

CITY HISTORIC PRESERVATION BOARD AGENDA
August 2, 2021

STAFF: WILLIAM GRAY

FILE NO:
AR R 21-00445-HPB – QUASI-JUDICIAL

PROJECT: 1324 NORTH TEJON STREET ADDITION
OWNER: SARA BOSTROM
DEVELOPER: SARA BOSTROM
CONSULTANT: ON POINT DRAFTING SERVICES



PROJECT SUMMARY:

1. Project Description: The project includes an application for a report of acceptability consisting of 9,500 square feet of land located at 1324 North Tejon Street. The project is herein referred to as "1324 N Tejon Street Addition". The report of acceptability would allow for the construction of a one (1) story addition and covered deck in a 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 site layout and the design of the addition and covered deck.
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 1324 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, 2,484 square feet single-family residence and a detached garage that is 624 square feet.
3. National Register/Contributing Structure: The property is listed as a contributing structure in the North End Historic District based on its "bungalow" architecture (**see "Project Illustrations" attachment**).
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 22 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. Development Background

The site has a previously approved report of acceptability for a nearly identical project (**See "AR R 20-00720 Approved Plan" attachment**). Due to structural related issues with the existing residence and the proposed addition it necessitated minor changes to the design of the project. Refer to the Applicant's addendum section in the project statement for further details (**see "Project Statement" attachment**).
 - b. Application Summary
 - i. Report of Acceptability Development Plan:

The Applicant is requesting a Report of Acceptability to allow the construction of a 411 square foot, 1-story addition and covered deck to the existing house located at 1324 North Tejon Street. The project will modify three sides of the existing home. There are no proposed changes to the east (front) façade of the residence, which faces North Tejon Street. The proposed addition expands the dwelling to the west and will be clad with cedar shingles painted to match the current façade. Off the new addition, the Applicant is proposing an attached 294 square foot covered deck. The covered deck will be supported with columns to match the existing columns on the front porch. On the western and southern sides of the home, two service doors entries are also proposed. The addition's

roof will be asphalt shingles to match the existing roof type. The rooflines of the additions will match all the rooflines of the existing home both in pitch and design. The Applicant has proposed exterior finishes and architectural details that will match the home's existing character, detail, material and style.

This project is slightly 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 and Guidelines:

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 1324 N Tejon Street Addition project by locating the addition in the rear yard, designing it as a one-story, matching the roof lines and pitch to the existing residence and incorporating materials and architectural features that match or are compatible with the existing home makes it consistent with the North End Design Standards as follows:

A. Area Wide Standards:

"A6. Maintains the formal entrance to individual properties as defined by sidewalks and steps to the raised porches and entrances."

"A7. Maintains the visual appearance of the district as a neighborhood of historic single-family homes."

"A8. Maintains 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."

"B4. Preserve the original roofline visible from the front street. The roofline of new additions should reflect the original roofline. New skylights and rooftop mechanical or service equipment should not be visible from the front street."

C. Subarea Standards:

"C2b. Maintain the uniform front setbacks of buildings and the alignment of facades, which occurs on the north/south streets and the varied front yard setbacks of 7 to 22 feet on the east/west streets within this subarea."

C2d. Maintain the pattern of narrow façade width relative to building depths."

STAFF RECOMMENDATION:

AR R 21-00445-HPB – Report of Acceptability

Recommend approval to Historic Preservation Board a Report of Acceptability for the 1324 N Tejon Addition project, based upon the findings that the Report of Acceptability meets the review criteria for a granting a report of acceptability, as set forth in City Code Section 7.5.1605(C).