

To: Historic Preservation Board

From: Nancy Scott, Homeowner
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Subject Property: 1339 N. Nevada Ave.
Colorado Springs, CO 80903

Re: Requesting HPB Review & Approval - Windows & Doors
Upgrades to Bring Past Non-Conforming Renovations into
Conformity with Overlay Zone Design Standards

Location: Pre-existing addition to back of house, not original to the
property

Required Attachments: General Application Form (attached)
Vicinity Maps (attached)
Legal Description (below)
Elevation Drawings (attached)
3-D Renderings (attached)
Materials Specifications (attached)
Narrative (below)

Schedule Number: 6407105006

Legal Description: S 50 FT OF N 120 FT OF W2 BLK 215 ADD 1 COLO SPGS

NARRATIVE

Background

Need for apparent review by HPB came to light on 7/15/2022 when seeking to make an additional attachment to an existing multi-part PPRBD permit supporting renovation of the kitchen. While attachment was approved, PPRBD was unable to generate the additional permit attachment due to absence of HPB Review & Approval when this address pulled up property as being designated as part of the Old North End Historic “Overlay Zone.” All work immediately came to a halt. In reality, upgraded, conforming doors and windows in compliance with North End Historic Preservation Zone Design Standards—the subject of this HPB review--were / are, unfortunately, already in place at the time of PPRBD’s request for proof of HPB’s review & approval of the windows & doors.

There have been multiple renovations that have been completed since assuming stewardship of this beloved historic property—one of the original to the City of Colorado Springs. It has been the ongoing desire of this owner to meet all known historic preservation guidelines when undertaking all renovation projects to this property—including submitting proposals subject to HRB review in advance of the work performed—along with pulling appropriate building permits from PPRBD and meeting all PPRBD building and safety codes and signoffs.

Unfortunately, homeowner in this instance incorrectly understood the necessity for review by the HPB—receiving incorrect information from a local historic consultant that review by the HPB of non-original portions of a property—and particularly those on the back of non-original portions of the property—was not required and therefore, unnecessary. It seems, however, the trigger for review may, in reality, be the fact the rear of the property faces the alley—a public right-of-way predominantly used in this case by two neighbors within sight of the improvements; and otherwise traversed nearly exclusively by pedestrians on foot and pick-up trucks whose drivers stop along the way to pick through dumpsters and garbage cans, mostly from late afternoon onwards throughout the night.

Request

Homeowner seeks expedient review & approval of upgraded, conforming doors & windows so that further PPRBD permit attachments for kitchen renovation can be released and renovation can be reconvened & completed after this unanticipated delay of eight (8) weeks (July 15 – September 12, 2022). *Please kindly see attached Elevation Drawings, 3-D Renderings, and Materials Specifications.*

Specifics:

1. One (1) 2x3 vinyl slider on South side of pre-existing, non-original addition *replaced* by pair of double-hung, mulled, wood, cottage windows
2. Two (2) 2x3 vinyl sliders on Back side of pre-existing, non-original addition *replaced* by a trio of French doors, each (all three) capable of opening (fiberglass, ¾ light, single bottom panel)
3. Former back entry door *replaced* by single cottage window, matching the window pair cited in Item #1, above.

All of these upgraded components comply with “North End Historic Preservation Overlay Design Standards”(attached), items A1, A2, A8, and B3

PHOTOGRAPHS:



BEFORE – vinyl sliders



AFTER – double-hung, mulled, wood



BEFORE - vinyl sliders



AFTER – matching single, double-hung wood window, in conjunction w/trio of period-appropriate, three-quarter light French doors (each capable of opening)

Additional Photos:



View of French door trio on back of house, as seen from the alley



Intersection of Columbia St. is one house away, North



Closest neighbors in back alley (see additional portions of their house in above photo)

NOTE: Adjacent neighbors on NORTH side of property can see NEITHER the upgraded French doors on the back of the deck NOR the cottage windows on the SOUTH side of the house.



Additional view of alley from back driveway



Additional view of alley

(Note: Sophisticated automated gate reviewed & approved by HPB representative in Summer 2019 in single email, over period of less than a week, and subsequently immediately permitted by PPRBD.)



Conforming Cottage Windows depicted in above "After" photo, as seen from South neighbor's backyard

[Adjacent homeowners: Joe & Dana Thomas, 1335 N. Nevada Ave., (931) 801-0245]]