

CITY HISTORIC PRESERVATION BOARD
April 1, 2024

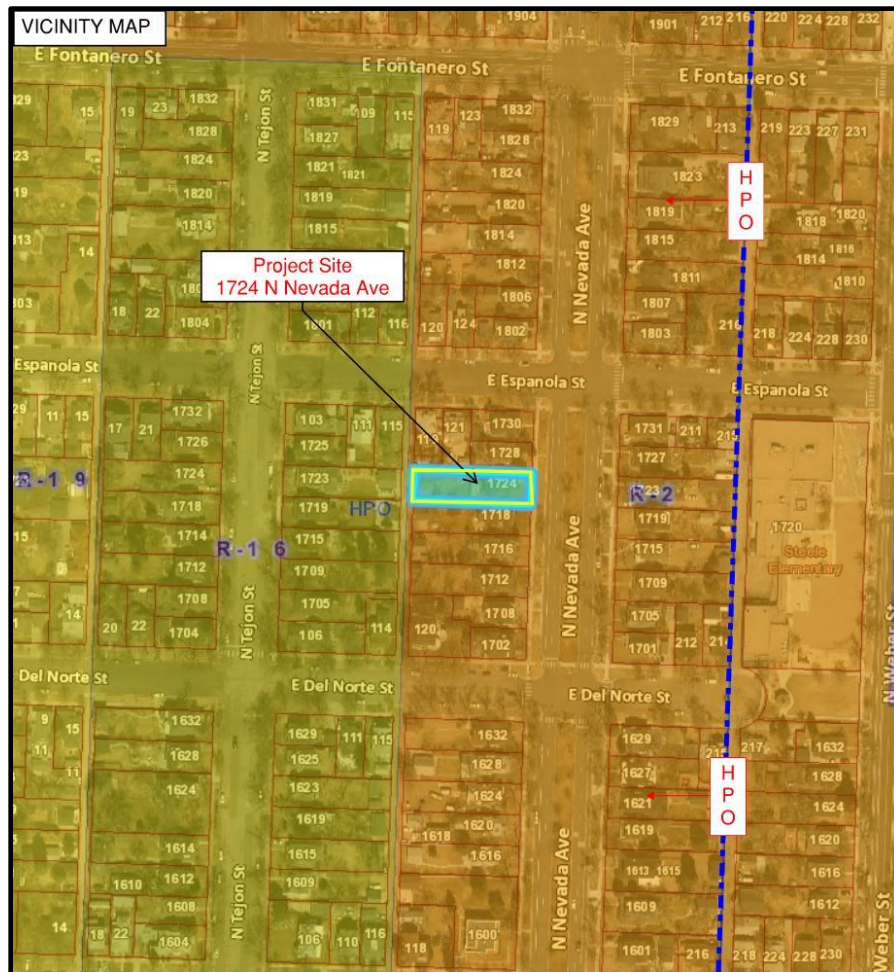
STAFF: WILLIAM GRAY

FILE NO:
HIST-24-0001

PROJECT: 1724 N NEVADA PATIO COVER ADDITION

OWNER/
APPLICANT: PETER GORDON

CONTRACTOR: T ANTHONY CONSTRUCTION



PROJECT SUMMARY:

1. Project Description: The project proposes an application for a report of acceptability to construct a new patio cover addition on the west elevation of the existing main house located at 1724 North Nevada Avenue. The project is herein referred to as “1724 N Nevada Patio Cover Addition (see “**SR-1_Patio Cover Plans**” attachment).
2. Applicant’s Project Statement: (see “**SR-2_Project Statement**” attachment)
3. Planning and Development Team’s Recommendation: City Planning Staff finds the Report of Acceptability meets approval criteria.

