

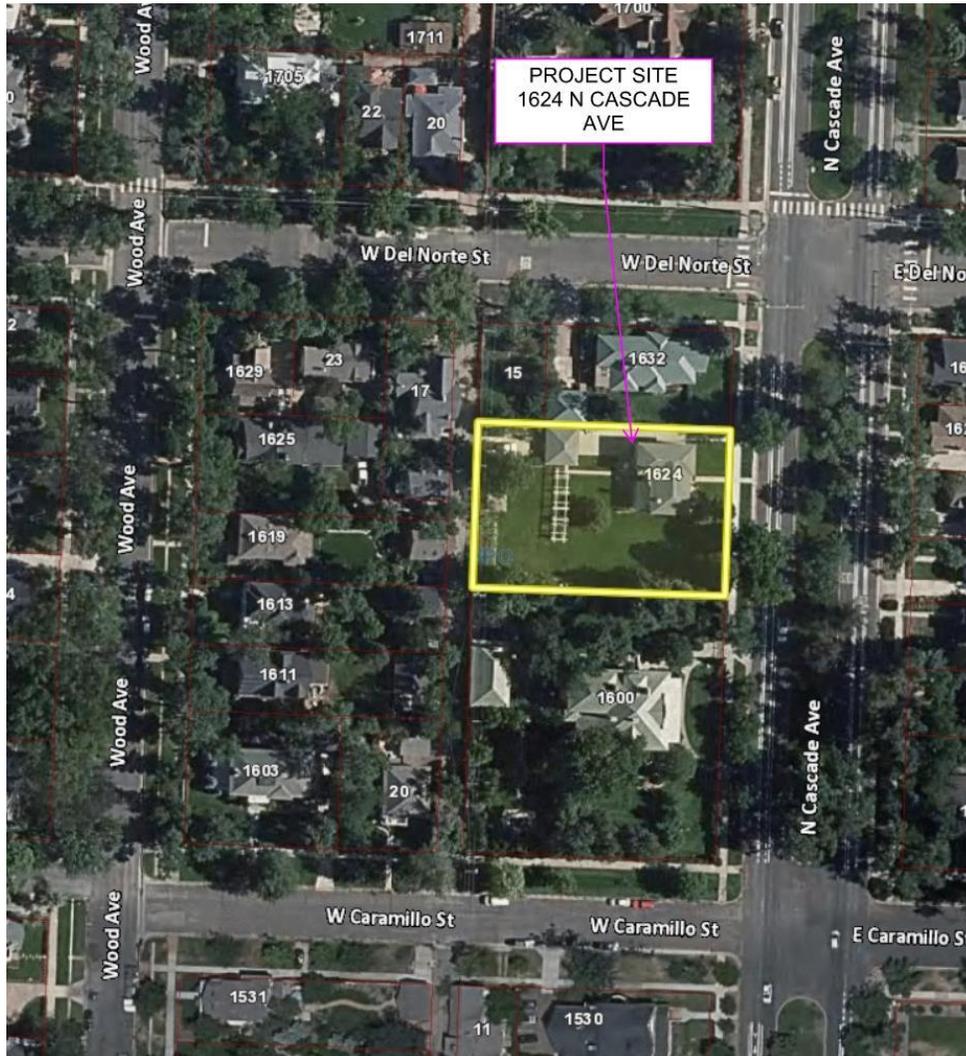
CITY HISTORIC PRESERVATION BOARD AGENDA
October 3, 2022

STAFF: WILLIAM GRAY

FILE NO:
HIST-22-0004 – QUASI-JUDICIAL

PROJECT: 1624 N CASCADE KITCHEN REMODEL

**OWNER/
APPLICANT:** NILS AND TONYA VENHEIM



PROJECT SUMMARY:

1. Project Description: The project includes an application for a report of acceptability for the installation of a new door to be placed in the same opening of an existing window on the rear elevation of the residence consisting of a 23,700 square foot lot located at 1624 North Cascade Avenue and is zoned R-1 9000/HP (Single-family residential with Historic Preservation Overlay). The project is herein referred to as the “1339 N Nevada Windows and Doors” (see “**Remodel Plan**” attachment).
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 1624 North Cascade Avenue Avenue.
2. Existing Zoning/Land Use: The property is zoned R-1 9000/HP (Single-family Residential with Historic Preservation Overlay) and is 23,700 square feet parcel in area. The parcel is developed with a 4,470 square feet house and 480 square feet detached garage (see “**Photographs**” attachment).



