

CITY HISTORIC PRESERVATION BOARD AGENDA
October 3, 2022

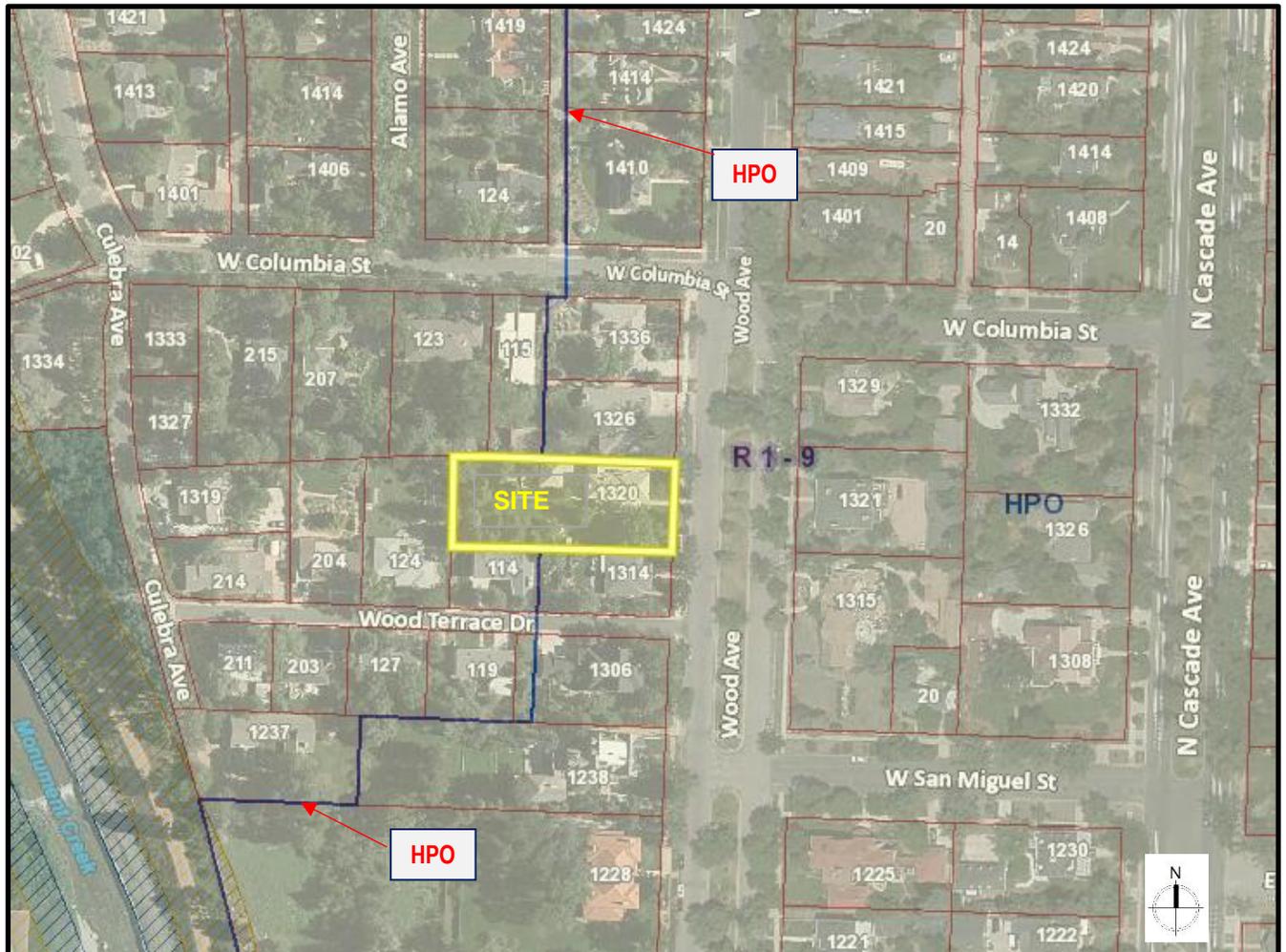
STAFF: TAMARA BAXTER

FILE NO:
HIST-22-0002 – QUASI-JUDICIAL

PROJECT: 1320 WOOD AVENUE GREENHOUSE ADDITION

OWNER/ DEVELOPER: ROBIN JOHNSON AND TIM RUMMEL

CONSULTANT: TDG ARCHITECTURE

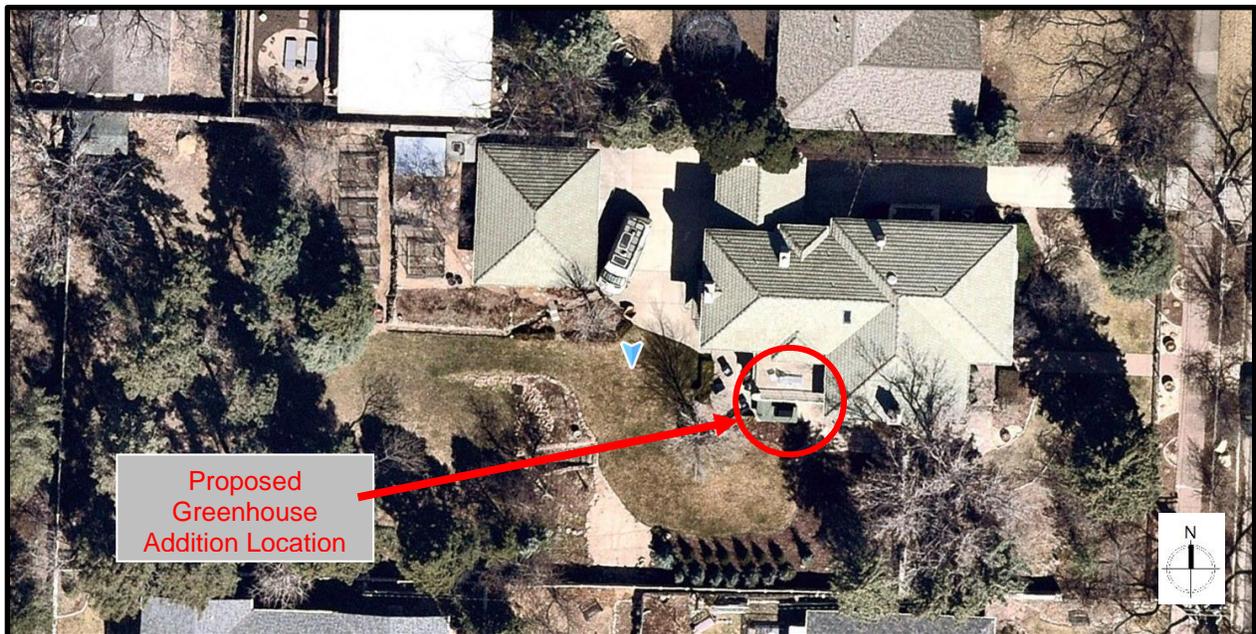


PROJECT SUMMARY:

1. Project Description: The project includes an application for a report of acceptability which would allow for the construction of an approximately 200 square foot greenhouse addition on the south side of the existing residences at located at 1320 Wood Avenue. The project is herein referred to as “1320 Wood Avenue Greenhouse Addition”. (see “**Site 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 1320 Wood Avenue.
2. Existing Zoning/Land Use: The property is zoned R1-9000/HP/SS (Single-Family Residential with Historic Preservation and Streamside Overlay), consisting of 0.58 acres. The property is developed with a 2,604 square foot primary residence, a 572 square foot detached garage, and small 96 square foot shed. (see “**1210 Wood Avenue Site Plan**” attachment).



3. National Register/Contributing Structure: The residence is listed on the National Register of Historic Places Inventory as consisting of a Mediterranean style with hipped roofline.
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 16 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 did not receive public comment on the project.

