
1515 N. CASCADE AVE, COLORADO SPRINGS, CO 80907

PROJECT STATEMENT

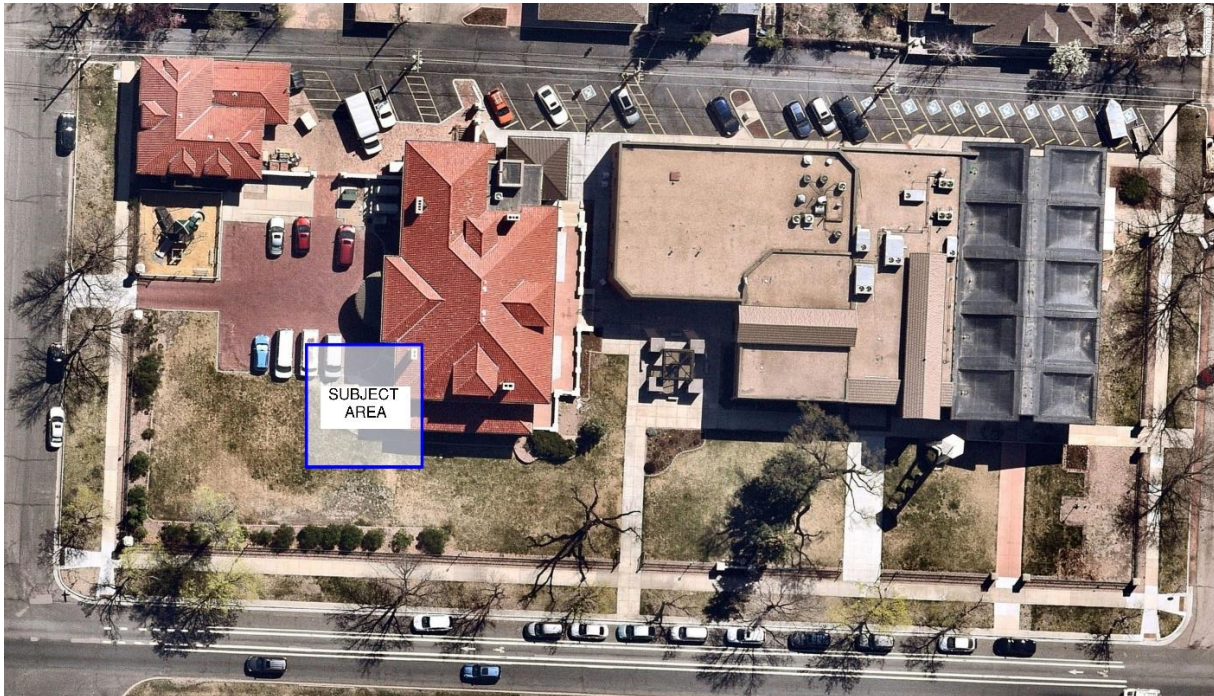
AUGUST 2024

REQUEST

NES Inc. on behalf of The First Lutheran Church:

1. Installation of an underground gas line for a proposed fire pit.

LOCATION



The site is located on the north and east of the intersection of E. Buena Ventura Street and N. Cascade Avenue. The site includes the main church building at the south side of the property, and the historic Peel House to the north.

JUSTIFICATION FOR SUBMITTAL UNDER SECTION 7.5.52.C.2.b.(3)

1. The effect of the proposed work upon the general historical and architectural character of the HP-O district

The installation of an underground gas line, approximately 30ft in length, will have no impact on the architectural or historical character of this property. All proposed work is within an existing landscape bed and sod area.

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

The proposed installation of an underground gas line will not interfere with, alter, or reduce the significance of the existing architectural style, arrangement, textures and materials of the existing structure. The proposed fire pit will have a very low profile and scale in relation to the existing buildings on site. Materials proposed will also match the colors and textures consistent with all existing architecture on site.

3. 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

The proposed will have no impact on the architectural features of the structure. The main gas line valve exists within the landscape adjacent to the building. There will be no need to change, destroy or create additional elements that directly impact or alter the existing architectural features.

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

The proposed installation of an underground gas line will be the safest method of creating a firepit. Other methods of firepit construction may create more air pollution and less capacity to control the environment. This method will allow for greater protection, perpetuation, and use of the site within the HP-O district.

5. Evaluation of City Council approved Design Standard

The installation of a gas line has no relation to the approved design standards. The late nineteenth and early twentieth century buildings will remain concentrated. The installation of this underground gas line will not disturb the visual integrity of the North End Historic District. This will also have no impact on the distribution of housing types or physical characteristics. All mountain views will be preserved. There will be no interference with the historic pattern of the gridded

street pattern. All building entrances will maintain a formal aesthetic with the existing sidewalks and steps to the raised porches and entrances. The installation of an underground gas line will not impact the visual appearance of the district as a neighborhood of single-family homes. The proposed construction is to be underground and the material selection will not have any impact on the historically distinguished area. The installation of an underground gas line will also have no impact on the various housing types which distinguish the Old North End community, including any outbuildings.