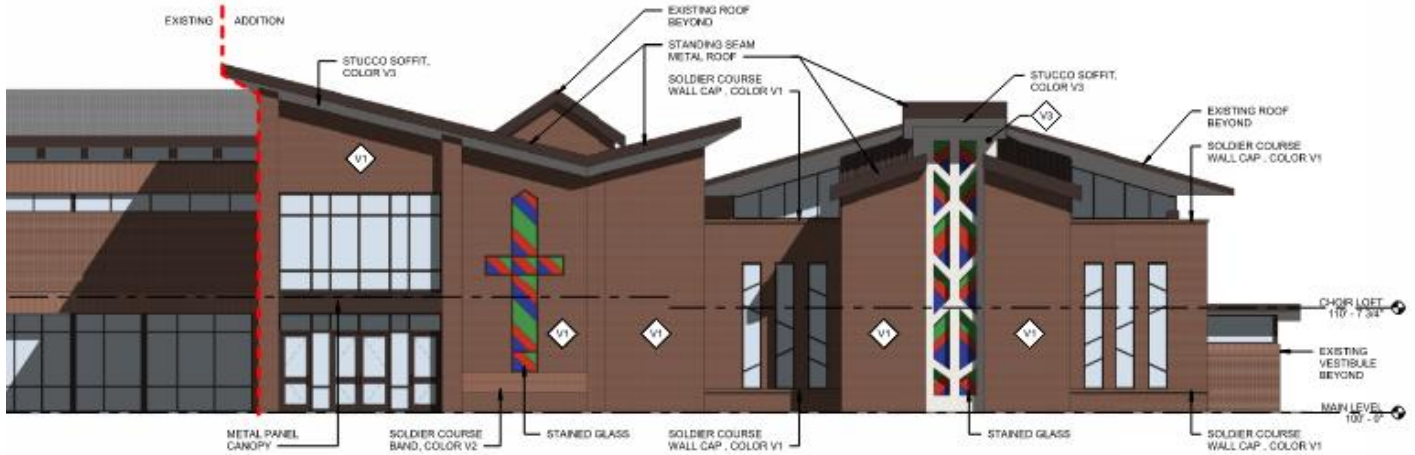


FIRST LUTHERAN CHURCH VESTIBULE ADDITION

Historic Preservation Board: May 4, 2026

Staff Report by City Planner: William Gray, Senior Planner



Quick Facts

Applicant/Property Owner

First Evangelical Lutheran Church

Design Consultant

CRP Architects, Bruce Smith, AIA

Address / Location

1515 North Cascade Avenue

TSN(s)

6406315004

Zoning and Overlays

R-1 9 HP (Single-Family Large
with Historic Preservation
Overlay)

CU (Conditional Use) – Religious
Institution

Site Area

1.74 Acres

Proposed Land Use

Religious Institution

Applicable Code

Unified Development Code

Council District

District 5

Project Summary

An application for a Report of Acceptability for a 2,795 square feet Front Entry Way Addition to the west elevation of First Lutheran Church.

File Number

HIST-26-0003

Application Type

Report of Acceptability

Decision Type

Quasi-Judicial

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Town of Colorado Springs	1872
Subdivision	D Russ Wood Addition and Edwards Addition	1882
Master Plan	The North End Neighborhood Plan	1991
Prior Enforcement Action	N/A	N/A

Site History

The property became part of the City in 1872 through the Town of Colorado Springs Annexation, which is the original town site of Colorado Springs. It is legally described as Lots 1 to 8, Block L, D Russ Wood Addition. The site is owned by First Evangelical Lutheran Church ("First Lutheran"), 1.74 acres in size, and developed with the Main Church Building, Peel House and Carriage (see "**Attachment 1-Site Plan**").

First Lutheran has been in Colorado Springs since 1892. The church moved to North Cascade location in 1959. The Peel House (formerly a large Mansion) was used as the church's first place of worship. A modern sanctuary was constructed in 1966. Two (2) additional phase followed in 1979 and 1993 (see "**Attachment 2-Photos**").



