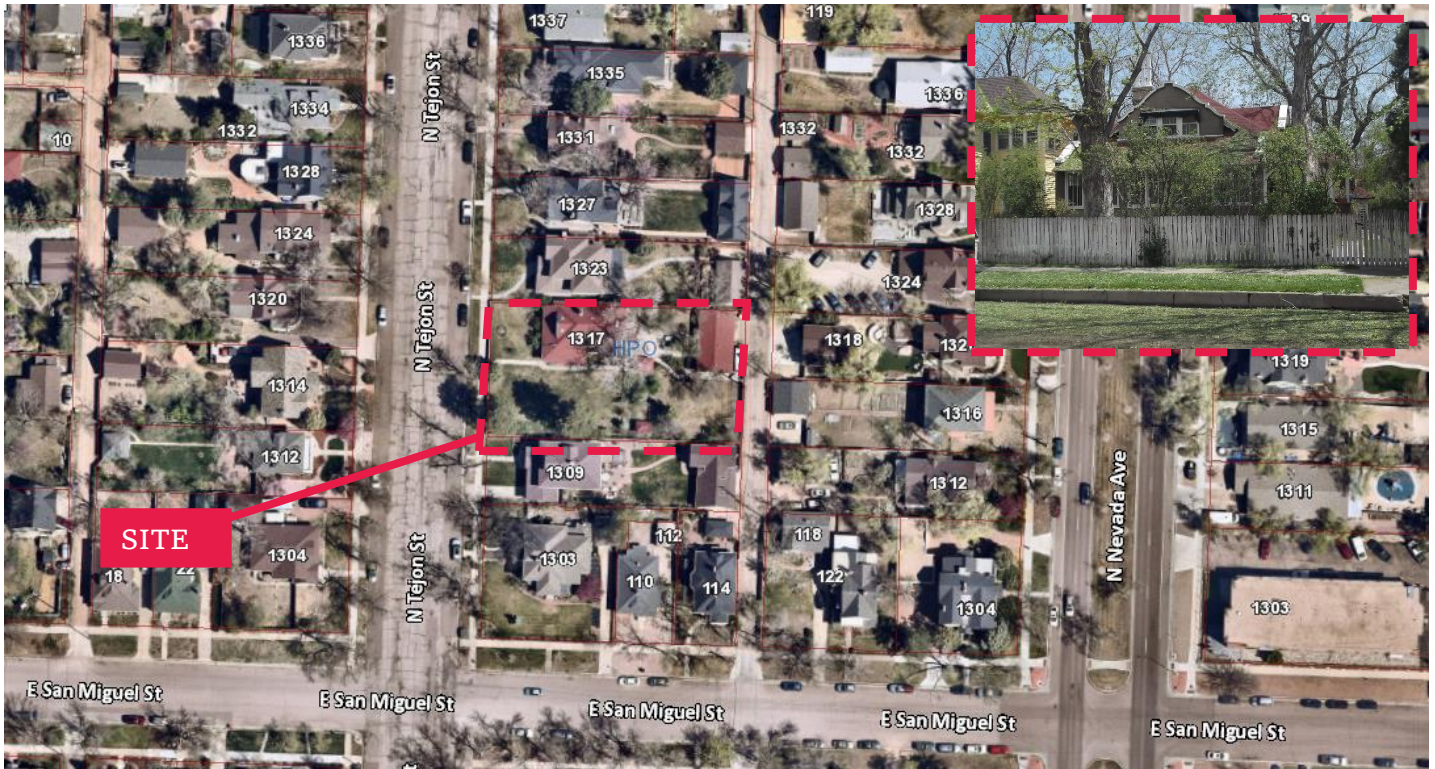




1317 N TEJON ST NORTH-SIDE WINDOW AND EAST DOOR PROJECT

Historic Preservation Board – October 7, 2024

Staff Report by City Planner: Johnny Malpica



Quick Facts

Applicant/Owner

Carrie Hibbard

Design Consultant

Prospect Builders Ltd

Contractor

John Hockman

Address / Location

1317 N Tejon St

TSN(s)

6407106013

Zoning and Overlays

Zoning:

R-1 6 (Single-Family – Medium)

Overlay:

HP-O (Historic Preservation

Overlay)

Site Area

19,000 sq. ft.

