

CITY HISTORIC PRESERVATION BOARD AGENDA
August 2, 2021

STAFF: WILLIAM GRAY

FILE NO:
AR R 21-00447-HPB – QUASI-JUDICIAL

PROJECT: 1327 NORTH TEJON STREET CARRIAGE HOUSE FOUNDATION

OWNER: GREGORY AND AMANDA COLLINS

DEVELOPER: GREGORY AND AMANDA COLLINS

CONSULTANT: ENGINEERING LOCAL XPERTS



PROJECT SUMMARY:

1. Project Description: The project includes an application for a report of acceptability consisting of 8,550 square feet of land located at 1327 North Tejon Street. The project is herein referred to as "1327 N Tejon Street Carriage House Foundation". The report of acceptability would allow for the existing carriage house to be lifted and placed on a new foundation along with exterior improvements to the body, trim and roof in an R-1 6000/HP (Single-Family Residential with Historic Preservation Overlay) zone district (**see "Report of Acceptability Development Plan" attachment**). The proposed report of acceptability development plan illustrates the design of the project.
2. Applicant's Project Statement: (**see "Project Statement" attachment**)
3. Planning and Development Team's Recommendation: City Planning staff recommends approval of the application as proposed.

BACKGROUND:

1. Site Address: The property associated with this project is located at 1327 North Tejon Street.
2. Existing Zoning/Land Use: The property is zoned R-1 6000/HP (Single-Family Residential with Historic Preservation Overlay) and is developed with a two (2) story, 3,286 square feet single family residence and a 840 square feet detached garage (aka carriage house).
3. National Register/Contributing Structure: The residence is listed as a contributing structure in the North End Historic District based on its "gable end, English detailing" architecture. The carriage is not listed as a contributing structure, but it does have compatible architectural characteristics of the historic home (i.e., roof form and exterior materials).
4. Concurrent Applications: There are no concurrent applications

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 21 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. The City Planning staff received no public comments regarding this 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 1327 N Tejon Street Carriage House Foundation project proposes to restore the existing 1895 carriage house located in the rear yard of the site by lifting the structure and setting it on a new foundation and making exterior improvements to the siding, roof and garage doors. The existing structure is constructed directly on the ground and does not provide a stable foundation. As such it is affecting the owner's ability to maintain and preserve the structure. The architectural elevations of the building and building height will remain the same after it is placed on the new foundation. All damaged cedar shake siding will be replaced with identical material and the carriage house will be repainted

graphite. The old garage doors will be replaced with new wooden garage doors with a natural stain and the building will be re-roofed with asphalt shingles that will match the residence.

This project will not be visible from the public right-of-way and 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 Nevada-Tejon Subarea. The 1327 N. Tejon Street Carriage House Foundation project by placing the outbuilding on a new foundation, preserving building elevations and height, and maintaining its exterior with siding, roofing and garage door improvements makes it consistent with the North End Design Standards as follows:

a. **Area Wide Standards:**

“A10. Preserve the historic outbuildings that retain integrity and contribute to the district’s character as a historic neighborhood. Outbuildings contributing to the historic character of the District should not be demolished except in cases where health and safety is at risk or where loss of significant portions of the structure, due to natural disaster or fire, has occurred. Maintains the formal entrance to individual properties as defined by sidewalks and steps to the raised porches and entrances.”

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.”

c. **Subarea Standards:**

“C2f. Maintain building heights of one and a half to two and half stories and up to 40 feet high.”

STAFF RECOMMENDATION:

AR R 21-00447-HPB – Report of Acceptability

Recommend approval to Historic Preservation Board a Report of Acceptability for the 1327 N Tejon Street Carriage House Foundation 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).