

CITY HISTORIC PRESERVATION BOARD AGENDA
October 4, 2021

STAFF: WILLIAM GRAY

FILE NO:
AR R 21-00607-HPB – QUASI-JUDICIAL

PROJECT: 15 WEST DEL NORTE STREET DOOR AND WINDOW PLAN CHANGE

OWNER: ADAM AND ASHLEY ACKERMAN

DEVELOPER: ADAM AND ASHLEY ACKERMAN

CONSULTANT: LYNDSY TYSLAND



PROJECT SUMMARY:

1. Project Description: The project includes an application for a report of acceptability consisting of 3,750 square feet of land located at 15 West Del Norte Avenue. The project is herein referred to as "15 W Del Norte Door and Window Plan Change". The report of acceptability would allow for a door to be relocate and a window removed on the south elevation of the to be constructed single family residence in an R-1 9000/HP (Single-Family Residential with Historic Preservation Overlay) zone district (**see "Report of Acceptability Development Plan" attachment**). The proposed report of acceptability development plan illustrates the design change that is being proposed for this project.
2. Applicant's Project Statement: (**see "Project Statement" attachment**)
3. Planning and Development Team's Recommendation: City Planning staff recommends approval of the application.

BACKGROUND:

1. Site Address: The property associated with this project is located at 15 West Del Norte Street.
2. Existing Zoning/Land Use: The property is zoned R-1 9000/HP (Single-Family Residential with Historic Preservation Overlay) and is a 3,750 square feet vacant lot. The property is currently being developed with a new single-family residence and detached garage.
3. National Register/Contributing Structure: The property is not listed as a contributing parcel within the North End Historic District.
4. Concurrent Applications: There are no concurrent applications.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to surrounding homeowners associations and adjacent property owners within 150 feet of the site, which included the mailing of postcards to 13 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. City Planning staff received no public comments regarding this project.

ANALYSIS OF REVIEW CRITERIA/ISSUES & DESIGN STANDARDS CONFORMANCE:

1. Review Criteria / Design & Development Issues:
 - a. Report of Acceptability Background

The Historic Preservation Board approved a Report of Acceptability for 15 West Del Norte Street on October 9, 2020 (AR R 20-00612-HPB) (**see "Approved Plan"**) enclosure. The Report of Acceptability approved a new 1 ½ - story single family residence and a detached single car garage. The architecture of the single-family residence is "Tudor" in character and the detached garage incorporates similar design elements and materials of the home. A building permit has been issued for both the residence and garage.
 - b. Application Summary
 - i. Report of Acceptability Development Plan:

The submitted Report of Acceptability for the 15 W Del Norte Window Plan Change project proposes to move the door located on the south elevation approximately seven feet (7') to the east where a window is currently located. The door will replace

the existing window and the old door location will become a wall. The change has minimal impact to the architectural character of the residence.

This project is not visible from the public right-of-way and 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 is in conformance with the purpose 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 Wood-Cascade Subarea. The 15 W Del Norte Door and Window Plan Change project by keeping with the size and style of the approved architecture and the architecture of neighboring structures and that the plan change is located to the rear of the structure makes it consistent with the North End Design Standards as follows:

a. **Area Wide Standards:**

“A2. Maintain the visual integrity of the North End Historic District.”

“A7. Maintain the visual appearance of the district as a neighborhood of historic single-family homes.”

“A8. Maintain the high quality of construction, materials, and design, which has historically distinguished the area.”

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.”

STAFF RECOMMENDATION:

AR R 21-00607-HPB – Report of Acceptability

Approve a Report of Acceptability for a door to be relocated and a window removed on the north elevation of the to-be constructed single family residence located at 15 West Del Norte Street, based upon the findings that the Report of Acceptability meets the review criteria for a report of acceptability, as set forth in City Code Section 7.5.1605.C.