

Quick Facts

Applicant

Zook Trust, LLC

Property Owner

Zook Trust, LLC

Design Consultant

Blue Ridge Drafting & Design

Address / Location

2020 North Tejon Street

TSN(s)

6406210007

Zoning and Overlays

Zoning:

R-2 (Two-Family)

Overlay:

Historic Preservation Overlay

Site Area

19,000 square feet

Land Use

Detached Single Family

Residential

Applicable Code

Unified Development Code

Project Summary

An application for a Report of Acceptability to construct a new 748 square feet, detached garage that is 22'-7" in height and is in the rear yard of the lot.

File Number	Application Type	Decision Type
HIST-25-0003	Report of Acceptability	Quasi-Judicial

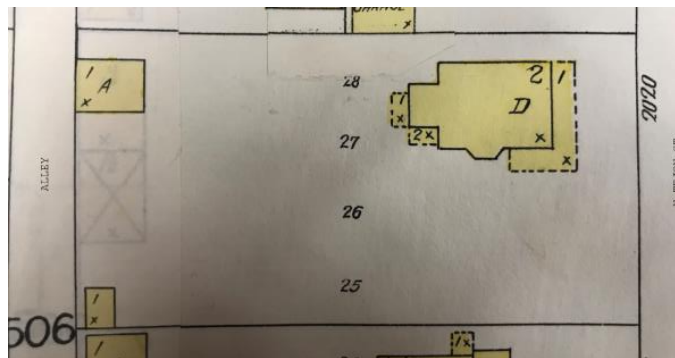
Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	North End Addition	1880
Subdivision	North End Addition	1889
Master Plan	Old North End Neighborhood Master Plan	1991
Prior Enforcement Action	N/A	N/A

Site History

The property became part of the city in 1898 with the North End Addition Annexation. This property is legally described as Lot 25-28, Block 506, North End Addition. The North End Addition was established in 1889. The property was developed in 1899 with the main house and existing accessory buildings. The image below shows the property configuration and the structures that existed on the property in 1907 (See “Attachment 1-Sanborn Map”).



The main house is listed as a contributing structure in the North End Historic District based on its “Georgian square, very elaborate, with bays, pedimented front porch, beveled transom lights, and large new wing (1978)”. Its form and character today are close to that of 1907. The exceptions to this are the porte-cochere and portico at the northwest corner and the new wing that was added in 1978 as indicated in the architecture description. The residence also has roof mounted solar panels that were installed in 2019. The original accessory buildings in the rear yard that are adjacent to the alley remain. These structures are not considered as contributing to the district.



Applicable Code

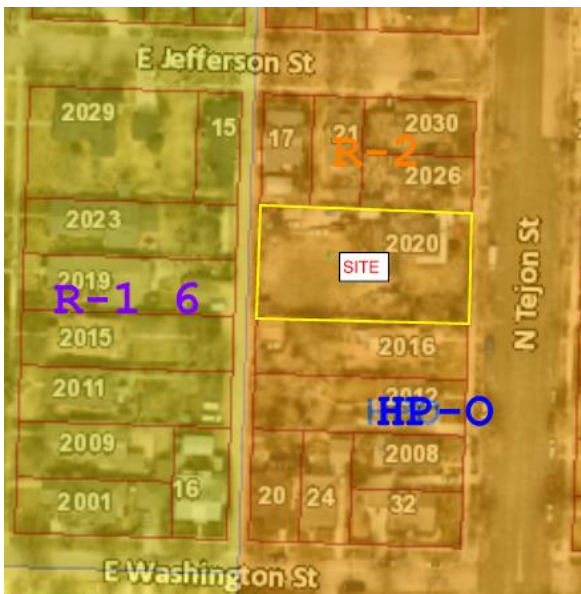
The subject application is within the boundaries of the North End Historic Preservation Overlay. The proposed work requires a building permit and is visible from a public right-of-way. A Report of Acceptability from the Historic Preservation Board is required before a building permit is issued by Pike Peak Regional Building Department. A Report of Acceptability is reviewed under Section 7.5.528, Historic Resource Alteration or Demolition, 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-2/HP-O (Two-Family 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-2/HP-O (Two-Family with Historic Preservation Overlay)	Single Family Residential	N/A
East	R-2/HP-O (Two-Family with Historic Preservation Overlay)	Single Family Residential	N/A

