



PROJECT SUMMARY:

1. Project Description: The project includes an application for a report of acceptability consisting of 17,100 square feet of land located at 1342 North Nevada Avenue. The project is herein referred to as "1327 N Nevada Avenue Carriage House Renovation" project. The report of acceptability would allow for the existing carriage house to be renovated in an R-2/HP (Two-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 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 with a technical and informational plan modification (refer to Staff Recommendation for the modification).

BACKGROUND:

1. Site Address: The property associated with this project is located at 1342 North Nevada Avenue.
2. Existing Zoning/Land Use: The property is zoned R-2/HP (Two-Family Residential with Historic Preservation Overlay) and is developed with a two (2) and a half story, 2,654 square feet single family residence and a 1,200 square feet, two-story 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, picturesque" 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, asymmetrical facade 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 20 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 1342 N Nevada Avenue Carriage House Renovation project proposes to restore the existing carriage house located in the rear yard of the property and adjacent to Columbia Street. The project maintains the buildings footprint, adds a new entry, windows and doors on the east and north elevations, and a new dormer and balcony on the Columbia Street elevation. All exterior siding will be replaced with composite lap siding and shingle that matches the main house. One (1) of the key design elements of this project is the new dormer on the north view as it corresponds with the architectural features

of the primary residence. The dormer on the home is set below the main ridge line and it adds variety and interest to the roof forms of the house. A design modification for the proposed project would be to adjust the new outbuilding dormer so it has a similar or identical offset as the dormer on the house. By making this change it will add appropriate architectural character to the carriage house and make it more contributing towards the overall character of the historic district.

This project will 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 1342 N Nevada Avenue Carriage House Renovation project by preserving the size and scale of the outbuilding, adding new dormer, entry and windows, and improving the exterior materials to match the house 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."

"B6. Maintain the horizontal alignment patterns created by the repetition of common building elements including front gable roofs, front corner windows and first floor porch roofs."

"B7. Outbuildings should be subordinate in size and appearance to the main house and located on the rear portions of lots."

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 1342 N Nevada Avenue Street Carriage House Renovation 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) with the following technical and informational plan modification:

1. Revise the gable dormer on the north elevation of the carriage house so that it is beneath the level of the main ridge to match the gable dormer on the north elevation of the residence.