



**LOT 6, CONFLUENCE PARK SOUTH
(CHADBOURN COMMUNITY CHURCH)**

April 15, 2025

**PROJECT STATEMENT
FORM BASED ZONE MINOR IMPROVEMENT PLAN
AND
HISTORIC PRESERVATION – REPORT OF ACCEPTABILITY**

Description:

Lot 6, Confluence Park South is located directly south of the intersection of Cimino Drive and W. Conejos Street. The 11,674 SF (0.268 acre) previously platted lot is currently comprised of the Chadbourn Community Church (National Register of Historic Places – 2009), an outdoor garden area to the west and existing general parking area to the north. The site is zoned FBZ-CEN. A Form Based Zone Minor Improvement Plan submittal package is proposed that conforms to the requirements of the Form Based Zone Code to reflect the relocation of currently non-ADA accessible bathroom facilities in the basement into a proposed 275 SF main level ADA bathroom addition.

All public improvement work along Conejos and Cimino frontage has been previously completed. No permanent detention, stormwater quality or green infrastructure facilities will be required due to the limited size of this site (significantly less than 1 acre of disturbance). Continued use of the existing parking lot is anticipated.

A pictorial history of the building has been attached to this document providing a photographic and associated narrative of the history of this building.

CDI FEE SUMMARY:

Due to the unique nature of this proposed very small ADA bathroom relocation. No impact fee is required.

Submittal:

The submitted applications include:

1. Form Based Zone Minor Improvement Plan – Proposed 275 SF ADA bathroom relocation
2. Historic Preservation – Report of Acceptability – Proposed stucco addition to main existing building

Justification:

The proposed FBZ Minor Improvement Plan is in conformance with the Form-Based Guidelines.

The Historic Preservation Report of Acceptability is supported by the responses to the comments / questions provided in response to the Pre-Application process:

- a) The effect of the proposed work upon the general historical and architectural character of the HP-O district;
 - The Chadbourn Spanish Gospel Mission is the last standing building from what was once a vibrant immigrant neighborhood and is the only structure in this area within the HP-O overlay. The proposed work focuses on a small addition to non-primary facades to the south and west sides—areas hardly visible from the main frontage. These updates, which include modern accessible restrooms, more meeting space, and a renovated kitchen, are intended to support the building's continued use as a place to gather. The goal is to make the space functional to today's standards while respecting and preserving its historic character so that it can continue to serve the community for years to come.
- b) The architectural style, arrangement, texture, and materials of existing and proposed structures, and their relation to the structures in the HP-O district
 - The existing structure is Mission Revival style, featuring stucco cladding, a square bell tower, arched openings, and decorative parapets. These defining elements will be carefully preserved and remain visually prominent. The proposed addition has been intentionally designed to be secondary in scale and distinguishable from the original structure while remaining visually compatible and representative of the massing of the existing additions. As the Chadbourn Mission is the only structure within this HP-O district, the proposal maintains the architectural continuity of the site and enhances its ongoing preservation through functional upgrades that allow the building to remain actively used.
- 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;
 - The proposed addition avoids any alteration to the primary facades and is limited to the non-primary facades, hardly visible from the street. There is no impact on the building's significant exterior architectural features.
- d) The effect of the proposed work upon the protection, enhancement, perpetuation, and use of the HP-O district
 - The proposed work directly supports the protection, enhancement, and continued use of the Historic Preservation Overlay (HP-O) district by ensuring the long-term viability of its only contributing structure. By upgrading the facilities with modern accessible restrooms, additional meeting space, and expanded kitchen the project allows Chadbourn Spanish Gospel Mission's congregation to continue serving its role as an active community gathering place and cultural anchor.

Secretary of Interior Standards for Rehabilitation Justification is provided below for the addition:

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
 - a. The Chadbourn Spanish Gospel Mission will continue to be used as it has historically—a place of worship, fellowship, and community support. The proposed work is not a change of use but an enhancement that allows the building to better fulfill its mission. All modifications are designed to minimize impact on the structure's distinctive architectural features and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

