

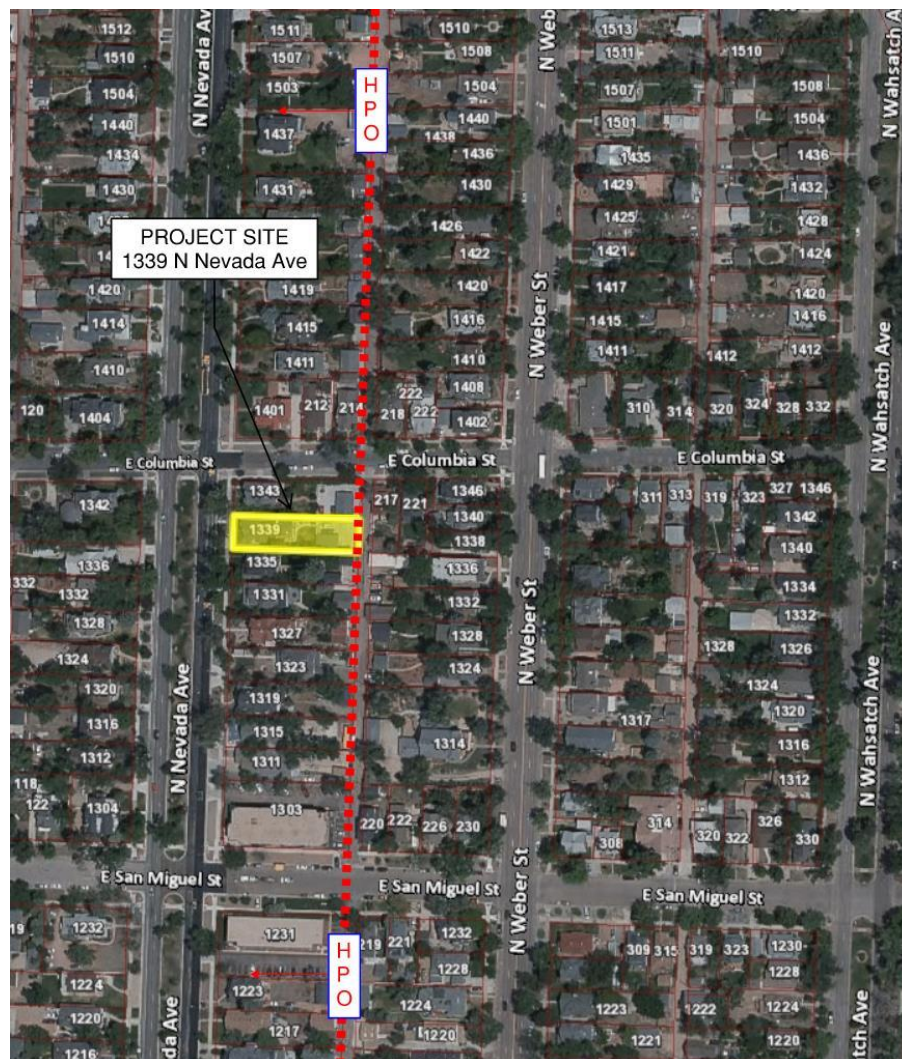
CITY HISTORIC PRESERVATION BOARD AGENDA
September 12, 2022

STAFF: WILLIAM GRAY

FILE NO:
HIST-22-0001 – QUASI-JUDICIAL

PROJECT: 1339 N NEVADA WINDOWS AND DOORS

OWNER/
APPLICANT: NANCY SCOTT



PROJECT SUMMARY:

1. Project Description: The project includes an application for a report of acceptability for the installation of new doors and windows on the rear addition of a multi-family building consisting of a 9,034 square feet lot located at 1339 North Nevada Avenue and is zoned R-5/HP (Multi-family residential with Historic Preservation Overlay). The project is herein referred to as the “1339 N Nevada Windows and Doors” (see “**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.

BACKGROUND:

1. Site Address: The property associated with this project is located at 1339 North Nevada Avenue.
2. Existing Zoning/Land Use: The property is zoned R-5/HP (Multi-Family Residential with Historic Preservation Overlay) and is a 9,034 square feet parcel. The parcel is developed with a 4,850 square feet house triplex and a 528- square feet detached garage (see “**Photograph**” attachment).



3. National Register/Contributing Structure: The residence is listed as a contributing structure in the North End Historic District based on its “gable end, Queen Anne – highly decorative” architecture. The images shown at the top of page 3 are a 1950 Sanborn Map and a March 2022 aerial image of the property. The Sanborn Map illustrates the historic footprint of the residence, and the aerial image shows the non-historic rear addition that to best of Staff’s knowledge was completed in 2001 (see “**Aerial Image**” attachment).



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 associations and adjacent property owners within 150 feet of the site, which included the mailing of postcards to 21 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.

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 1339 N Nevada Windows and Door project proposes to update the window and doors of the rear addition in three (3) locations (see “Plan”, “Rendering” and “Project Specifications” attachments):

- Rear entry – replace two (2), 2' x 3' vinyl slider windows with three (3), ¾ lite fiberglass French doors. ½ to ¾ glazing on entry doors is more period appropriate to the architecture of the historic residence than is a full glazed back entry door. A full-lite door would be acceptable as a storm door to provide visibility to a historic door.
- Rear door – replace former back door with a single, double-hung, mulled, wood cottage window with an upper sash divided into multiple panes of

glass by vertical muntins. The windows are a better representation of the historic character for both the exterior and interior of the building.

- South elevation of addition – replace one (1), 2' x 3' vinyl slider window with a pair of double-hung, mulled, wood cottage windows with an upper sash divided into multiple panes of glass by vertical muntins. The windows are a better representation of the historic character for both the exterior and interior of the building.

The windows have been upgraded from a vinyl window to double-hung wood windows with sizing and proportions more appropriate for a Queen Anne Home. The new trio of French doors are $\frac{3}{4}$ lite and not divided. The glazing size and proportion of the new back doors harmonizes with the rear addition and the new window to the left of the doors. New materials used convey characteristics like historic materials and are compatible to the main house. The project as proposed meets the design guideline for windows and doors for 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 1339 N Nevada Windows and Doors project by replacing vinyl windows with new wood windows that are double hung, appropriately size and proportioned, and a trio of new $\frac{3}{4}$ lite French doors that are more compatible to the residence when compared with the fully glazed former back door and the slider vinyl windows makes it consistent with the North End Design Standards as follows:

a. **Area Wide Standards:**

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

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

"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.”

“B3. Mixes of proportions of building materials, such as exterior siding, window glass and decorative trim, should coincide with the building’s style of architecture.”

STAFF RECOMMENDATION:

HPB RA 22-00397 – Report of Acceptability

Recommend approval to Historic Preservation Board a Report of Acceptability for the 1339 N Nevada Windows and Doors 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.