BACKGROUND:

1. Site Address: The property associated with this project is located at 1724 North Nevada Avenue (see “**SR-3_Vicinity Map**” attachment).
2. Existing Zoning/Land Use: The property is zoned R-2/HP-O (Two-Family with Historic Preservation Overlay) and developed with a Two and one-half story (2-1/2), 3,800 square feet single family residence, 440 square feet detached garage and 48 square feet shed. (see “**SR-4_Site Plan**” attachment).
3. National Register/Contributing Structure: The residence, built originally in 1899, is a listed contributing structure in the North End Historic District based on its “gable and frame, classical detailing on front porch” architecture. Both outbuildings are non-contributing structures to the historic district. Both the detached garage and shed are simple, symmetrical structures with a gable roof that complement the main house with matching body color and trim. The garage has the same exterior siding as the main house and the shed has horizontal siding (see “**SR-1_Patio Cover Plans**” attachment).
4. Concurrent Applications: A building permit application is pending with Pikes Peak Regional Building Department. A building permit with an accompanying Historic Preservation Board Report of Acceptability is required for the proposed project.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to surrounding homeowner’s associations and adjacent property owners within 150 feet of the site, which included the mailing of postcards to 23 property owners on one (1) occasion (prior to the Historic Preservation Board hearing). The City also required on-site posting during the one (1) occasion noted above. City Planning staff received no public comment regarding this project.

SUMMARY OF APPLICATION:

The Report of Acceptability for the 1724 N Nevada Patio Cover Addition project proposes to construct a new 432 square feet patio cover over an existing concrete patio on the back (west) side of the existing main house (see “**SR-1_Patio Cover Plans**” attachment). Much of the patio cover addition has a gable and shed style roof except for the north 12’ that is a pergola roof. The new addition will be tied to the main residence’s wall studs.

The design of the addition incorporates elements of the front porch but without the classical detailing of the front porch. The detailing is much simpler but compatible with the historical characteristics of the main

residence. All framing is wood, roof covering is asphalt shingles, and the exterior colors will match the existing structure on the property (see “SR-1_Patio Cover Plans” attachment).

This project is compatible with the appearance of the historic structure, and it does not impact any of its character defining features. This addition is subordinate to the original structure due to its location on the backside of the home. This project does not change the relationship between the old and new parts of the building. Finally, the project uses the same quality of materials and craftsmanship of the original home to further ensure its compatibility.

This project will be visible from the public right-of-way and requires a building permit from Pike Peak Regional Building Department, which is the reason a Report of Acceptability from the Historic Preservation Board is required.

APPLICATION REVIEW CRITERIA:

1. REPORT OF ACCEPTABILITY REVIEW CRITERIA

UDC Section 7.5.528.C.2.b.3, In determining the decision to be made concerning the issuance of a report of acceptability, the 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 is located on the back side of the existing historical residence, so it has minimal impact to the character and feel of the historic 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 main house and its relation to the other historical residences in the HP-O district. This type of project enhances the continued use of the property and expresses its changing functions. Today’s society places significant value on comfortable, multi-season outdoor living spaces and uses.

- 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 patio cover addition has no impact on the important architectural features of the structure. Its visual impacts are minimal as it is mostly hidden from view. The scale and simplicity of the design allows the historic residence to remain as the prominent feature of the property.

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

The proposed addition is minimally visible, includes a design compatible with the historic residence, is an expression of the structures changing function and retains the historical character of the district from both the street and alley view.

- 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 Subarea. The 1724 N Nevada Patio Addition project through its design, scale, location, material uses and no impact to the original structures defining architectural characteristics makes it consistent with the North End Standards as follows:

Area Wide Standards:

“A1. Maintain the concentration of late nineteenth and early twentieth century buildings with a similarity in use, scale, character, and setting which visually defines the historic district.”

“A2. Maintain the visual integrity of the North End Historic District.”

District Standards:

“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.”

“B14. Minimize the impact of new additions to buildings. Additions and alterations should be in compatible size, scale and appearance with the main building and neighboring buildings.”

STATEMENT OF COMPLIANCE:

HIST-22-0001 – Report of Acceptability

City Staff finds that the Report of Acceptability for the 1724 N Nevada Patio Cover Addition project meets the review criteria for approval of a report of acceptability, as set forth in City Code Section 7.5.528.C.2.b.3.