- a. The proposed work has been carefully designed to retain and preserve the historic character of the Chadbourn Spanish Gospel Mission. No distinctive materials or features will be removed or altered. The addition is located at the rear of the structure, set apart from the original volume, tucked between existing non-original additions. It is intentionally understated in massing and detailing. This ensures that the building's spatial relationships remain clearly legible and unchanged.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
 - a. The proposed addition to the Chadbourn Spanish Gospel Mission has been designed to clearly differentiate new construction from the historic fabric, avoiding any false sense of historical development. The new elements will not replicate or mimic historic features but will instead reflect a contemporary design language that is compatible in material and scale while remaining distinct. No conjectural features or borrowed elements from other historic properties will be introduced. The addition respects the building's original Mission Revival architecture by avoiding imitation and clearly acknowledging its role as a modern intervention that supports the continued use of the property.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
 - a. All existing elements of the Chadbourn Spanish Gospel Mission that have historic significance—like the Mission Revival features such as the bell tower, curvilinear parapets, and arched openings—will be retained and preserved. These features contribute to the building's historic character and are essential to its architectural identity. Later additions that do not hold historic significance will be removed or modified to accommodate the building's continued use. These changes are limited in scope and are being undertaken to support the long-term preservation and functionality of the Mission, ensuring that its most historically significant elements remain intact and prominent.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
 - a. The project is committed to preserving the distinctive materials and features that define the Chadbourn Spanish Gospel Missions' architectural character. All elements of the Mission Revival style will be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
 - a. No historic features are proposed to be replaced as part of this project, and no character-defining features are currently considered missing. The scope of work focuses on preserving the existing historic fabric. Should any unforeseen deterioration be discovered during construction, repairs will be prioritized.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
 - a. Chemical or physical treatments, if necessary, will be undertaken using the gentlest means possible. Abrasive methods, harsh chemicals, or any treatments that could compromise the integrity of historic materials will not be used. The project team is committed to preserving the

building's original materials through minimally invasive techniques, ensuring that all work is consistent with preservation standards and does not result in unintended damage to historic fabric.

8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
 - a. While no known archaeological resources have been identified on the site, the project team acknowledges the potential cultural significance of the area given the site's location within the former Conejos District. Ground disturbance will be limited to areas required for the proposed work, and care will be taken during excavation to avoid unnecessary disruption.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 - a. The proposed addition has been carefully designed to avoid any destruction of historic materials, features, or spatial relationships that characterize the Chadbourn Spanish Gospel Mission. The work is confined to the rear (south and west) facades, which are secondary, do not contain character-defining elements, and are not visible from the street. The original form, layout, and public-facing elevations will remain fully intact. The new addition will be clearly differentiated from the historic structure through variations in detailing and simplified forms, while maintaining compatibility in terms of materials, scale, massing, and rooflines. The addition uses a stucco finish that is complementary to the original and proportions to visually harmonize with the original building without imitating it.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
 - a. The proposed addition is designed to be clearly distinguishable from the historic structure and constructed in a manner that is fully reversible. It will be connected to the rear of the building in a way that avoids altering or damaging the original structural system or defining architectural elements. If the addition were to be removed at any point in the future, the essential form, massing, and architectural integrity of the Chadbourn Spanish Gospel Mission would remain intact. No historic fabric will be removed or obscured in a way that would preclude restoration, ensuring the long-term preservation of the building's historic character and its contribution to the surrounding environment.

Issues List:

No significant issues were raised during the pre-application process.

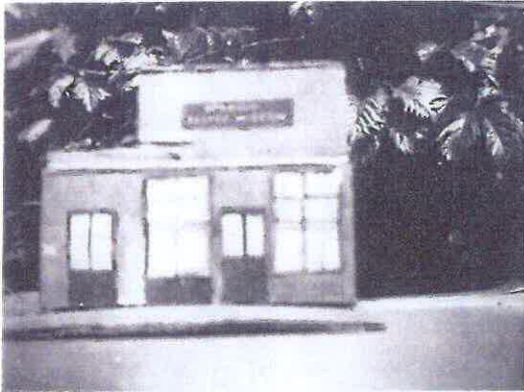
We respectfully request your approval on the above items.

**National Register of Historic Places
Continuation Sheet**

Chadbourn Spanish Gospel Mission
El Paso County/ Colorado

United States Department of the Interior
National Park Service

Section number ____ Page 12



H1. Model of building created c.1939 showing east elevation with original storefront.

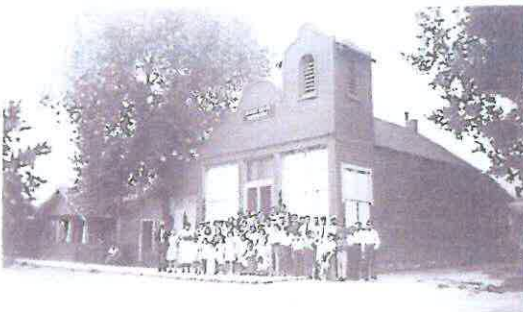


H2. Model of original building created c.1939 showing south elevation.



