



Quick Facts

Applicant/Owner

First Evangelical Lutheran Church

Design Consultant

Chris Lieber, N.E.S., Inc.

Contractor

Mark Mahler, Mahler GC
General Contracting CO.

Address / Location

1515 N Cascade Avenue

TSN(s)

6406315004

Zoning and Overlays

Zoning:

R-1 9 (Single-Family - Large)

Overlay:

HP-O (Historic Preservation Overlay)

Site Area

1.74 Acres

Land Use

Religious Institution

Applicable Code

Unified Development Code

Project Summary

This application proposes a gas fire pit addition to the First Evangelical Lutheran Church property that will be located immediately northwest of the Peel House.

File Number	Application Type	Decision Type
HIST-24-0011	Report of Acceptability	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Town of Colorado Springs Addition	1872
Subdivision	D. Russ Wood Addition	1882
Master Plan	Old North End Neighborhood Master Plan	1990
Prior Enforcement Action	N/A	N/A

Site History

The property became part of the city in 1882 with the Town of Colorado Springs Addition Annexation. This property is legally described as Lots 1 through 8, Block L, D. Russ Wood Addition. The D. Russ Wood Addition subdivision was originally platted in 1882. The property was originally developed with the Peel House (“Jewett-Gidding House”) and Accessory Building in 1906, and the church is a modern building that was constructed in the 1960’s.



The Jewett-Gidding House is listed as a contributing structure in the North End Historic District based on its “Mediterranean” architecture. The accessory building to the northeast has a similar architectural type and is not identified as a contributing structure in the historic district.



Applicable Code

The subject application is within the boundaries of the North End Historic Preservation Overlay. The proposed work requires a building permit and is visible from a public right-of-way. These factors are the criteria for requiring a Report of Acceptability from the Historic Preservation Board. An approved Report of Acceptability is required before a building permit is issued by Pike Peak Regional Building Department. The 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.

The purpose of this section is to regulate the approval of construction related to, alterations to, demolitions of, and relocations of structures in the HP-O district.

B. Applicability

This Section applies to all structures in the HP-O district.

C. Construction, Alteration, Demolition, or Relocation Approval Process

1. Deferral of Building Permit by Regional Building Official

When the Building Official receives an application for any of the following actions related to a historic resource designated by City Council, and the proposed work would be visible from a public right-of-way, the Building Official shall defer action on the application except as provided in Subsection 5 below until the application is accompanied by a report of acceptability from the Historic Preservation Board:

- a. Alteration or reconstruction of or addition to the exterior of any structure including signs, or improvement that is within the HP-O district for which a Building Permit is required.
- b. Demolition or relocation of any structure including signs or improvement or object to or from the HP-O district for which a permit is required.
- c. Construction or erection of or addition to any structure including signs or improvement upon any land that is within a HP-O district for which a permit is required.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R-1 9/HP-O (Single-Family - Large with Historic Preservation Overlay)	Single-Family Residential	N/A
West	R-1 9/HP-O (Single-Family - Large with Historic Preservation Overlay)	Single Family Residential	N/A
South	R-1 9/HP-O (Single-Family - Large with Historic Preservation Overlay)	Single Family Residential	N/A
East	R-1 6/HP-O (Single-Family - Medium with Historic Preservation Overlay)	Single Family Residential	N/A

Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	One (1) time, prior to the Historic Preservation Board Public Hearing
Postcard Mailing Radius	150'
Number of Postcards Mailed	22
Number of Comments Received	No public comment received

Public Engagement

The Report of Acceptability was noticed by postcards to property owners located within 150 feet of the site and a poster that was placed on the property to inform the nearby neighbors and the neighborhood of the proposed project.