Figure 1-First Lutheran Sanctuary Dedicated 1966



Figure 2-1979



Figure 3-1993

The Peel House and Carriage House are the most historic buildings on the property. The Peel House was built in 1905 and 1906 by William and Patty Jewett. He was in the mining and then banking industries. The original architects were Gove & Walsh based in Denver. The house was built in the Italian Renaissance style, and with the carriage house, were the only buildings on the west side of this block until the 1960s. An addition was built on the east side of The Peel House in 2021



Peel House



Carriage House



Peel House Addition

The church with its modern architecture is identified as an intrusion from the integrity of the North End Historic District. The Peel House and Carriage House are both contributing to the character of the historic district.

Applicable Code

The subject application is within the boundaries of the Historic Preservation Overlay. The proposed work requires a building permit and is visible from the 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

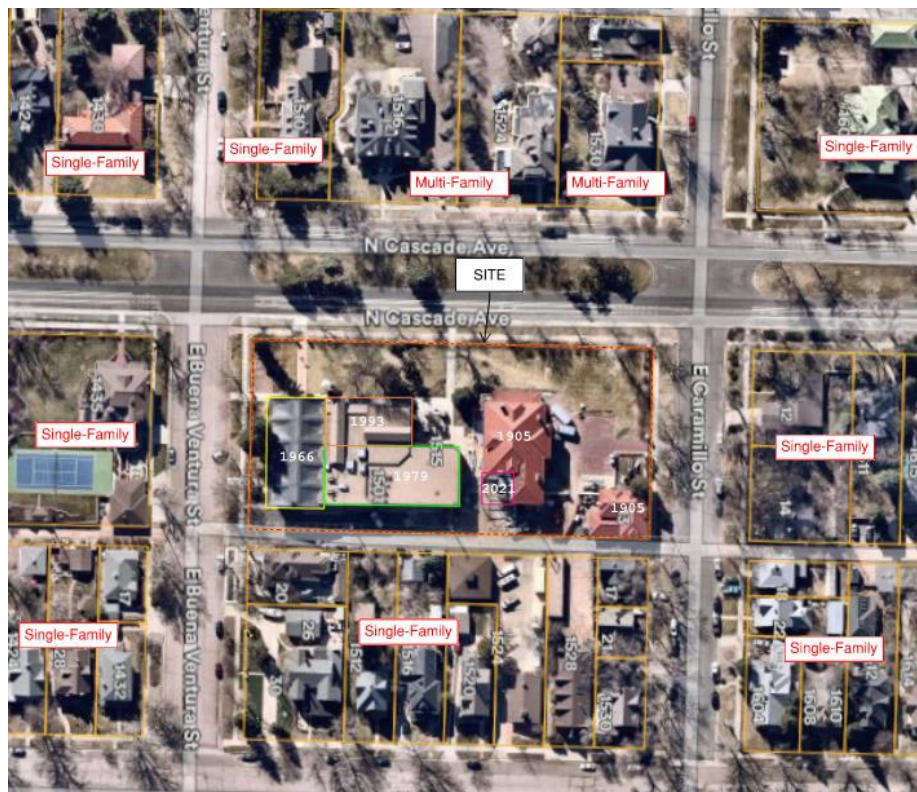
Section 7.5.528, Historic Resource Alteration or Demolition, UDC. All subsequent references within this report that are made to “the Code” and related sections are references to the UDC.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R-1 9 and HP-O (Single-Family Large with Historic Preservation Overlay	Single Family	N/A
West	R-1 9 and HP-O (Single-Family Large with Historic Preservation Overlay	Single Family and Multi-Family	N/A
South	R-1 9 and HP-O (Single-Family Large with Historic Preservation Overlay	Single Family	N/A
East	R-1 9 and HP-O (Single-Family Medium with Historic Preservation Overlay	Single Family	N/A

Context Map (see “Attachment 3-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 feet
Number of Postcards Mailed	21
Number of Comments Received	Received one (1) comment in support of the application

Public Engagement

The Report of Acceptability was noticed by postcards to property owners located within 150 feet of the site and posters were placed on the property to inform the nearby neighbors and the neighborhood of the proposed project. One public comment was received in favor of the proposed project (see “**Attachment 4-Public Comment**”). We also sent the plans to a neighboring property at their request but received no feedback.