Land Use

Single Family Residential

Applicable Code

Unified Development Code

Project Summary

This application proposes conversion of an existing glass bay window on the north side of the primary structure to a traditional style wood awning window, as well as the replacement of a double window on the eastern (rear) side of the structure with a traditional style double door and associated stairs and handrail.

File Number	Application Type	Decision Type
HIST-24-0014	Report of Acceptability	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Town of Colorado Springs	1872
Subdivision	Town of Colorado Springs Addition #1	1882
Master Plan	Old North End Neighborhood Master Plan	1990
Prior Enforcement Action	N/A	N/A

Site History

The property addressed as 1317 N. Tejon St was platted as Block 214 in 1882 as part of the Town of Colorado Springs Addition #1 Subdivision. The current configuration of this lot contains portions of the platted block 214. As such, in 2003 the property completed the Waiver of the Requirement to Plat process to establish the lot as a legal lot of record for zoning purposes. The primary structure that remains on the lot today was constructed in 1912 and is listed as a contributing structure in the North End Historic District based on its “mission style” architecture.

Applicable Code

The subject application is within the boundaries of the North End Historic Preservation Overlay. The proposed work requires a building permit and is marginally visible from a public right-of-way. These factors are the criteria for requiring a Report of Acceptability from the Historic Preservation Board. An approved Report of Acceptability is required before a building permit is issued by the Pike Peak Regional Building Department. The Report of Acceptability is reviewed under Section 7.5.528, Historic Resource Alteration or Demolition, of the UDC. All subsequent references within this report that are made to “the Code” and related sections are references to the UDC.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R-1 6/HP-O (Single-Family – Medium with Historic Preservation Overlay)	Single-Family Residential	N/A
West	R-1 6/HP-O (Single-Family - Medium with Historic Preservation Overlay)	Single Family Residential	N/A
South	R-1 6/HP-O (Single-Family – Medium with Historic Preservation Overlay)	Single Family Residential	N/A
East	R2 /HP-O (Two-Family with Historic Preservation Overlay)	Single Family, Two Family, and Multi-Family Residential	N/A

Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	One (1) time, prior to the Historic Preservation Board Public Hearing
Postcard Mailing Radius	150'
Number of Postcards Mailed	23
Number of Comments Received	No public comment received

Public Engagement

The Report of Acceptability utilized a standard public notice procedure, which included mailed postcards to property owners located within 150 feet of the site and a poster that was placed on the property to inform the nearby neighbors and the neighborhood of the proposal.

Timeline of Review

Initial Submittal Date	09/09/2024
Number of Review Cycles	1
Item(s) Ready for Agenda	09/13/2024

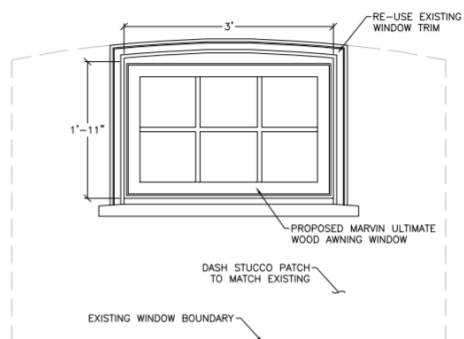
Report of Acceptability

Summary of Application

The applicant submitted a Report of Acceptability application for the 1317 North Tejon St North-side Window and East Door Project (see “Attachment 1 – Project Statement” and “Attachment 2 – Site Plan and Elevations”).



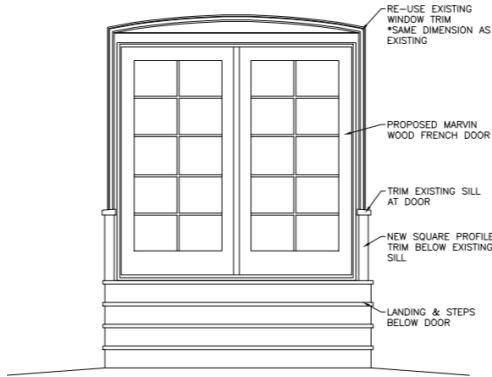
2
A-2 EXISTING NORTH WINDOW



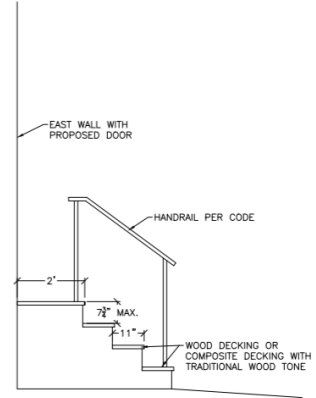
A
A-2 PROPOSED NORTH WINDOW
SCALE: 1"=1'



