



Quick Facts

Applicant/Owner

Kristian and Lindsey Marcy

Design

Consultant/Contractor

Krueger Brothers Construction

Address / Location

2017 Wood Avenue

TSN(s)

6406211008

Zoning and Overlays

Zoning:

R-1 6 (Single-Family -
Medium)

Overlay:

Historic Preservation Overlay
(HP-O)

Site Area

19,000 square feet

Land Use

Detached Single Family
Residential

Applicable Code

Unified Development Code

Project Summary

An application for a Report of Acceptability for a new outdoor patio located in the backyard adjacent the existing home. The new patio space includes new covered deck, bi-fold door, pavers and fireplace.

File Number	Application Type	Decision Type
HIST-25-0010	Report of Acceptability	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Wood Avenue Addition	1901
Subdivision	Wood Avenue Addition	1901
Master Plan	Old North End Neighborhood Master Plan	1991
Prior Enforcement Action	N/A	N/A

Site History

The property became part of the city in 1901 with the Wood Avenue Addition Annexation. This property is legally described as Lot 2, Block E, Wood Avenue Addition. The Wood Avenue Addition was established in 1901. The property was developed in 1927 with the main house and two (2) accessory buildings. existing accessory buildings. The accessory building directly behind the home has been demolished (sometime before June 1950) The image below shows the property configuration and the structures that existed on the property in 1950.



The main house is listed as a contributing structure in the North End Historic District based on its “Tudor” architecture. Its form and character today are close to that of original building when viewed from Wood Avenue. A major addition to the home was made in 2010. The addition added approximately 1,000 square feet to the home and it connected the original detached garage to the home. The detached garage is not a contributing structure to the North End Historic District, but it does have similar architectural character and features of the historic home. A new detached garage was built in 2011 and is in the rear yard of the lot adjacent to the alley (see “Attachment 1-Context Map”).



Applicable Code

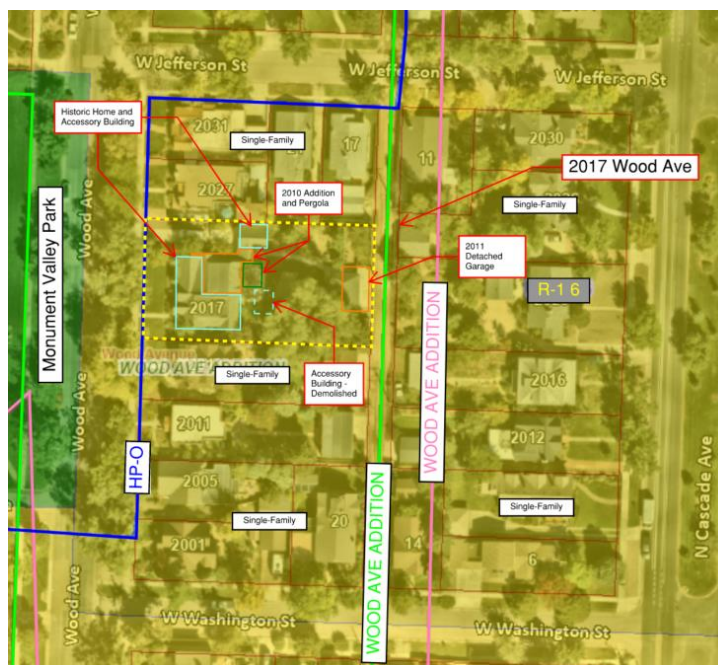
The subject application is within the boundaries of the North End Historic Preservation Overlay. The proposed work requires a building permit and is visible from a public right-of-way. A Report of Acceptability from the Historic Preservation Board is required before a building permit is issued by Pike Peak Regional Building Department. A Report of Acceptability is reviewed under Section 7.5.528, Historic Resource Alteration or Demolition, UDC. All subsequent references within this report that are made to “the Code” and related sections are references to the UDC.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R-1 6/HP-O (Single-Family Large with Historic Preservation Overlay)	Single Family Residential	N/A
West	PK (Public Parks)	Single Family Residential	Monument Valley Park – National Register of Historic Places (2007)
South	R-1 6/HP-O (Single-Family Large with Historic Preservation Overlay)	Single Family Residential	N/A
East	R-1 6/HP-O (Single-Family with Historic Preservation Overlay)	Single Family Residential	N/A

Context Map (See “Attachment 3-Context Map”)



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	One (1) time, prior to the Historic Preservation Board Public Hearing
Postcard Mailing Radius	150'
Number of Postcards Mailed	17
Number of Comments Received	No public comment

Public Engagement

The Report of Acceptability was noticed by postcards to property owners located within 150 feet of the site and a poster was placed on the property to inform the nearby neighbors and the neighborhood of the proposed project.