Timeline of Review

Initial Submittal Date	4/13/2026
Number of Review Cycles	One (1)
Item(s) Ready for Agenda	4/21/2026

Report of Acceptability

Summary of Application

The applicant has submitted a Report of Acceptability for a new 3,000 square feet front entry way addition to the west side of the church on the structure’s south end. The main purpose of the addition is to improve the entrance, accessibility and common space that serves the sanctuary of the church (see “**Attachment 5 – Project Statement**”). The dimensions of the new addition are 32 feet (Width) x 98 feet (Length) and 30’ – 10” in height (see “**Attachment 1-Site Plan**”). The proposed addition is in scale with the main church building. The design of the new addition is compatible with the mid-century architecture of the existing church in terms of roof lines, windows, brick exterior, and stained glass (see “**Attachment 7-Elevations**”). The addition does result in the existing bell tower being removed. The bell tower does have the same mid-century feel as the existing church. The new addition does include a similar vertical feature in the location of the 1-story Narthex where the building is pushed forward toward Cascade Avenue, creating a tower-like element that is enhanced or highlighted by stained glass in a metal frame. It also ties into the 1993 church addition (see “**Attachment 7-Elevations**” and “**Attachment 4-Photos**”). City Staff did review history of the church, and the bell tower was not considered a significant landmark for the church or North End Historic District. The more important physical characteristic for this property and North Cascade Avenue is the street lined Street and deep front yard, both of which are more important to the appearance of the property and the Historic District than the bell tower.

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 is compatible with the modern architecture of the existing church and has minimal effect on the overall historical and architectural character of the HP-O district. The size, scale, design and materials fit with the existing church, and even though it brings the structure forward toward the street it still maintains a significant front setback which is a characteristic of the property.
- 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 relates well to the architectural style of the existing church. It also maintain the relations that this modern building has with other structures in the HP-O.
- 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 addition is compatible in scale, materials, and massing of the existing building. It has also been made distinguishable from the older building. This addition is not meant to be subordinate as its purpose is to create a new, modern and accessible entrance to the church. It changes the building but enhances its architectural features.
- d) *The effect of the proposed work upon the protection, enhancement, perpetuation, and use of the HP-O district; and*
 - The proposed project enhances the property with a new, more prominent entrance to the church. The project supports the protection and perpetuation of district intent and ongoing residential use.
- 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 the North End Standards, the project site is located within the Wood Ave – Cascade Ave Subarea and is consistent with the design standards as follows:

Area Wide Standards:

"A2. Maintain the visual integrity of the North End Historic District."

The new addition brings the building closer to Cascade Avenue but still maintains a significant setback which is a distinguishing characteristic of this property in the North End Historic District.

District Standards:

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

The proposed addition creates a new, modern and accessible front entrance to the church. The impact of the new addition is minimized as it is compatible with the size, scale and appearance with the main church building. It does this by

enhancing the front entrance to make it a distinctive architectural feature where before one might say it lacked a distinguishable front entry. The design is also sensitive to the existing building aesthetic.

Subarea Standards:

“C1b. Maintain the deep front yard setbacks of 20 to 30 feet for the houses on the north/south streets and the varied front yard setbacks of 10 to 20 feet for the east/west streets.”

The addition respects and maintains the deep front yard setback of the subarea.

“C1g. Maintain the visual pattern created by the irregular plans and massing of houses in the subarea.”

The proposed addition with its setback, varied exterior wall and roof lines, and size maintains the visual pattern of buildings in the subarea.

Statement of Compliance

HIST-26-0003 – Report of Acceptability

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