

CITY OF COLORADO SPRINGS

INTEROFFICE MEMORANDUM

DATE: June 25, 2015
TO: Peter Wysocki, Director of Planning
FROM: Sarah Johnson, City Clerk
SUBJECT: Notice of Appeal

AR R15-00182-HPB

An appeal has been filed by Robert Pond, General Manager of ACE Construction & Exteriors regarding the Historic Preservation Board action of June 15, 2015 per attached copy.

I am scheduling the public hearing on this appeal for the City Council meeting of July 28, 2015.

CC: Katie Carleo

Robert Pond, GM
ACE Construction & Exteriors
1515 Snowpeak Court
Colorado Springs, CO 80921



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CITY CLERK'S OFFICE

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Date: Thursday, June 25, 2015

City Planning Commission, Appeal Department
30 S. Nevada Avenue, Suite 101
Colorado Springs, CO 80903

City Planning Commission, Appeal Department:

I am writing you today to appeal the decision made during the Historic Preservation Board hearing held on Monday, June 15, 2015 concerning the 1232 N Nevada Project.

Hanson & Hanson was contracted by the owner, Benjamin Gilbert, on November 25, 2014 to construct a safer, to code, fire escape for the property. The old escape was a galvanized steel hatch door, unpleasing to the eye and dangerous in nature, snow and ice could and would easily pile up on the door rendering it useless and hazardous.

I, Robert Pond, General Manager of ACE Construction & Exteriors have been hired to be the project manager and liaison between Hanson & Hanson & the property owner.

Due to building codes the current fire escape was replaced by a door and dormer. This door provides safety for the tenants in case of evacuation.

We have used the highest quality of materials and craftsmanship when working on this project. When picking the new windows, we took into consideration the style of the current windows and made sure they matched.

Our drawings and construction plan are and always will be to keep the visual integrity and original late nineteenth and early twentieth century design of the construction of the house that is in the Historical Zone of the Old North End.

Our decision to move forward with the appeal on the decision is due to safety concerns for the tenants living at the property in question. The board has asked us to lower the door by 2 feet, due to the new door extending the roof as now the highest point of the house, which the board believes goes against the design standard "Traditional designs, practices and materials should be used for both repair and new construction" and "Rooftop additions may be appropriate, and should be designed to minimize the visual impact from the street".

We still stand by our original design of using a standard size door as the safest and most efficient fire escape. We would like to appear before City Council during the next scheduled board meeting.

Sincerely,

Robert Pond
General Manager

Before and After Pictures of Project