Model of new Mission

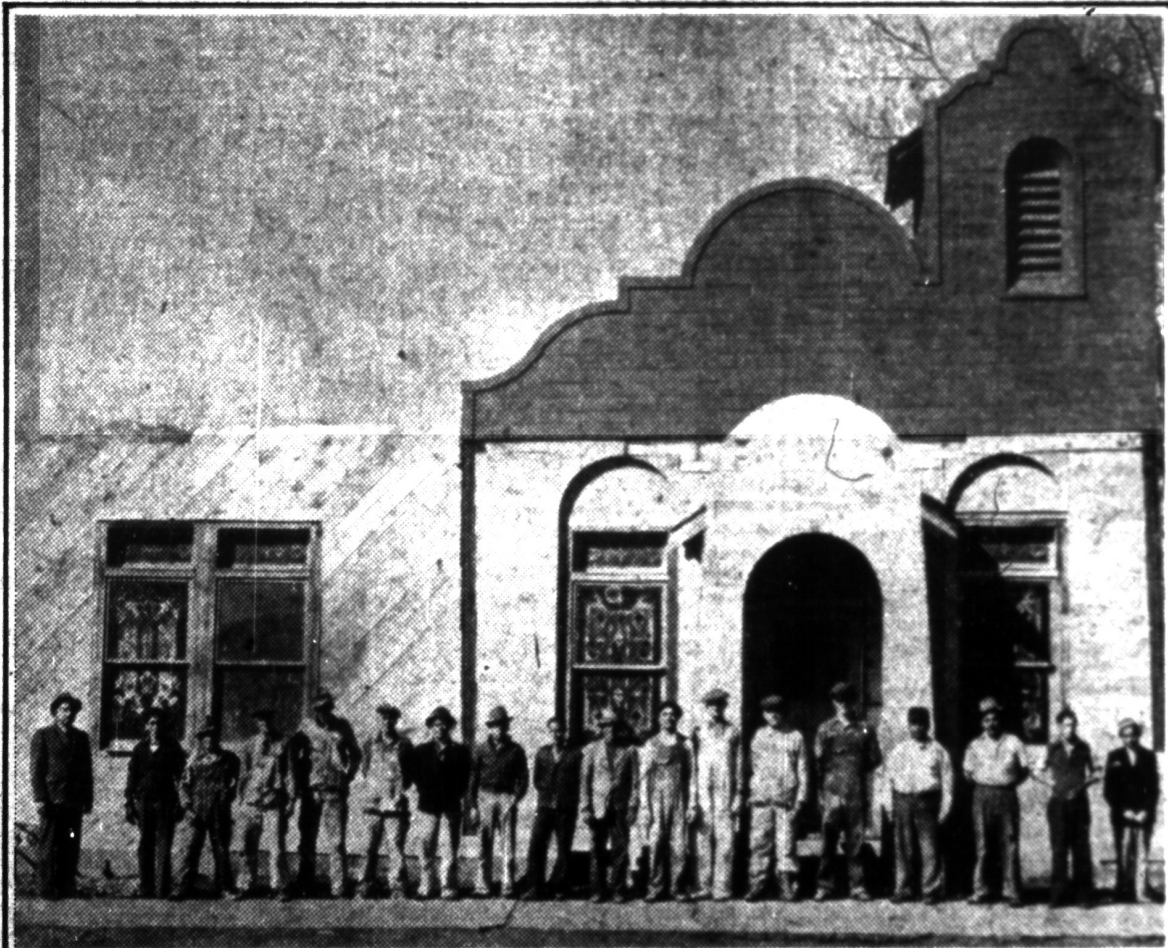
H3. Model created c.1939 showing proposed "Spanish Mission" design for building.



H4. c.1939 photo showing partial completion of renovation project, including the bell tower and curvilinear parapet.

No photos can be found from when the structure was a grocery store before it's conversion to a Spanish Revival structure. Included here a photos of models created in 1939 from the building's application for the National Historic Registrar from 2009.

Labor of Love by Members Is Rebuilding Mission Church, Unusual Religious Work Here



March, 10, 1940 Gazette and Telegraph clipping showing the addition of the gabled entry projection and new windows. Second Photo from the clipping show in the north elevation before the gabled roof was extended.

To Dedicate— Remodeling the Chadbourn Spanish Gospel Mission, 402 S. Conejos St., has been completed, and a splendid building is now in use by the Spanish speaking people. It is an interdenominational mission which is supported by all the principal Protestant denominations of the city. An advisory committee of 25 members from these different churches sponsors this work and it is largely thru their efforts that the mission has been completed. A reception and open house will be held on Thursday, April 25, from 3 to 5 in the afternoon and 7:30 to 9 in the evening. Dedicatory services will be held Sunday, April 28, at 2:30 p. m. The pastor, Rev. Jose Guzman, assisted by other ministers, is in charge of the service. All who are interested are invited to attend all these services.

