



Legislation Text

File #: AR R 20-00609-HPB, **Version:** 1

A Report of Acceptability for a house addition, two (2) decks and exterior changes to the existing house located at 2019 North Cascade Avenue.

(Quasi-judicial)

Presenter:

Gaby Serrano, Planner II, Planning & Community Development

ITEM NO.: 6.A

FILE NO.: AR R 20-00609-HPB

OWNER: Alan and Mary Brown

APPLICANT: Tremmel Design Group

PROJECT TITLE: 2019 North Cascade Avenue House Addition

AERIAL IMAGE OF THE PROPERTY:



PROJECT SUMMARY:

1. Project Description: The project includes an application of Report of Acceptability. This project proposes the construction of an addition, two (2) decks and other exterior changes to the existing house. The property associated with this project is located at 2019 North Cascade Avenue. Referenced the site plan. (see **“Site Plan” and “Elevations” attachment**)
2. Applicant’s Project Statement: Referenced the 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 project site is addressed as 2019 North Cascade Avenue.
2. Existing Zoning: The subject property is currently zoned R1-6/HP (Single-Family Residential with a Historic Preservation Overlay)
3. National Register/Listing Contributing: The property is listed as a contributing structure in the North End Historic District. The resource was listed due to its “Spanish bungalow” architecture and “red tile roof” feature.
4. Conformance with Design Standards and/or Guidelines: The project, as proposed, has been found to be in general conformance with the Old North End Neighborhood (ONEN) design standards and guidelines.
5. Concurrent Applications: City Planning staff is concurrently reviewing one (1) nonuse variance application for 37.8% lot coverage, where City Code Section 7.3.104 allows a maximum lot coverage of 30%.

STAKEHOLDER PROCESS:

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 23 property owners on one occasion prior to the Historic Preservation Board hearing. The site was also posted during the one occasion noted above. All written comments received prior to the hearing will be transmitted separately to the Historic Preservation Board for their consideration.

STAFF ANALYSIS:

On July 6, 2020, the City Historic Preservation Board considered and voted to approve the installation of two (2) windows on either side of the existing chimney on the northern elevation of the single-family residence.

The Applicant is now requesting a new Report of Acceptability to allow construction of an addition, two (2) decks, and other exterior changes to the existing house located at 2019 North Cascade Avenue. The proposed project will modify all four sides of the existing home. The project proposes the demolition of an existing flat roof over the south side of the existing home, which will be replaced with a sloped roof with a gable design. An uncovered wood deck will be added to the west side of the home, as the western facing service door is proposed to be removed. Access to the new deck will be provided via a southern facing sliding glass French door, which replaces an existing window. On the eastern side of the home the Applicant is proposing a 611 square foot addition with an attached covered wood deck and at grade patio. The addition will replace an existing flat roofed portion of the home with a sloped roof with a gable design similar to the front of the home. The additions will be the same height as the existing roofline. The new eastern facing covered deck will be accessed by a new sliding glass French door. All proposed exterior finishes, including windows, will match the existing detail in character, style, and material of the original architecture. Please refer to the applicant’s project statement and plans for further details. (see **“Project Statement”, “Site Plan” and “Elevations” attachments**)

This project will be visible from the public right-of-way and require a building permit from the Pikes Peak Regional Building Department, which triggers approval of a Report of Acceptability from the Historic Preservation Board. City Planning staff finds that the proposed plan, as stipulated, is in conformance with the purpose for approving a Report of

Acceptability, as set forth in City Code Section 7.5.1605.C.

REGISTER STATUS AND COMMENTS

The 2019 North Cascade Avenue property is listed as a contributing structure in the North End Historic District and was nominated based on its "Spanish bungalow" architectural style and "red tile roof" feature. Based on a search building permits for the property, staff is unsure when the "red tile roof" was removed.

STAFF RECOMMENDATION:

AR R 20-00609-HPB - 2019 North Cascade Avenue

Approve a Report of Acceptability for the 2019 North Cascade Avenue House Addition project, based upon the findings that the request meets the review criteria for granting a Report of Acceptability, as set forth in City Code Section 7.5.1605.C.

PROPOSED MOTION:

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Approve a Report of Acceptability for the 2019 North Cascade Avenue House Addition project, based upon the findings that the request meets the review criteria for granting a Report of Acceptability, as set forth in City Code Section 7.5.1605.C.