

CITY HISTORIC PRESERVATION BOARD AGENDA
August 2, 2021

STAFF: WILLIAM GRAY

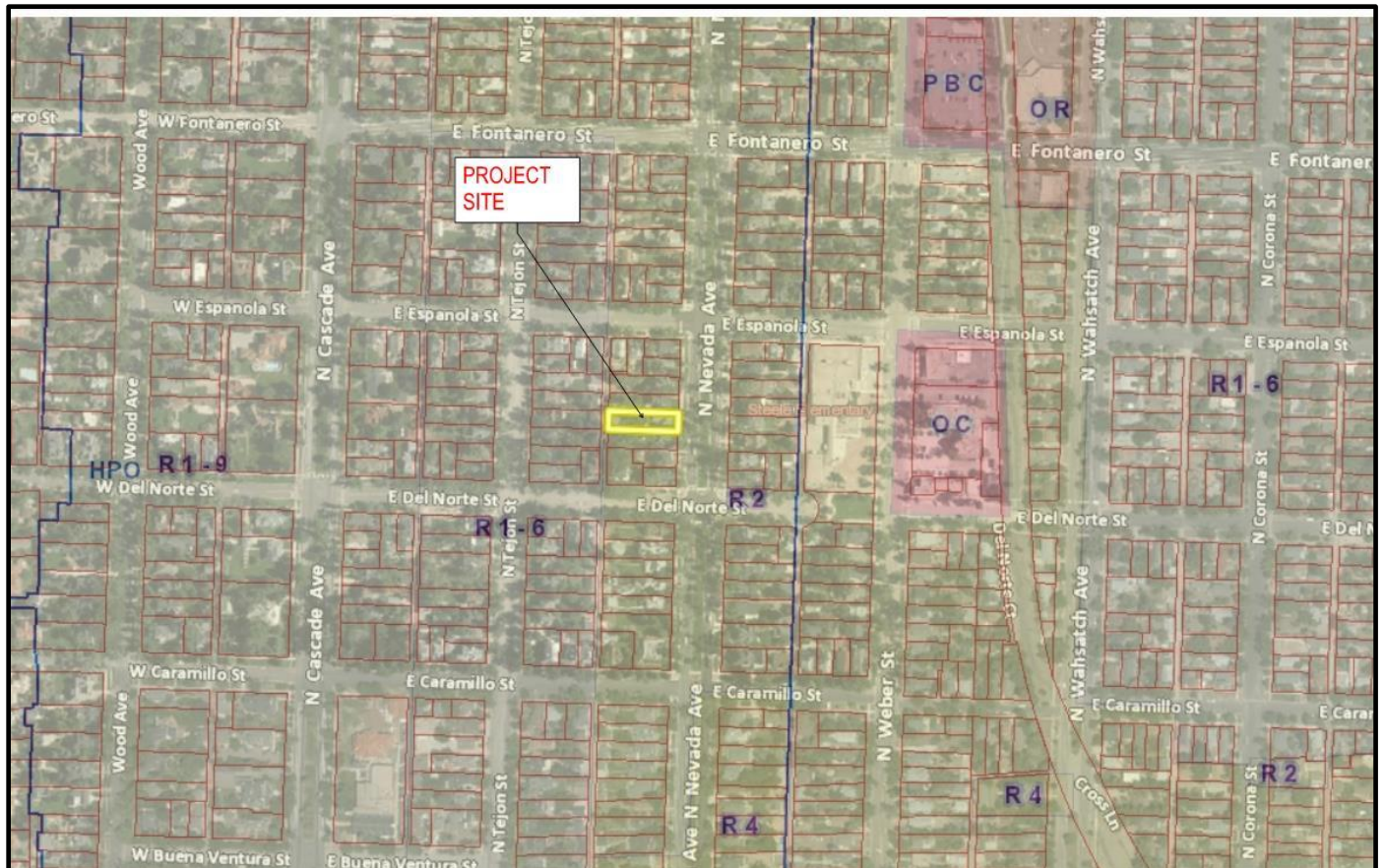
FILE NO:
AR R 21-00453-HPB – QUASI-JUDICIAL

PROJECT: 1716 NORTH NEVADA AVENUE FRONT WINDOW ADDITION

OWNER: TODD AND PATRICIA DAY

DEVELOPER: TODD AND PATRICIA DAY

CONSULTANT: LU'S CONSTRUCTION, LLC



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 1716 North Nevada Avenue. The project is herein referred to as the "1716 N Nevada Avenue Front Window Addition" project. The report of acceptability would allow for the installation of a new second story window on the front of the single family residence 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 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 1716 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 and a one-half story, 2,924 square feet single family residence and a detached garage that is 360 square feet.
3. National Register/Contributing Structure: The residence is listed as a contributing structure in the North End Historic District based on its "gable end frame" architecture.
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 25 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 1716 N Nevada Avenue Front Window Addition project proposes the installation of a new second story window on the front elevation of the residence. The proposed window is three feet by two feet and will have a diamond grille pattern. A diamond grille pattern is both typical of the building's style and specific to this historic home. A like window is located on the first floor of the building to the right of the front door. The new window placement was selected to ensure that it coordinated with existing adjacent windows. Also, the trim around the window will match in size to the original trim on the windows.

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 1716 N Nevada Avenue Front Window Addition project by coordinating the new window’s placement with adjacent upper level windows, matching the size to an existing lower level window, incorporating a diamond grille pattern and replicating original trim around the new window makes it consistent with the North End Design Standards as follows:

a. **Area Wide Standards:**

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

STAFF RECOMMENDATION:

AR R 21-00453-HPB – Report of Acceptability

Recommend approval to Historic Preservation Board a Report of Acceptability for the 1716 N Nevada Avenue Front Window Addition 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).