3 EXISTING EAST WINDOWS
A-2



B PROPOSED EAST DOOR
A-2 SCALE: 1/2"=1'



C PROPOSED EAST DOOR STEPS
A-2 SCALE: 1/2"=1'

The location of the northern window is located on the side of the primary residence and is visible from Tejon St, whereas the existing double window is on the rear of the home and, although it is visible from the rear alley, remains mostly out of view as it is eclipsed by a rear garage located along the alley. Provided that both project elements require a building permit, a Report of Acceptability is required to be submitted prior to issuance of a building permit.

The project proposes the conversion of an existing glass bay window along the northern side of the house with a traditional style wood awning window that matches the architectural vernacular of the primary structure. Additionally, the proposal includes the replacement of an eastern (rear) double window with a wooden double door of a traditional style that includes a new staircase with four risers and a railing. Both of the changes included in this Report of Acceptability demonstrate attention to the structure's architectural vernacular and historical significance. Additionally, it should be noted that the existing bay window on the side of the home is averse to the building's architectural style, both from a stylistic and material perspective. The proposed replacement window is both aesthetically and materialistically consistent with the structure's architectural fenestration. As such, the side window replacement represents an improvement to the building's historic architectural style. The rear door with staircase is both minimally visible from public view and matches the building's architectural form and fenestration and is expected to have a minimal impact to the historic value of the home and property it is seated on.

Application Review Criteria

UDC Section 7.5.528, Alteration and Demolition

In determining the decision to be made concerning the issuance of a Report of Acceptability, the Historic Preservation Board shall consider the following:

- a) The effect of the proposed work upon the general historical and architectural character of the HP-O district; and

The proposed work has minimal effect on the general historical and architectural character of the HP-O district.

- b) The architectural style, arrangement, texture, and materials of existing and proposed structures, and their relation to the structures in the HP-O district; and

The proposed project does not impact the architectural style of the historic buildings on the property.

- c) The effects of the proposed work in creating, changing, or destroying the exterior architectural features of the structure upon which such work is to be done; and

The proposed work has minimal to no effect on the architectural features of the historic building.

- d) The effect of the proposed work upon the protection, enhancement, perpetuation, and use of the HP-O district; and

The proposed work has a positive effect upon the protection, enhancement, perpetuation, and use of the HP-O district.

- e) Evaluation of City Council approved Design Standards. The City Council approved design standards for this application are 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 Corridor. Provided that the proposal consists of the replacement of a bay window that is averse to the building's historic significance with one that is historically derivative of the building's intended architectural style, and the rear window replacement with a rear door that is consistent with the building's architecture, the projects size, location, and materials used have no impact to the original historic structures on the property. As such, the project is consistent with the North End Standards as described below:

Area Wide Standards, Criteria A2: "Maintain the visual integrity of the North End Historic District."

This project maintains the visual integrity of the Old North End Historic District through the use of traditionally styled wooded windows and doors with divided light grills. Furthermore, the steps that serve the rear doors integrate features including stained wood like decking, iron guardrails, and a lattice skirt that are consistent with the overlay zone.

District Standards, Criteria B2: "Building materials used in new construction and rehabilitation of the existing buildings should be similar in size, composition, quality and appearance to that used historically."

As described above, the proposed window and door replacement includes carefully selected materials that pay attention to the building's historic architecture. As such, their size, composition, quality, and appearance are consistent with those used historically.

Nevada/Tejon Subarea Standards, Criteria C2.c: "Maintain the variety of side yard setbacks of buildings, ranging from under 5 to 15 feet and the pattern of smaller setbacks on the north side and larger setbacks/yards on the southern side of houses."

The placement of the patio door and steps are done so to as to be oriented along the southern side of the primary structure, maintaining a setback that is consistent with that of the existing home, where porch features are aligned along the southern side of the home.

City Planning Staff finds that the project is in conformance with the criteria for approving a Report of Acceptability, as set forth in City Code Section 7.5.528.

HIST-24-0014

City Planning Staff finds that the project is in conformance with the criteria for approving a Report of Acceptability, as set forth in City Code Section 7.5.528.