

CITY HISTORIC PRESERVATION BOARD AGENDA  
October 3, 2022

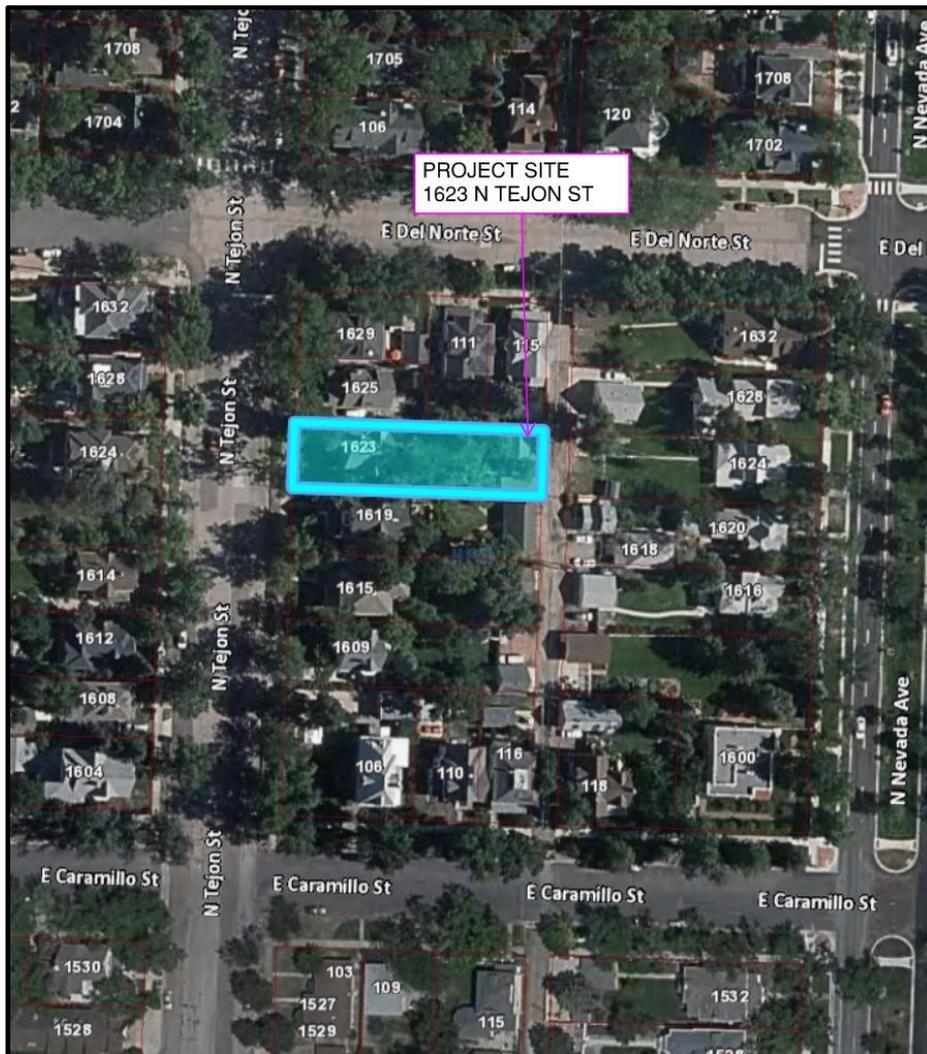
STAFF: WILLIAM GRAY

FILE NO:  
HIST-22-0003 QUASI-JUDICIAL

PROJECT: 1623 N TEJON DETACHED GARAGE

OWNER/  
APPLICANT: KEVIN AND KIMBERLY SANNES

CONSULTANT: CASCADE BUILDERS, LLC



## **PROJECT SUMMARY:**

1. **Project Description:** The project includes an application for a report of acceptability consisting of 9,500 square feet parcel, located at 1623 North Tejon Street in an R-1 9000/HP (Single-Family Residential with Historic Preservation Overlay) zone district. The project is herein referred to as “1623 N Tejon Detached Garage”. The report of acceptability would allow for the construction of a new one (1) story, 576 square feet, two (2) car detached garage in an R-1 6000/CU/HP (Single-Family Residential with Conditional use and Historic Preservation Overlay) zone district (see “**Detached Garage Plan**” and “**Site Plan**” 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 1623 North Tejon Street (see “**Vicinity Map**”).
2. **Existing Zoning/Land Use:** The property is zoned R-1 6000/CU/HP (Single-Family Residential with Conditional Use and Historic Preservation Overlay) and is developed with a two (2) story, 3,300 square feet single family residence and a two (2) detached outbuildings. The garage on the north property line is 360 square feet and the other on the south property line is 280 square feet (see “**Photographs**”).



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. The outbuildings are not listed as a contributing structure, both are simple, symmetrical structures with gable roof. These outbuildings are not distinctive in character.



4. Concurrent Applications: There is a non-use variance application associated with this project to reduce the required rear and side yard setbacks for the new garage. The variance would allow a 7 foot rear yard setback and a 2 foot side yard setback. City staff is supporting the variance as the design standards call for maintaining the variety of side yard setbacks, with the pattern of smaller setbacks on the north side of lots. Further, that outbuildings located in the rear yard usually abut one (1) property line and are close to the alley.

## **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 20 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 received no public comment regarding this 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 1623 N Tejon Detached Garage project proposes a new 576 square feet, one (1) story, two (2) car garage with a gable roof. The garage is in the rear of the lot. It has a smaller footprint than the main house and its rectangular shape is related to the main house. The exterior materials of the proposed garage are much simpler than principal building. Proposed exterior materials include cementitious wood lap siding, painted green with a white trim and a shingled roof to make the proposed garage compatible with the house.

A part of the project will include the demolition of the existing outbuilding on the north property line. This outbuilding is not a contributing structure to the Old North End Historic District and it is not suitable in size to be used as a garage.

Characteristics of outbuildings include location, size and shape, design and materials and access (i.e., located in rear yard, smaller than the main house, similar but simpler styles and accessed from the alley). 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. It requires a building permit from Pike Peak Regional Building Department. This is what triggers 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 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 1623 N Tejon Detached Garage project through its size, shape, location, and exterior materials makes it consistent with the North End Standards as follows:

#### a. **Area Wide Standards:**

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

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.”*

*“B7. Outbuildings should be subordinate in size and appearance to the main house and located on the rear portions of lots.*

c. **Nevada-Tejon Subarea Standards:**

*“C2c. “Maintain the variety of side yard setbacks, ranging from 5 to 15 feet, and the pattern of smaller setbacks on the north side and larger setbacks/yards on the southern side of houses.”*

**STAFF RECOMMENDATION:**

**HIST-22-0003 – Report of Acceptability**

Recommend approval to Historic Preservation Board a Report of Acceptability for the 1623 N Tejon Detached Garage, 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 Preservation Overlay Zone Design Standards.