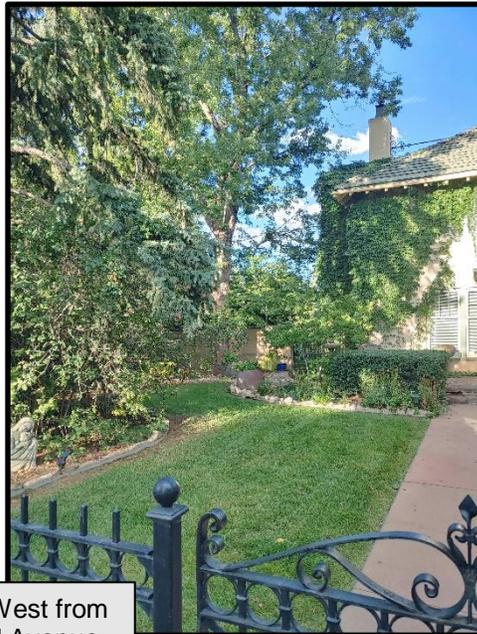
ANALYSIS OF REVIEW CRITERIA/ISSUES & DESIGN STANDARDS CONFORMANCE:

1. Review Criteria / Design & Development Issues:

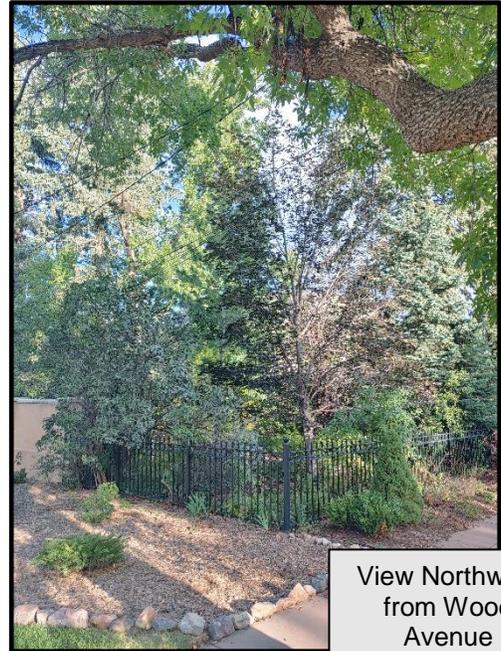
a. Application Summary

i. Report of Acceptability Development Plan:

The submitted Report of Acceptability for the 1320 Wood Avenue Greenhouse Addition project proposes to an approximately 200 square foot greenhouse addition to be constructed on the southside of the existing residence. The greenhouse is located behind the existing privacy wall and gate so that it is not visible from the street and does not interfere with the original entrance of the house nor the existing elevator shaft. (see “**Site Plan**” attachment) The existing mature vegetation will be preserved which provided screening of the addition from Wood Avenue and the adjacent neighboring house to the south.



