

CITY HISTORIC PRESERVATION BOARD AGENDA
October 4, 2021

STAFF: WILLIAM GRAY

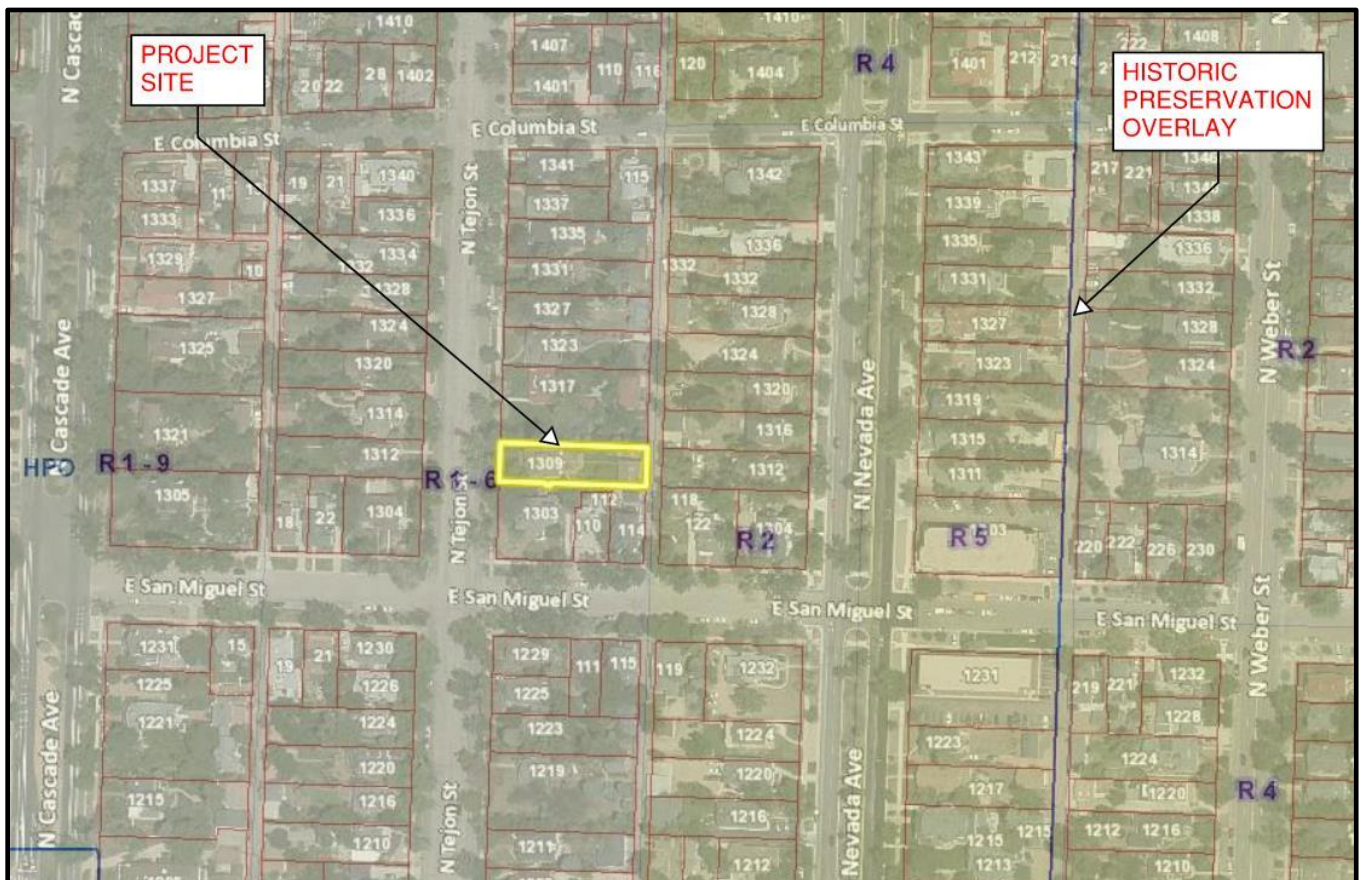
FILE NO:
AR R 21-00540-HPB – QUASI-JUDICIAL

PROJECT: 1309 NORTH TEJON STREET GARAGE ADDITION

OWNER: DOUG TRAINER

DEVELOPER: DOUG TRAINER

CONSULTANT: TOM HECK CONSTRUCTION AND ROBERT J. MAXIMER, ARCHITECT



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 1309 North Tejon Street. The project is herein referred to as "1327 N Tejon Garage Addition". The report of acceptability would allow for a two-story garage addition in an R-1 6000/HP (Single-Family Residential with Historic Preservation Overlay) zone district (see **"Report of Acceptability Site Plan"** and **"Report of Acceptability Architectural Elevations and Floor Plan"** attachments). The proposed report of acceptability site plan and architectural elevations and floor plan illustrate 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 technical and informational plan modifications (refer to Staff Recommendation for the modifications).

BACKGROUND:

1. Site Address: The property associated with this project is located at 1309 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 single family residence and a 1,200 square feet, and a detached garage that has the appearance of a one and one half story building. The aerial image of the lot below, outlined in red, shows the site in its presently developed configuration.



3. National Register/Contributing Structure: The residence is listed as a contributing structure in the North End Historic District based on its "craftsmen square" architecture. The garage is not listed as a contributing structure. The garage is a simple gabled roof building with wood lap siding.

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 16 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 1309 N Tejon Garage Addition project proposes a 425 square foot (footprint) two-story addition on the north side of the existing garage located in the rear yard of the property. The project increases the building footprint but still maintains a smaller footprint than the existing single-family home. This is important as outbuildings are typically smaller than the main house. The design of the addition is simple and characteristic of the existing garage. However, it is slightly taller and includes a small gable roof over the entry into the garage addition. Siding material and color, roof material and color, trim material and color, windows and exterior color are proposed to match existing garage and the main residence. A design modification for the proposed project would be to match the height of the existing garage, carry forward the trim and detailing of the existing garage to the addition and do not emphasize the entry of the addition with the small gable roof covering.

This project will not be visible from the public right-of-way but does require 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) with technical and informational modifications.

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 1309 N Tejon Garage Addition project by keeping the size and scale of the outbuilding smaller than the main house, utilizing material and composition of material that is compatible with the existing garage 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 21-00540-HPB – Report of Acceptability

Approve a Report of Acceptability for the 1309 N Tejon Street Garage 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) with the following technical and informational plan modification:

1. Delete the gable roof addition on the west elevation that is located directly above the garage addition entry.
2. The gable end detailing of the garage addition is changed to match the gable detailing of the main garage entry on the west elevation.
3. Extend the horizontal cladding of the existing garage that is at the eave line across the west elevation of the addition.
4. The primary roof line of the addition shall be revised to match the main roof line of the existing garage.
5. Revise the gable dormer on the north elevation of the garage addition so that it is level with or slightly below the main ridge of the garage addition.
6. The trim and detailing of the garage addition is required to match the existing garage (i.e., doors, windows, gable ends and corners)