

CITY HISTORIC PRESERVATION BOARD
November 6, 2023

STAFF: WILLIAM GRAY

FILE NO:
HIST-23-0011 - QUASI-JUDICIAL

PROJECT: 1206 N CASCADE FRONT ENTRY RESTORATION
OWNER: ME TO YOU, LLC (ROB AND MARY ELLEN HARRISON)
CONSULTANT: ROWE DESIGN



PROJECT SUMMARY:

1. Project Description: The project proposes to restore the home's front entry to its original location facing Cascade Avenue and replace deteriorating decking and railing on the front porch. The project is herein referred to as the "Front Entry Restoration" (see "**Project Statement**" and "**Main Entry Plan**" attachments).
2. Applicant's Project Statement: (see "**Project Statement**" and "**Main Entry Plan**" attachments)
3. Planning and Development Team's Statement of Compliance: City Planning find that application meets the review criteria for a Report of Acceptability.

BACKGROUND:

1. Site Address: The property associated with this project is located at 1206 N Cascade Avenue.
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 3 story multi-family residential building on a 19,000 square feet lot. The building was originally a large estate home that was converted for multi-family use. There is a small outbuilding along the west property line but there is no information about the structure.
3. National Register/Contributing Structure: The residence built in 1899 is listed as a contributing structure in the North End Historic District based on its "Elizabethan" architecture. The outbuilding on the property is not identified as a contributing structure. This is the case with the majority of outbuildings in the North End.
4. 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 9 property owners on one (1) occasion: prior to the Historic Preservation Board hearing for the application. The site was also posted during the one (1) occasion as noted above. City Planning staff received one (1) public comment on this project from the neighbor immediately north of the project.

I'd like to voice support for Rob Harrison's proposed development project at 1206 N. Cascade Ave, set for public hearing this November 6, 2023.

I'm Rob's neighbor immediately to the north (1216 N. Cascade Ave.). Rob has taken me through his plans and I frankly can't wait to see his idea realized. The proposal makes wonderful sense with respect to the natural lines and flow of the house, and it will make an already beautiful home that much more so. I sincerely hope the Committee finds in favor.

Best,
Eric Bode

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 Front Entry Restoration project proposes to redesign the front entry to make it more period appropriate and as originally designed. The current main entry is located on the left side of the front porch facing Uintah Street and a second access is to the right that faces Cascade Avenue. The proposed entry would be centered between the classical columns and stone steps of the front porch with a new solid hardwood door with side panels. The exterior will be rhyolite stone and mortar to match the existing. A secondary element of the project is to pull up porch decking and railing and replace with new hardwood decking and railings to match the original design (**see “Project Statement” and “Main Entry Plan” attachments**). This redesign is based on historic evidence that informed the location of the redesigned main entry. The new paneled door proposed is a common historic door style in the North End.

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 7.5.528.C.2.b (see review criteria below). The evaluation of City Council approved design standards is considered in the following section.

In determining the decision to be made concerning the issuance of a report of acceptability, the 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

(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

(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

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

(e) Evaluation of City Council approved Design Standards.

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 Front Entry Restoration project is consistent with the North End Design Standards as follows:

a. **Area Wide Standards:**

Restoring the entry to its original location and repairing the porch decking and railing is consistent with the following Area Wide Standards.

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

The project restores the homes original main entry.

A8. Maintain the high quality of construction, materials, and design, which has historically distinguished the area.

The project reuses removed and stockpiled rhyolite stone to match the existing exterior. Repair the front porch decking and railing with wood to maintain high quality construction and materials.

b. **District Standards:**

Restoring the entry to its original location and repairing the porch decking and railing is consistent with the following District Wide 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.

The project restores the home historic and original main entry.

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.

The project reuses removed and stockpiled rhyolite stone to match the existing exterior. Repair the front porch decking and railing with wood to maintain high quality construction and materials.

B9. Maintain the orientation of the front facade facing the main street on which it sits.

Restores the orientation of the front entry to face the main street on which it sits.

B10. Maintain the pattern of distinctive, formal entrances that distinguishes historic buildings

within the district.

The project reestablishes the grand main entry to the home.

c. **Wood – Cascade Subarea Standards:**

Restoring the entry to its original location and repairing the porch decking and railing is consistent with the following District Wide Standards.

C1g. Maintain the visual pattern created by the irregular plans and massing of houses in the subarea.

The project improves the visual pattern of the subarea by restoring the main front entry.

C1h. The rich pattern and assortment of exterior ornamentation should be preserved and continued as part of the building tradition of the subarea.

The project improves the rich pattern of exteriors of the subarea by restoring the main front entry.

STATEMENT OF COMPLIANCE

After evaluation of the Front Entry Restoration Project the application meets the review criteria for a Report of Acceptability, as set forth in City Code Section 7.5.528.C.2.b.

RECOMMENDED ACTION

Proposed Motions:

1. Approve the Report of Acceptability; or
2. Deny the Report of Acceptability; or
3. Approve the Report of Acceptability with modifications.

Should the Historic Preservation Board wish to approve the report of acceptability, the following motion is suggested:

Approve the Report of Acceptability for the Front Entry Restoration Project, based upon the findings that review criteria for deciding on a Report of Acceptability as set forth in City Code Section 7.5.528.C.2.b are met.

Should the Historic Preservation Board wish to deny the report of acceptability, the following motion is suggested.

Deny the Report of Acceptability for the Front Entry Restoration Project, based upon the findings that review criteria for deciding on a Report of Acceptability as set forth in City Code Section 7.5.528.C.2.b are not met.

Should the Historic Preservation Board wish to approve the report of acceptability with modifications, the following motion is suggested:

Approve the Report of Acceptability for the Front Entry Restoration Project, based upon the findings that review criteria for deciding on a Report of Acceptability as set forth in City Code Section 7.5.528.C.2.b are

met by revising, modifying, or amending the Report of Acceptability, or the addition of conditions to the Report of Acceptability.