



HISTORIC PRESERVATION BOARD



STAFF MEMO

Regular Meeting – **Monday, June 1, 2020 at 4:30PM**
Virtual Meeting

ITEM NO.: 4. C

FILE NO.: AR R 20-00323-HPB

APPLICANT: PJ Snow

REQUEST: Request by Mario Soto (owner), with representation by PJ Snow (contractor), for approval from the Historic Preservation Board for removal and replacement of windows. The site is zoned R1-9/HP (Single-Family Residential with Historic Preservation Overlay) located 1611 Wood Avenue, and consists of 0.21 acres.

SUMMARY:

This project proposes to remove and replace eight windows on the sunroom of this home (photos A, B and C). The new sunroom windows will match the previously installed windows. The project also proposes the change of location of a window located on the east side of the residence. The Applicant is proposing a rectangular awing window made from white vinyl. The new window is 5' wide and 3' tall. The window will be trimmed to match the existing windows (photos D and E).

This project is visible from the public right of way and requires a building permit from the Pike Peak Regional Building Department, which triggering approval from the Historic Preservation Board.

STAKEHOLDER PROCESS:

The public process included posting the site notifying surrounding property owners of the application submittal and public hearing. Staff did not receive public comment on this application.

REGISTER STATUS AND COMMENTS:

1611 Wood Avenue is listed as a contributing structure in the North End Historic District and was nominated based on its "gable-end square" architecture.

ATTACHMENTS:

FIGURE 1. Applicant's project narrative.

FIGURE 2. Plans and Photos

I am a general contractor working for Mario Soto at 1611 Wood Ave. Mario would like to replace windows on the south side of the home in the room referred to as the sunroom. Also on the east side of the home we would like to replace the bathroom window and change the location of that window.

The east side bathroom window is set exceptionally low and people walking in the alley can see into the bathroom, and the low sill height of the window creates a situation where the wall in the room is unusable for interior decorating purposes. Our plan is to remove the existing window and install a window that would be placed higher and is a rectangular awning window made from white vinyl. The window is 5' wide and 3' tall. We will install trim around the window that is the same as the other windows on that side of the home, and install shutters if the board required, to match other windows on that side of the home. I have included an existing and proposed picture for you to see.

The sunroom windows are very inefficient and most of them are not operating properly. We would replace them like for like with white vinyl windows. The windows we are installing in the sunroom also match the windows that have been previously updated in the main part of the home.

Thanks for your consideration on this window alteration.

Edward (PJ) Snow



SUN ROOM



BATH

PHOTO A



REPLACE 2
WINDOWS WITH
ONE CENTERED, ON EACH SIDE.

PHOTO B



PHOTO C





Milgard
REGISTERED MODEL
MILGARD COMPANY

Milgard
WINDOWS & DOORS

488

MOEN

Photo D

Existing



Photo E

Proposed