View West from Wood Avenue



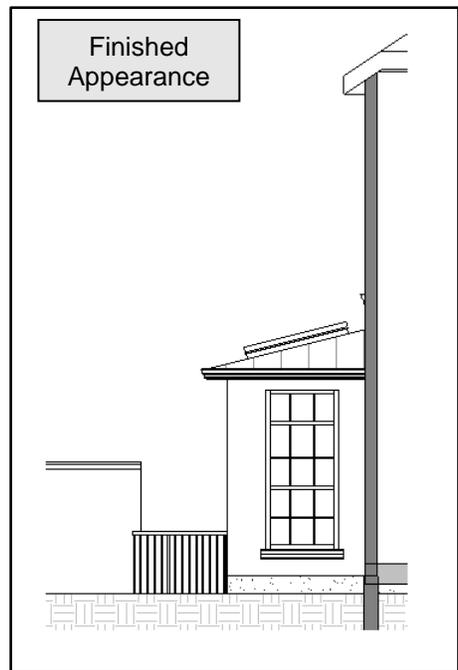
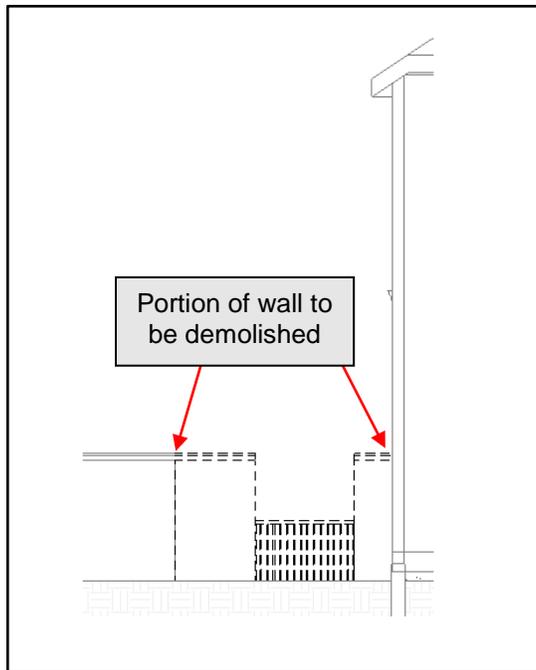
View Northwest from Wood Avenue

The “Old North End Neighborhood Interpretive Guide” provides for interpretive guidelines for “specific building and site features; general area-wide guidelines; building additions, and new construction.” New additions to historic buildings “*should be done in a manner that respects the original design*” which includes preservation of significant materials and features, constructed on the side or rear

elevation, designed to be subordinate to original structure, located so that significant site features are not damaged or lost and replicated shapes and proportions of existing window openings and trim.

The 1320 Wood Avenue Greenhouse Addition has been designed to complement the existing residence. The material to be used for the addition matches the materials of the existing residence such as green color of windows and door trim. Cooper roofing material will be utilities to compliment the entry roof. The addition aligns with the height of this roof line and the roof of the existing bay window. The scale and the proportions of the proposed greenhouse addition complement the existing home and does not distract from the historic façade. The window pattern of the addition matches the mullion spacing on the windows of the existing home. Disturbance to the exterior of the existing residence that results from addition will be patched with matching stucco. **(see “Elevation & Floor Plans” attachment)**

The existing privacy wall will be modified to allow for the addition. The existing wall will remain in its current location, however, a portion of it will need to be removed to allow for the addition and a new entry to the backyard. The wall to the north of the existing gate, which attaches to the existing residence will be removed in addition to 4 feet of the wall to the south of the gate. It is anticipated that the existing gate will be reused for the new backyard entry. If unable, a new matching gate will be utilized.



Skylights are proposed on the roof of the addition which are low profile and are located on the roof slope perpendicular to the street to reduce visibility from Wood

Avenue. The sky lights are used as an alternative to a fully glass roof and allows the use of a cooper style roof for the entry. The skylights are necessary to capture light and allow the space to function as a greenhouse.

The project does require a building permit from Pike Peak Regional Building Department, which requires approval of a Report of Acceptability from the Historic Preservation Board.

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 7.5.1605(C).

2. Conformance with Old North End Design Standards:

The project application has been evaluated for conformance with the 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 Cascade/Wood Subarea. The 1320 Wood Avenue Greenhouse Addition is attached to the existing residence and will be screened from view of adjacent streets and neighbors. The addition has engaged design elements and materials that are compatible with the existing residence and are traditional styles predominate in the neighborhood and consistent with the North End Standards as follows:

a. **Area Wide Standards:**

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

“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, such as solar collectors or air conditioners, should not be visible from the front street.”

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

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STAFF RECOMMENDATION:

HIST-22-0002 – Report of Acceptability

Recommend approval to Historic Preservation Board a Report of Acceptability for the 1320 Wood Avenue Greenhouse Addition project, based upon the findings that the Report of Acceptability 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.