Context Map (See “Attachment 2-Context Map”)



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	26
Number of Comments Received	No public comment

Public Engagement

The Report of Acceptability was noticed by postcards to property owners located within 150 feet of the site and a poster was placed on the property to inform the nearby neighbors and the neighborhood of the proposed project.

Timeline of Review

Initial Submittal Date	03/06/2024
Number of Review Cycles	1
Item(s) Ready for Agenda	04/11/2024

Report of Acceptability

Summary of Application

The Applicant has submitted a Report of Acceptability for a new detached garage in the rear yard of the lot located at 2020 North Tejon Street (**see “Attachment 3-Project Statement” and Attachment 4-Plans”**). The purpose of the new garage is to provide space for the owner to park vehicles inside, and the application specifically refers to a need for storing a recreation vehicle. As noted earlier there are two (2) existing accessory buildings, one (1) is a garage and the other a storage shed. Both buildings will be maintained.

The proposed new garage is 748 square feet (34' L x 22' W x 22'-7" H). It is designed with a gable roof that has an 8:12 roof pitch, with a single overhead door facing the alley, divided windows on the north and east elevations, a man door on the north elevation, horizontal lap siding, simple trim details, and an architectural asphalt shingled roof covering.

Many historic garages, carriage houses, sheds, servant's quarters, and utility/storage buildings exist in the Old North End. These outbuildings do contribute to the historic character of individual sites. Outbuildings often reflect the architectural style of the principal buildings, while others are more modest, vernacular structures. Garages and carriage houses are typically located in the rear yard as detached structures and built to the rear lot line near alleys. These buildings also exhibit windows, siding, trim, detailing, and materials of the principal structure.

The design of the new garage is more vernacular than a reflection of the architectural style of the home. The garage has a 8:12 roof pitch that matches the house and the historic garage. It does not match the roof style, but the roof pitch is part of the form of the main structure. The new structure is subordinate in height, scale and mass, and located in the rear yard to

allow focus to remain on the historic residence, and its location reinforces the historic development pattern for outbuildings in the Old North End. Additionally, materials used on the garage specifically siding, trim, and roof covering match the residence.

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 main house and its relation to the other historical residences in the HP-O district. It reestablishes primary elements of front porches in the Old North End Neighborhood, and it does not take away from the prominent features of the home. An example is the very prominent gable roof over the front porch.

- 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 effect on the architectural features of the building.

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

The proposed garage reinforces the development patterns for outbuildings in the HP-O, and its design is appropriate in terms of height, size, scale and mass. It is subordinate to the primary building. This is important because the homes within the Old North End are the distinguishing features of the historic 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 Subarea. The 2020 N Tejon Detached Garage through its location, design, size, and material makes it consistent with the North End Standards as follows:

Area Wide Standards:

The new detached garage is in the rear yard of the lot to allow focus to be maintained on the historic residence. This is reinforced also by its size compared to the primary building. Also, the project does not involve the removal of the existing,

historic outbuilding. The application meets the Area Wide Standards (Design Standards, Areawide Standard, A.2 and A.10).

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

“A.10. 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.”

District Standards:

The new garage incorporates building form and materials in its design to match the historic residence. By doing this the application complies with the District Standards (Design Standards, District Standard B.1, B.2, B.7, and B.14).

“B.1. 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, for example, 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.”

“B7. Outbuildings should be subordinate in size and appearance to the main house and located on rear portions of lots.”

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

Statement of Compliance

HIST-25-0003

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