

**CITY OF COLORADO SPRINGS HISTORIC PRESERVATION BOARD
RECORD-OF-DECISION**

NEW BUSINESS CALENDAR

DATE: June 15, 2015
STAFF: Katie Carleo
FILE NO.: AR R 15-00182-HPB
PROJECT: 1232 N Nevada – Fire Escape

STAFF PRESENTATION

Katie Carleo, Planner for the Historic Preservation Board, gave a presentation. (See attached Staff Memo to the Minor Works Committee and Exhibits)

APPLICANT PRESENTATION

Applicant, Mr. Robert Pond owner of ACE Construction and Exteriors, on behalf of the owner Benjamin Gilbert presented information on the application. He discussed the added and updated safety that was established through the new construction. Mr. Pond also discussed Mr. Gilbert's work in enhancing the community of Colorado Springs with the work on several properties in the city, as well as the Historic district. He stated Mr. Gilbert believes in putting investment into the Colorado Springs community. Mr. Pond stated that the bank had required Mr. Gilbert to build the new deck and dormer as part of the sale of the home in early 2014. Mr. Pond noted that the drawings that were originally submitted reflected a pitched roof, and what was built was a flat roof style to match the existing dormer. Board Member Martin asked if the roof of the dormer was lowered by 4 feet and installed a window instead of the door if this would satisfy the building safety requirements.

Member Appugliese mentioned his concern with the disconnect from the character of the Old North End, but recognizes the breakdown in communication with Pikes Peak Regional Building Department. He stated this is a very visible feature and some alterations would need to be considered before he could support the application.

Mr. Pond indicated the installed was 32" by 80". Member Martin asked the difference between the existing dormer and the roof of the new dormer, Mr. Pond disclosed this was about 2.5 feet. Member Martin asked if the roof of the dormer was lowered by 4 feet and installed as a window instead of the door if this would satisfy the building safety requirements, no further discussion.

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CITIZENS IN FAVOR

None

CITIZENS IN OPPOSITION

None

DISCUSSION OF THE COMMISSION

Member Hooper discussed the concern for safety with the existing decks and understands the need for updating. But questioned what alternatives are available.

Member Hutchcraft discussed the design of the roofline and it's irregular and lack if continuity with the neighborhood characteristics.

Member Herbst mentioned the validity of the Historic Preservation Overlay in the City of Colorado Springs. He stated with doing construction without coming to the Board there is a missing link in reviewing the suitable character for the overlay.

Member Hutchcraft discusses the lowering of the roof to better match the character of the house and at this being a compromise for both parties with the communication breakdown from Pikes Peak Regional Building Department.

DECISION OF THE HISTORIC PRESERVATION BOARD

Motion to approve application AR R 15-00182-HPB based upon the finding that the application meets the North End Historic Preservation Design Standards criteria; and meets the code review criteria set forth in City Code Section 7.5.1605C with the following modifications

1. Roof height of the new dormer must be lowered to maintain the existing height of the home.

Motion made by Martin

Second by Hutchcraft

Motion Carried 3-2-1 (Against motion: Hooper and Appugliese; Fletcher excused)

Appeal instructions read.

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Historic Preservation Board acting Vice Chair

DRAFT