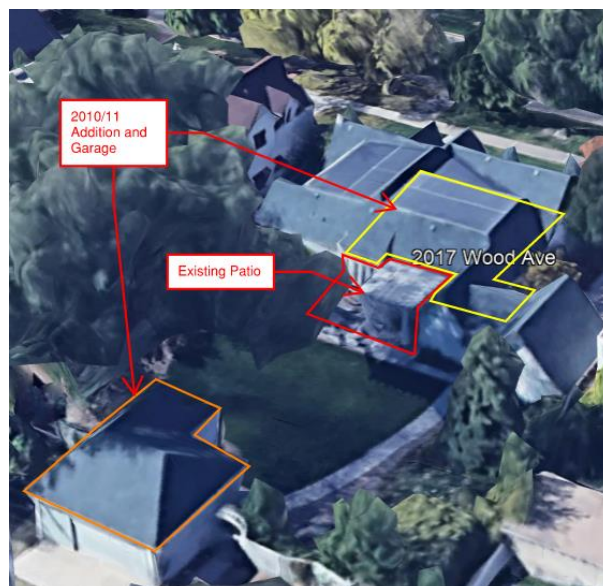
Timeline of Review

Initial Submittal Date	10/06/2025
Number of Review Cycles	1
Item(s) Ready for Agenda	10/14/2025

Report of Acceptability

Summary of Application

The Applicant has submitted a Report of Acceptability for a new outdoor patio in the backyard of the lot adjacent to the house located at 2017 Wood Avenue. The new patio replaces and improves the existing patio that was made in 2010/2011 with the addition to the house and the new detached garage nearer the alley (**See “Attachment 1-Context Map” and “Attachment 2-Aerial Image”**).



The new outdoor patio includes the following work (**see Attachment 3-Project Statement, Attachment 4-Site Plan, and Attachment 5-Architectural Plans**):

- 1) Removing existing patio door and replace with a 14-feet by 8-feet bifold door (Marvin-White) (**see Attachment 6-Existing Patio Door Spec**).
- 2) A new 17-feet by 19'-6" deck (TimberTech Composite-Reclaimed Wood) and 20-inches high with cascading stairs (3-steps) (**see Attachment 6-Decking Spec**).
- 3) A new patio roof extending from the door over the decking with an EPDM roof cover.
- 4) 600 square feet of pavers (Belgard-Victorian) (**see Attachment 8-Patio Paver Spec**).
- 5) A 6-feet by 2-feet by 10-feet outdoor fireplace (stucco on fireplace to match house)



The new patio improvements are located and cover approximately the same dimensions of the existing patio. Its location behind the house allows focus to remain on the historic residence. Additionally, materials used with the outdoor patio compliment and are compatible with the historic home.

Application Review Criteria

UDC Section 7.5.528, Alteration and Demolition

In determining the decision to be made concerning the issuance of a Report of Acceptability, the Historic Preservation Board shall consider the following:

- a) The effect of the proposed work upon the general historical and architectural character of the HP-O district; and

The proposed work has minimal effect on the general historical and architectural character of the HP-O district.

- b) The architectural style, arrangement, texture, and materials of existing and proposed structures, and their relation to the structures in the HP-O district; and

The proposed project doesn't impact the architectural style of the main house and its relation to the other historical residences in the HP-O district. The proposed outdoor patio relates to the architecture of the house, and is less in height, scale and size. It is like the existing patio area and pergola with better quality materials.

- c) The effects of the proposed work in creating, changing, or destroying the exterior architectural features of the structure upon which such work is to be done; and

The proposed work has minimal effect on the architectural features of the building.

- d) The effect of the proposed work upon the protection, enhancement, perpetuation, and use of the HP-O district; and

The design is appropriate in terms of height, size, scale and mass. It is subordinate to the primary building. This is important because the homes within the Old North End are the distinguishing features of the historic district. Further, it is in the backyard and is minimally visible from the alley. It can't be viewed from Wood Avenue.

- e) Evaluation of City Council approved Design Standards. The City Council approved design standards for this application are 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 Cascade-Wood Subarea. The 2017 Wood Outdoor Patio through its location, design, size, and material makes it consistent with the North End Standards as follows:

Area Wide Standards:

The new outdoor patio is in the rear yard of the lot which allows focus to be maintained on the historic residence. This is reinforced also by its size compared to the primary building. The application meets the Area Wide Standards (Design Standards, Areawide Standard, A.2 and A.10).

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

"A.10. Preserve the historic outbuildings that retain integrity and contribute to the district's character as a historic neighborhood. Outbuildings contributing to the historic character of the district should not be demolished except in cases where health and safety is at risk or where loss of significant portions of the structure due to natural disaster or fire has occurred."

District Standards:

The new outdoor patio incorporates building form and materials in its design to match the historic residence. By doing this the application complies with the District Standards (Design Standards, District Standard B.1, B.2, B.7, and B.14).

“B.1. 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, for example, 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 rear portions of lots.”

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

Statement of Compliance

HIST-25-0010

City Planning Staff finds in its review of the application that it is in conformance with the criteria for a Report of Acceptability, as set forth in City Code Section 7.5.528.