

**CITY HISTORIC PRESERVATION BOARD AGENDA**  
**May 1, 2023**

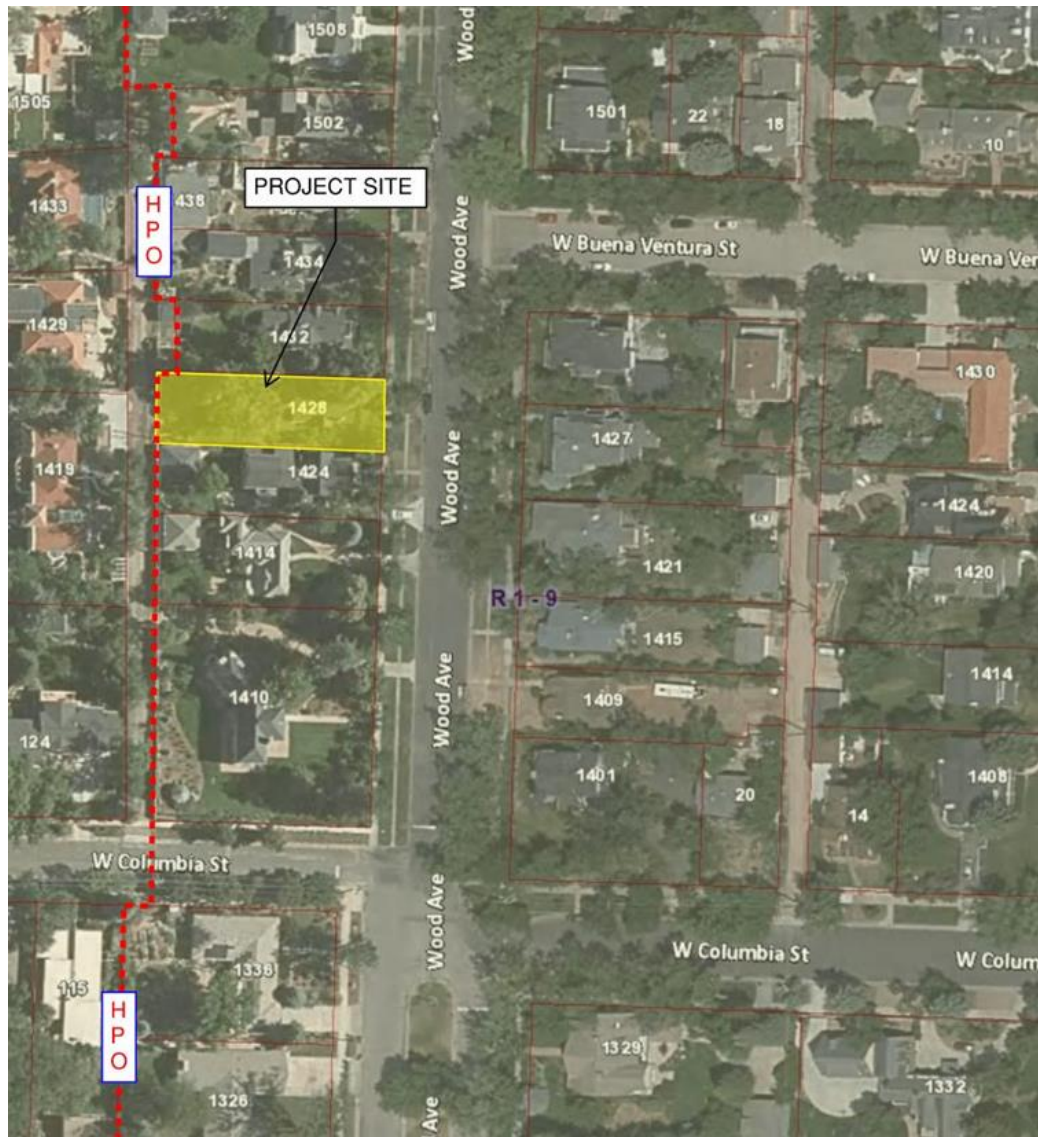
**STAFF: WILLIAM GRAY**

**FILE NO:**  
**HIST-23-0003 - QUASI-JUDICIAL**

**PROJECT: 1428 WOOD RESIDENCE FRONT PORCH ADDITION**

**OWNER: CHRISTIANNE GOBRECHT**

**CONSULTANT: EVERYDAY HOME, LLC**

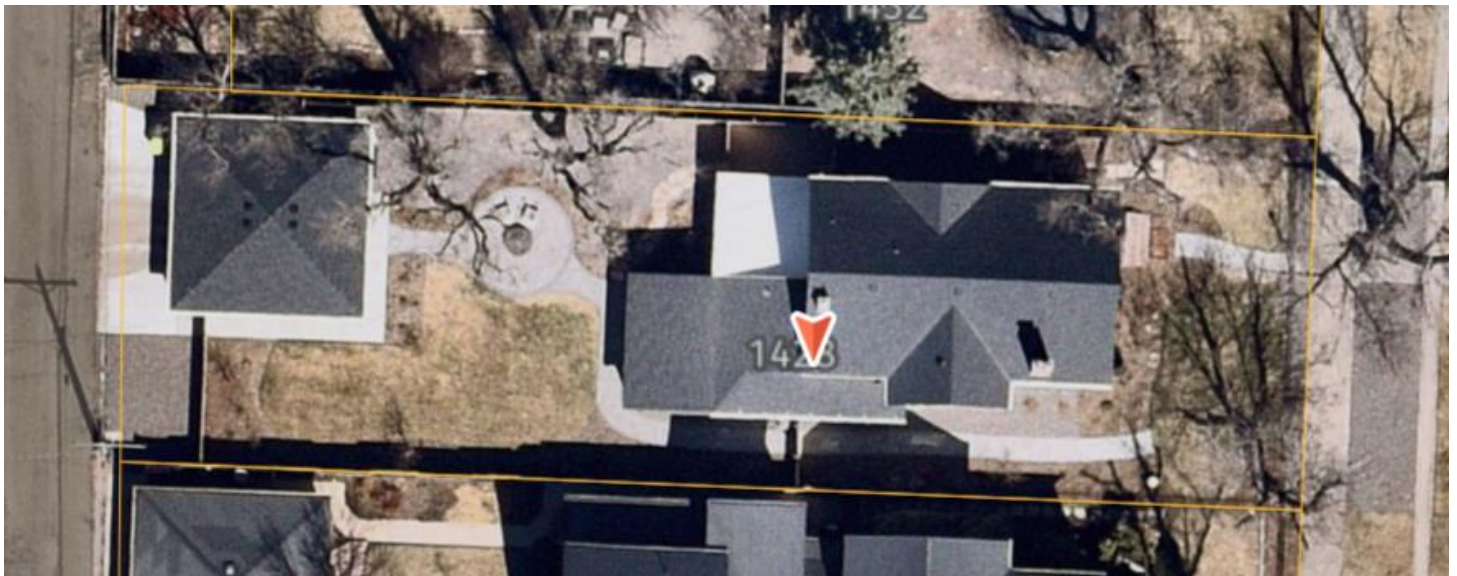


## **PROJECT SUMMARY:**

1. Project Description: The project includes an application for the addition of a new front porch addition to the existing home located at 1428 North Nevada Avenue. The project is herein referred to as “1428 Wood Front Porch Addition” (see “**1428 Wood Front Porch Addition Plan and Project Statement**” and **Revised Front Porch Addition**” attachments).
2. Applicant’s Project Statement: (see “**1428 Wood Front Porch Addition Plan and Project Statement**” and “**Revised Front Porch Addition Plan**” attachments)
3. Planning and Development Team’s Recommendation: City Planning staff recommends approval of the application with conditions.

## **BACKGROUND:**

1. Site Address: The property associated with this project is located at 1428 North Nevada Avenue (see “**Vicinity Map**” attachment).
2. Existing Zoning/Land Use: The property is zoned R-1 9000/HP (Single-Family Residential with Historic Preservation Overlay) and is developed with a 2,900 square foot house and a new two (2) car detached garage (see “**Aerial Image**” attachment).



National Register/Contributing Structure: The residence is listed as a contributing structure in the North End Historic District based on its “gable end” architecture (see “**East Elevation**” attachment). The outbuilding in the rear yard, a new two (2) – car garage, is not listed because it is a new building that was approved by the Historic Preservation Board in December 2021 (AR R 21-00722-HPB).



3. Concurrent Applications: There are no concurrent 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 18 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 one public comment in support of the project.

