

CITY HISTORIC PRESERVATION BOARD AGENDA
July 11, 2022

STAFF: WILLIAM GRAY

FILE NO:
HPB RA 22-00397 – QUASI-JUDICIAL

PROJECT: 1320 N NEVADA AVENUE DETACHED GARAGE/ADU

**OWNER/
APPLICANT:** TIMOTHY AND MARCIA MURPHY

CONSULTANT: IRELAND-DEAN DESIGNS, LLC

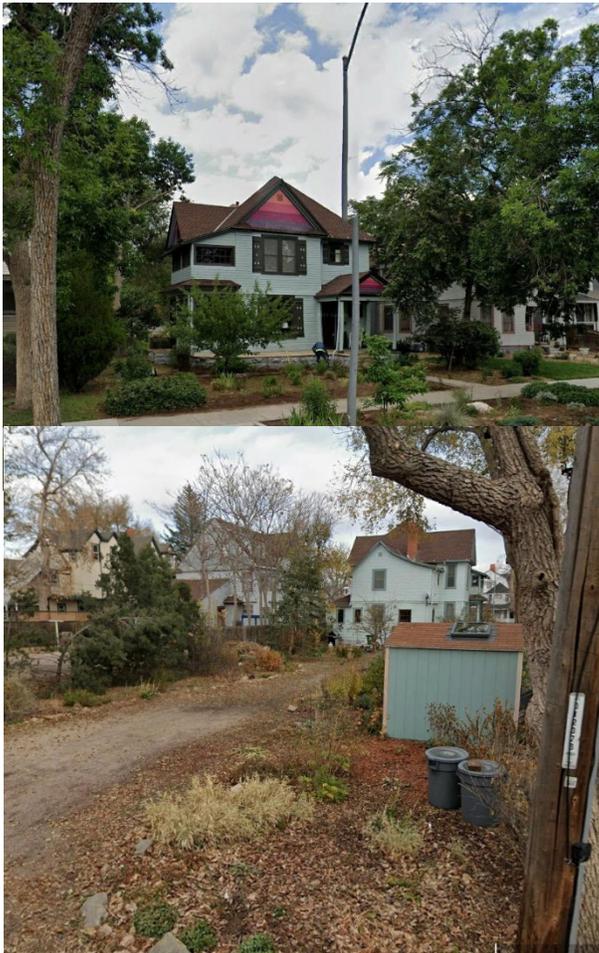


PROJECT SUMMARY:

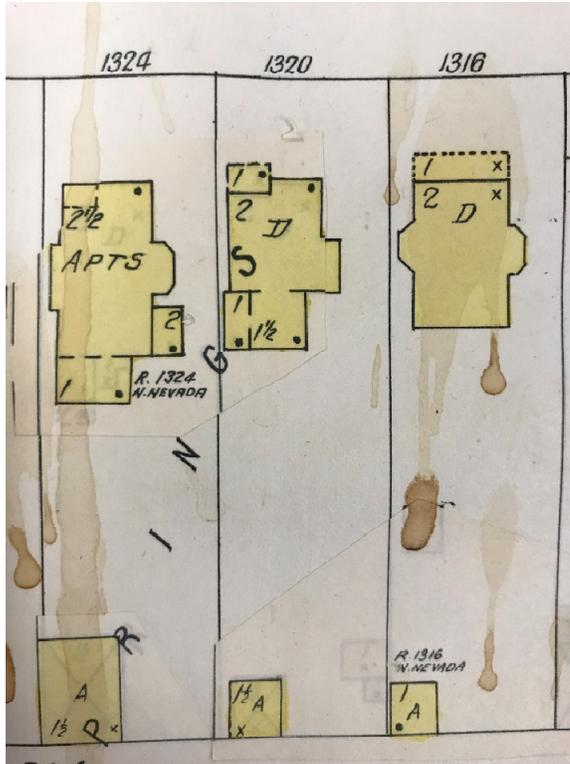
1. **Project Description:** The project includes an application for a report of acceptability for a detached garage/ADU consisting of a 9,500 square foot lot located at 1320 North Nevada Avenue. The project is herein referred to as the “1320 N Nevada Detached Garage/ADU”. The report of acceptability would allow a new detached garage/ADU to be constructed in the rear yard of the lot in an R-2/HP (Two-Family Residential with Historic Preservation Overlay) zone district (**see “Development Plan” and “Material Colors” attachments**).
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 1320 North Nevada Avenue.
2. **Existing Zoning/Land Use:** The property is zoned R-2/HP (Two-Family Residential with Historic Preservation Overlay) and is a 9,500 square foot parcel. The parcel is developed with a 3,044 square foot house and has 1,324 square feet footprint (**see “Development Plan” attachment**). The backyard of the property has a small, existing shed (~70 square feet) that is to be removed or relocated.



3. National Register/Contributing Structure: The residence is listed as a contributing structure in the North End Historic District based on its “gable end, picturesque” architecture. From a historical perspective, the property previously had an accessory building in the rear yard, and this is based upon the 1950 Sanborn Map.



4. Concurrent Applications: There are no concurrent land use or zoning applications. A building permit is required for the proposed project. At the time of building permit the Applicant will need to provide documentation that the property is a lot of record.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to surrounding homeowner associations and adjacent property owners within 150 feet of the site, which included the mailing of postcards to 22 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 comment regarding the proposed project. A copy of proposed development plan was sent to an adjacent owner.

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 1320 N Nevada Detached Garage/ADU project proposes a new detached garage/ADU in the rear yard of the lot. The new structure has a 780 square feet footprint, a building height of 22 feet

and a main roof pitch of 8:12. The building does have variety in its roof form, which is similar feature of the house. Overall, the design of the building has similar characteristic as the main house. These characteristics include shape, siding, trim, and windows. New materials used convey characteristics similar to historic materials and are compatible to the main house.

Characteristics of outbuildings include placement, size and shape, design and materials and access. More specifically, that they are in the rear of the lot, smaller than the main house, yet proportionately sized, a similar or related shape to the main house, simpler in materials and detailing and accessed from the alley.

As designed, this building is subordinate in height, scale, and mass, maintains a gable roof form, maintains a shape that is related to the main house and uses materials that match the primary structure.

The project as proposed meets the characteristic for outbuildings in the Old North End Historic District.

This project is visible from the public right-of-way, and it also 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 Nevada-Tejon Corridor Subarea. The 1320 N Nevada Detached Garage/ADU project by placement of the garage, size and shape, mass and scale and using materials to match the main house 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:

HPB RA 22-00397 – Report of Acceptability

Recommend approval to Historic Preservation Board a Report of Acceptability for the 1320 N Nevada Detached Garage/ADU project, based upon the findings that the application meets the review criteria for a establishing a report of acceptability, as set forth in City Code Section 7.5.1605(C) and the North End Historic Preservation Overlay Zone Design Standards.