

CITY HISTORIC PRESERVATION BOARD AGENDA
July 11, 2022

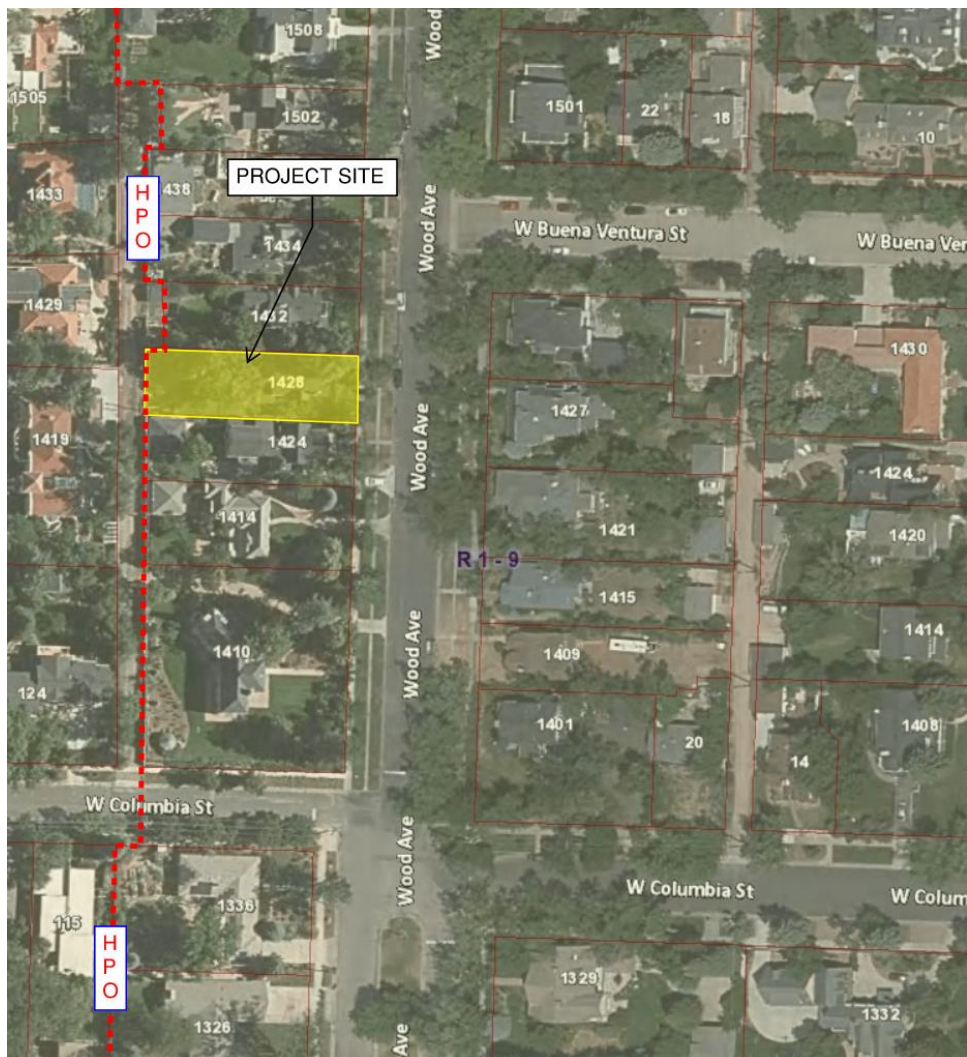
STAFF: WILLIAM GRAY

FILE NO:
HPB RA 22-00399 – QUASI-JUDICIAL

PROJECT: 1428 WOOD AVENUE COVERED DECK

**OWNER/
APPLICANT: CHRISTIANNE GOBRECHT**

CONSULTANT: JACK HALL



PROJECT SUMMARY:

1. Project Description: The project includes an application for a report of acceptability for a deck cover consisting of an 8,000 square feet lot located at 1428 Wood Avenue. The project is herein referred to as the "1428 Wood Deck Cover". The report of acceptability would allow a deck cover to be constructed over an existing rear deck in an R-1 9000/HP (Single-Family Residential with Historic Preservation Overlay) zone district (see "**Deck Cover Plan**" and "**Site Photographs**" 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 1428 Wood Avenue.
2. Existing Zoning/Land Use: The property is zoned R-1 9000/HP (Single-Family Residential with Historic Preservation Overlay). The parcel is developed with a 2,910 square feet house and a new two (2) car detached garage.



3. National Register/Contributing Structure: The residence is listed as a contributing structure in the North End Historic District based on its “gable end” architecture.
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 homeowners associations and adjacent property owners within 150 feet of the site, which included the mailing of postcards to 13 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. Report of Acceptability Background
 - i. The Historic Preservation Board approved a Report of Acceptability for this property in December 2021 (AR R 21-00722-HPB).
 - ii. There appears to be work that has been completed with an approved Report of Acceptability on the rear façade of the home that changed windows, window configuration, removed a door and added French doors. Not pictured, but a new



December 2021



July 2022

window like the one that is left of the French Doors has been installed on the north elevation (**see “Site Photographs” attachment**). The new windows should have been sized to match the existing windows at minimum. This alteration does not impact key character-defining features of the home or the character of the alley wall. The rear elevation is now screened or obscured by the new two (2) car garage. These changes could have been done in a more compatible manner.

b. Application Summary

i. Report of Acceptability Development Plan:

The submitted Report of Acceptability for the 1428 Wood Ave Covered Deck project proposes a new deck cover over an existing rear deck. The rear deck is 204 square feet, less than 18-inches in height. The deck itself did not require a building permit, but the deck cover does require a building permit. The design of the roof structure is a simple post and beam design with trim, fascia, and roof cover to match the existing house. The slope of the deck cover roof is 2:12, which is approximately the same as the existing back door structural awning.

Decks as it currently exists is a contemporary feature that was not typically seen in historic building construction. A covered deck or porch is more appropriate. When considering, the proposed location and design should not detract from the overall historic character of the building, site, or district.

The design guide for the North End Historic District recommends that decks be located unobtrusively on the rear elevation of the building.

The design of the deck has it located on the rear façade of the home, it is inset from the side elevations and the proposed deck cover is at the same height and slope as the existing awning over the back door. In addition, it will be finished to match the exterior of the main house. The deck when finished will be skirted. Last, the size of the rear deck does not overpower the building, nor does it significantly change the proportion of built area to open space on the property.

The project as proposed meets the characteristic for decks 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 Wood-Cascade Subarea. The 1428 Wood Covered Deck project by placement against the rear façade,

size and shape, and use of 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 22-00399 – Report of Acceptability

Recommend approval to Historic Preservation Board a Report of Acceptability for the 1428 Wood Deck Cover 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.