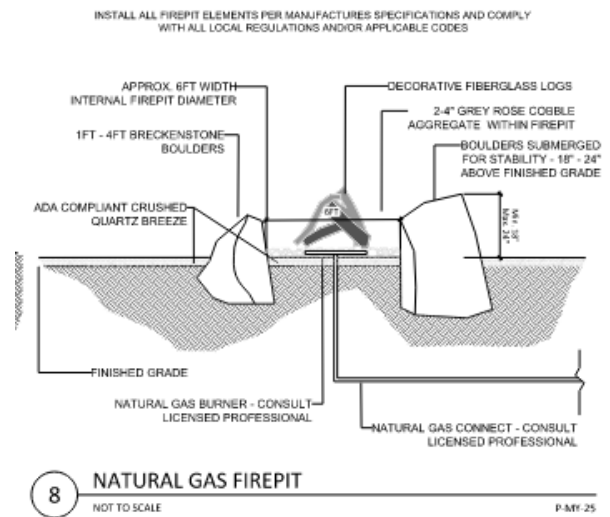
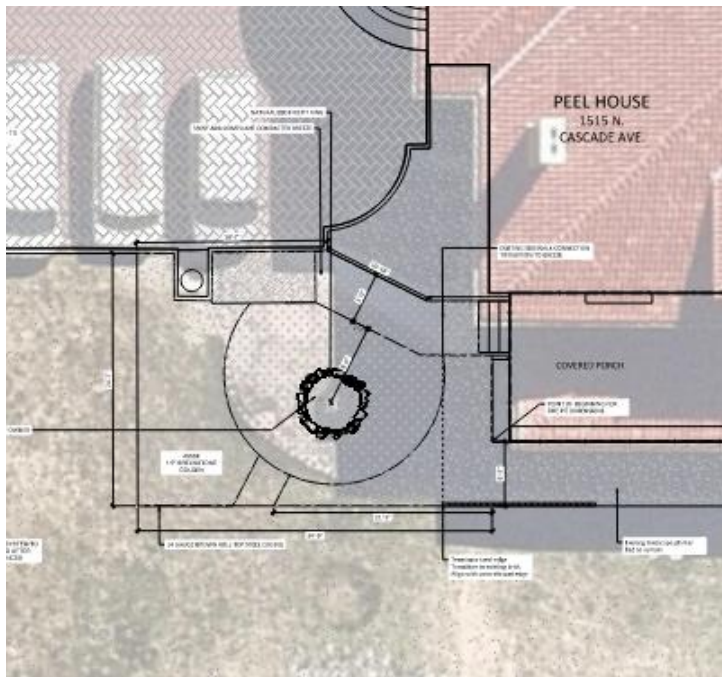
Timeline of Review

Initial Submittal Date	08/01/2024
Number of Review Cycles	1
Item(s) Ready for Agenda	08/12/2024

Report of Acceptability

Summary of Application

The Applicant has submitted a Report of Acceptability for the 1515 N Cascade Fire Pit Addition (see “Attachment 1-Project Statement” and “Attachment 2-Landscape Plan”).



The project area is located immediately northwest of the Peel House at the north end of the property. A Report of Acceptability is required for this project because it is a gas fire pit, and a building permit is necessary to install a natural gas service to the structure. The fire pit itself and surrounding seating and landscaping would not require a permit. The new fire pit will be constructed using stone and be 18”-24” above grade and surrounded with seating and new landscaping. The plant material surrounding the fire pit area will be a combination of deciduous and evergreen, and the ground cover will be stone. This improvement has a low elevation, that is screened and is setback approximately 45-feet from the back of sidewalk along Cascade Avenue. It will have minimal to no impact to the historic building or the grounds of this historic property.

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 has minimal effect on the general historical and architectural character of the HP-O district.

- 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 does not impact the architectural style of the historic buildings on the property.

- 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 proposed work has minimal to no effect on the architectural features of the historic building.

- d) The effect of the proposed work upon the protection, enhancement, perpetuation, and use of the HP-O district; and

The proposed work has no effect upon the protection, enhancement, perpetuation, and use of the HP-O district.

- 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 North End Standards, the project site is located within the Cascade/Wood Subarea. The 1515 Gas Fire Pit Addition through the projects size, location, materials used and no impact to the original historic structures on the property makes it consistent with the North End Standards as follows:

Area Wide Standards:

The placement of the new gas fire pit, its low profile, the materials used for its construction and the new landscaping reduce its visibility from the public street and maintain the visual integrity of the North End Historic District (Design Standards, Areawide Standard, A.2).

“A2. Maintain the visual integrity of the North End Historic District.”

Wood/Cascade Subarea Standards:

The placement of the new fire pit, approximately 45-feet from Cascade Avenue maintains the deep front yard setbacks of the area (Design Standards, Subarea Standard C1.b).

“C1.b. 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.”

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

Statement of Compliance

HIST-24-0011

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