### **ANALYSIS OF REVIEW CRITERIA/ISSUES & DESIGN STANDARDS CONFORMANCE:**

1. Review Criteria / Design & Development Issues:

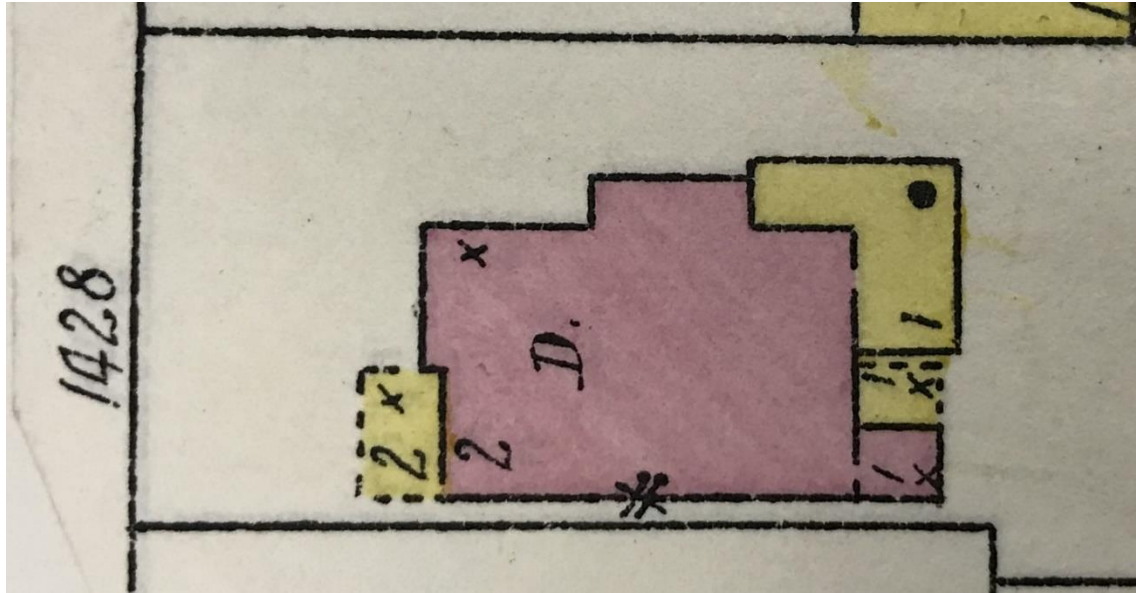
- a. Application Summary

- i. Report of Acceptability Development Plan:

The submitted Report of Acceptability for the 1428 Wood Front Porch Addition project proposed a new 10' x 10' x 12' gable roof front porch addition. The existing house has an existing portico with a gable roof with the same slope as the main the



house. Staff raised concerns with the proposed porch addition in terms of its scale and the proposed roof type and slope. This concern was shared with the Applicant. An important fact to consider with the proposed addition is that there is no obvious evidence of a front porch on the historic home, but there is information that would make one think otherwise. The 1950 Sanborn Map does indicate a shingle roof covering at the front of the house that could be a two (2) story framed structure like a porch or enclosed living space (see “1950 Sanborn Map” attachment).



To give credence to this notion, there is a home at 1520 North Nevada Avenue (see “1520 N Nevada Residence\_1” and “1520 N Nevada Residence\_2”



**attachments)** and that is identified with the same general architecture characteristic as 1428 Wood Avenue home. This house was listed on “National Register of Historic Places – Nomination Form” for its “gable end” architecture. Its front is also illustrated in a similar manner. It also shows a two (2) story framed structure or porch on the 1950 Sanborn Map.

Porches are key features of many of the North End Historic District residential buildings. They help create a low, pedestrian oriented scale along the street and define building entrances. A new addition to a historic building has the potential to impact its historical character. The distinguishing characteristic of this home based on the “National Register of Historic Places – Nomination Form” is the very prominent gable end facing Wood Avenue. Window pair south, door, portico, window north, offset front façade.

From a purely historic preservation perspective, a front porch should be added to a historical structure only when there is evidence that a porch was historically present, or an original porch is present on a very similar structure in the same historic district. We do not know the original components of the missing porch/structure. A new porch should match location, proportion, and appearance (if documentation is available). If not, the new porch should be a simplified version of comparable porch on a similar structure.

A proposed front porch addition is very much appropriate for the home. This is supported by the 1950 Sanborn Map, the “National Register of Historic Places – Nomination Form” and current photograph that clearly show similar architectural character, and the front porch on the North Nevada residence. A compatible design would be a roof pitch matched the main house slope or a shed style or arched roof type. The porch would also have simple support columns and railings.

The Applicant revised original plans with a design that is more appropriate and compatible with the existing architectural character of the residence (**see “Revised Front Porch Addition Plan” and “Project Statement Supplement”**). The new design is a 10’ x 10’ front porch, 6” x 6” columns with decorative molding at the top and bottoms of the columns, trim on the face of the columns and railing. Material colors are white to match homes exterior and asphalt shingle matching the existing roof material. The decorative additions are compatible and minimal.

The project as proposed meets the characteristic for porches in the North End Historic District in terms of location, scale, materials, and quality.

This project will be visible from the public right-of-way and requires a building permit from Pike Peak Regional Building Department, which is the reason a Report of Acceptability from the Historic Preservation Board is required. 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 Wood-Cascade Subarea. The 1428 Wood Front Porch Addition project is 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:**

**HIST-23-0003 – Report of Acceptability**

Recommend approval to Historic Preservation Board a Report of Acceptability for the 1428 Wood Front Porch 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 Preservation Overlay Zone Design Standards with the following conditions:

- 1) A plan set drawn to scale, including front architectural elevation and plan view is submitted. The plans will specify all design details as specified on the original plans as applicable, the revised plans and revised project statement.
- 2) The height of the proposed front porch addition shall match the top of the arch of the first-floor window.
- 3) The slope of the front porch roof shall be between 2:12 and 4:12 (the minimum for allowing shingles).