3. National Register/Contributing Structure: The residence is listed as a contributing structure in the North End Historic District based on its “Mediterranean” architecture built in 1922.
4. Concurrent Applications: There are no concurrent land use or zoning 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 associations and adjacent property owners within 150 feet of the site, which included the mailing of postcards to 17 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.

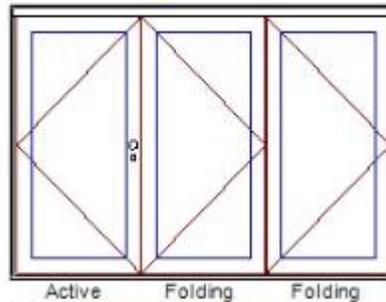
ANALYSIS OF REVIEW CRITERIA/ISSUES & DESIGN STANDARDS CONFORMANCE:

1. Review Criteria / Design & Development Issues:

a. Application Summary

i. Report of Acceptability Development Plan:

The submitted Report of Acceptability for the 1624 N Cascade Kitchen Remodel project proposes to replace an existing garden window on the rear elevation of the residence with a new bi-fold door and two (2) concrete steps read patio level (**see “Remodel Plan” and “Door Schedule”**). This project is part of a larger kitchen remodel. The new door is full-lite, consists of three (3) panel. One (1) of the panels



is an active door (opens and closes) and the other two (2) doors are bifold. The new doors are white and so is the surround to be compatible with the home. These full glazing doors with bronze hardware were selected to match the front door of the home.

The garden window being replaced is not original to the home. Even the front door of the home that the new door is being matched too is most likely not a historic door. The guideline in the Old North End Neighborhood Interpretive Guide for doors focuses mainly on front doors. It does state that new doors should be a simple design and door glass when used should be rectangular in shape. The proposed door is simple in its design and three (3) panels rectangular shaped panels. Further, it is sized in proportion to existing windows on the rear elevation, vertically oriented to be compatible with existing windows, white clad to match existing window, door, and trim color, and located in the same opening as the garden window to maintain a similar surround. The steps that are being added are concrete to be compatible with the existing back patio.

The proposed door is clad wood product with an aluminum exterior. A design requirement of the Old North End Historic District is that new materials used convey characteristics like historic materials and are compatible to the main house. The

new door has the same visual characteristics as a painted wood door and its design is compatible to the home. The project as proposed meets the design guidelines for doors for 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 1624 N Cascade Kitchen Remodel project by replacing an existing garden window with a new bi-fold door and two (2) concrete steps is found to be consistent with the North End Design Standards. More specific, the bifold door is wood clad, has a white finish to match existing doors, windows, and trim, appropriately sized and proportioned to fit in same opening as the existing window to maintain existing surround appearance, proportioned to fit with the residence, uses hardware to match existing front door, and the new steps are concrete to match the patio surface. The section below identifies the specific design standards that are met with the proposed project:

a. **Area Wide Standards:**

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

“A2. Maintain the visual integrity of the North End Historic District.”

“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.”

“B3. Mixes of proportions of building materials, such as exterior siding, window glass and decorative trim, should coincide with the building’s style of architecture.”

STAFF RECOMMENDATION:

HIST-22-0004 – Report of Acceptability

Recommend approval to Historic Preservation Board a Report of Acceptability for the 1624 N Cascade Kitchen Remodel project, based upon the findings that the application meets the review criteria for

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.