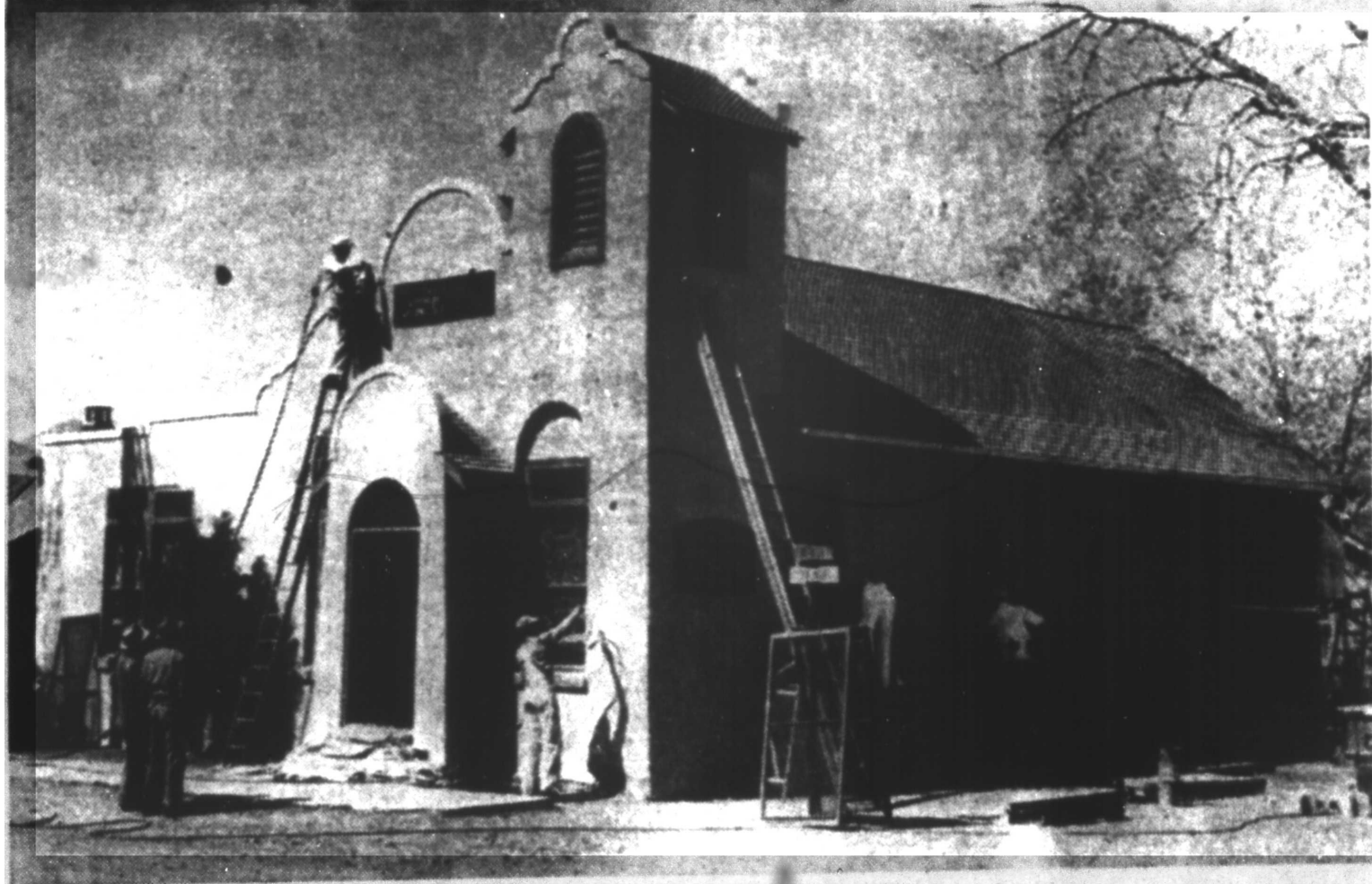


April 21st, 1940 Gazette and Telegraph clipping showing the completed structure.

5/8/1954

Colorado Springs Gazette Telegraph

5



SPANISH MISSION PAINTED — As part of the Junior Chamber of Commerce Paint-Up, Fix-Up and Clean Up Campaign, Colorado Springs painters and painting contractors contributed their services this morning to paint

the Chadburne Spanish Misson on Conejos Street. Workers met with better success today than a year ago, when three attempts to paint the structure were blocked by inclement weather. (Gazette Telegraph Photo)

May 8th 1954 Gazette and Telegraph clipping showing the structure being painted through a program of the Junior Chamber of Commerce. The gabled roof has been extended over the rear addition and presents as a continuous Structure.

Chadbourn Spanish Gospel Mission

402 Conejos Street, Colorado Springs



Photo taken in 1994, an adjacent structure is visible to the left of the church. This was taken after the Downtown Action Plan was adopted which bought up all the adjacent properties for the building of America the Beautiful Park, but before implementation.



Photo taken in April 2025 showing the Mission as it currently is stands. A large cross has been added to the front facade, landscaping has been introduced, and signage has been replaced.