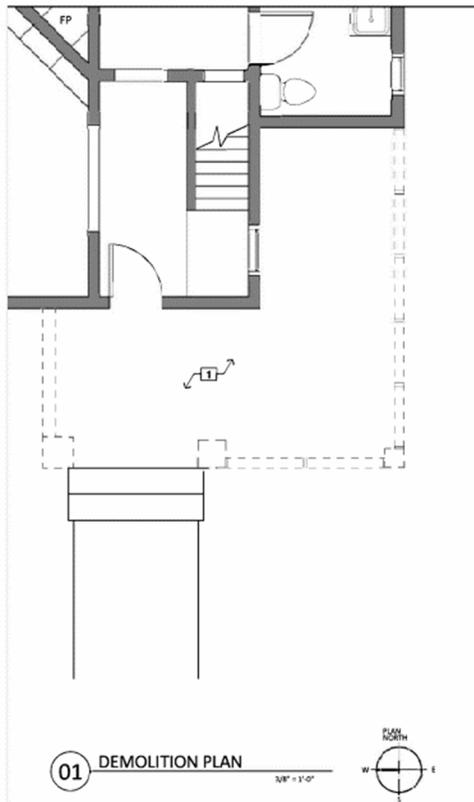
The Applicant has submitted a Report of Acceptability to alter the existing front porch of the residence located at 2029 North Nevada Avenue (see “Attachment 1-Report of Acceptability Project Summary”). This project is needed because the existing front porch has structural problems. The existing foundation supporting the front porch is failing and it is sinking into the ground, which has also caused damage to the roof and brick columns of the porch. The porch needs to be repaired. As a part of addressing the structure problems, the Applicant also decided to alter the design of the front porch. The existing porch is semi-enclosed with a solid pony-like wall, glazing and brick columns. This has been the characteristic of the front porch dating back to at least the 1980’s and earlier. The photo below is a picture of the home from the 1989 North End Historic District Photographic Inventory showing the front porch the same as it exists today. This home has always had a front porch, but it can’t be determined for certain if it has always been enclosed. However, this is a Tudor style home, and it is a possibility that the front porch was always partly enclosed.



A key characteristic of historic homes in the Old North End are their porches, mostly always raised. The existing porch is raised approximately 10” to match the threshold of the front door. The primary historic elements are the roof shape, supports, railing and baluster detail. Glazing and a solid pony-like wall are not elements of front porches. The Interpretive Guide for Old North

End Neighborhood recommends avoiding permanent enclosure of existing front porches whenever possible. In addition, the existing brick columns of the porch, including the brick type and color give the indication that this front porch did have a modern era change.

The new design (see "Attachment 2-Front Porch Alteration Plan Set") for the front porch is more open and inviting (the civic character of a front porch). It is City Planning's thought that the new design is partly a rehabilitation of the front porch to make it more compatible with the historic Tudor home. The proposed project rebuilds the front porch in the same footprint as shown in the images below.



The roof form of the proposed front porch stays the same, columns are changed from brick to wood, and the new railing is wood. The images at the top of page 7 shows the new design of the front porch. The wood columns and handrail are both in keeping with the Historic North End and the home.



The exterior finishes are white columns matching the body color of the home, the top of the handrail assembly is blue to match the trim color and the bottom rail is white. Again, to match the body color of the home. The balusters or vertical picket are square (1 1/2") and white in color to match the house.

Application Review Criteria

UDC Section 7.5.528, Alteration and Demolition

In determining the decision to be made concerning the issuance of a Report of Acceptability, the Historic Preservation Board shall consider the following:

- a) The effect of the proposed work upon the general historical and architectural character of the HP-O district; and

The proposed work has minimal effect on the general historical and architectural character of the HP-O district.

- b) The architectural style, arrangement, texture, and materials of existing and proposed structures, and their relation to the structures in the HP-O district; and

The proposed project does not impact the architectural style of the main house and its relation to the other historical residences in the HP-O district. It reestablishes primary elements of front porches in the Old North End Neighborhood, and it does not take away from the prominent features of the home. An example is the very prominent gable roof over the front porch.

- c) The effects of the proposed work in creating, changing, or destroying the exterior architectural features of the structure upon which such work is to be done; and

The proposed work has minimal effect on the architectural features of the building.

- d) The effect of the proposed work upon the protection, enhancement, perpetuation, and use of the HP-O district; and

The proposed front porch alteration highlights a key characteristic of historic Old North End homes by bringing back common design elements to the front porch. In addition, the new details are compatible with the style of the house.

- e) Evaluation of City Council approved Design Standards. The City Council approved design standards for this application are 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 2029 N Nevada Front Porch Alteration project through its design, materials, colors, and that it does not impact original defining architectural characteristics of the home makes it consistent with the North End Standards as follows:

Area Wide Standards:

The front porch alteration by addressing the structural issues and its focus on important primary elements of front porches meets the Area Wide Standard of maintaining and repairing the formal front entrances to individual properties (Design Standards, Areawide Standard, A.2 and A.6).

"A2. Maintain the visual integrity of the North End Historic District."

"A6. Maintain and enhance the formal entrances to individual properties as defined by sidewalks and steps to the raised porches and entrances."

District Standards:

The front porch alteration along with the recommended modifications makes the proposed design more compatible to the home and physical features common to the historic buildings of the North End (Design Standards, District Standard B.4, B.11, B.12, and B.14).

"B4. Preserve the original roofline visible from the front street. The roofline of new additions should reflect the original roofline. New skylights and rooftop mechanical or service equipment should not be visible from the front street."

"B11. Maintain the prominence of the front façade relative to the rest of the building."

"B12. Maintain the important components of historic porch construction including first-floor porch roof, supported by single or groups of columns, posts, piers, with a perimeter railing. Three dimensional balusters, moldings and decorative trim should be preserved or restored."

"B14. Minimize the impact of the new additions to buildings. Additions and alterations should be compatible in size, scale and appearance with the main building and neighboring buildings."

Statement of Compliance

HIST-24-0003

City Planning Staff finds that the project is in conformance with the criteria for approving a Report of Acceptability, as set forth in City Code Section 7.5.528.