

1232 N Nevada – Fire Escape

Appeal of the decision of Historic Preservation Board

City File Numbers

AR R 15-00182-HPB – QUASI-JUDICIAL

City Council, July 28, 2015

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Planner II

Vicinity Map



Application Request and Review

Application for new fire escape (new design as roof dormer with exit).

- Application resulted from unapproved work in Historic Preservation Overlay

Historic Preservation Minor Works Committee

- Historic Preservation Overlay
- Review of minor works
 - Any work which is visible from a public right-of-way
- Historic Preservation Board
 - Items referred from the Minor Works Committee
 - Purposed major works

Actions Taken

April 28, 2015 - Application heard by the Minor Works Committee

- Approved with conditions:
 - The roof line of the added structure to be lowered to maintain the height of the existing dormer.
- Appeal of the Minor Works Committee received on May 4, 2015
 - Application to be heard before the Historic Preservation Board

June 15, 2015 – Application heard by the Historic Preservation Board

- Approved the application with conditions:
 - Roof height of new dormer lowered to maintain existing height of home.
- Appeal of the Historic Preservation Board received on June 25, 2015

Stakeholder Process

- Posted Property
- No neighborhood opposition was received.

Background

Site was found in violation of work done in the Historic Preservation Overlay without proper approval.

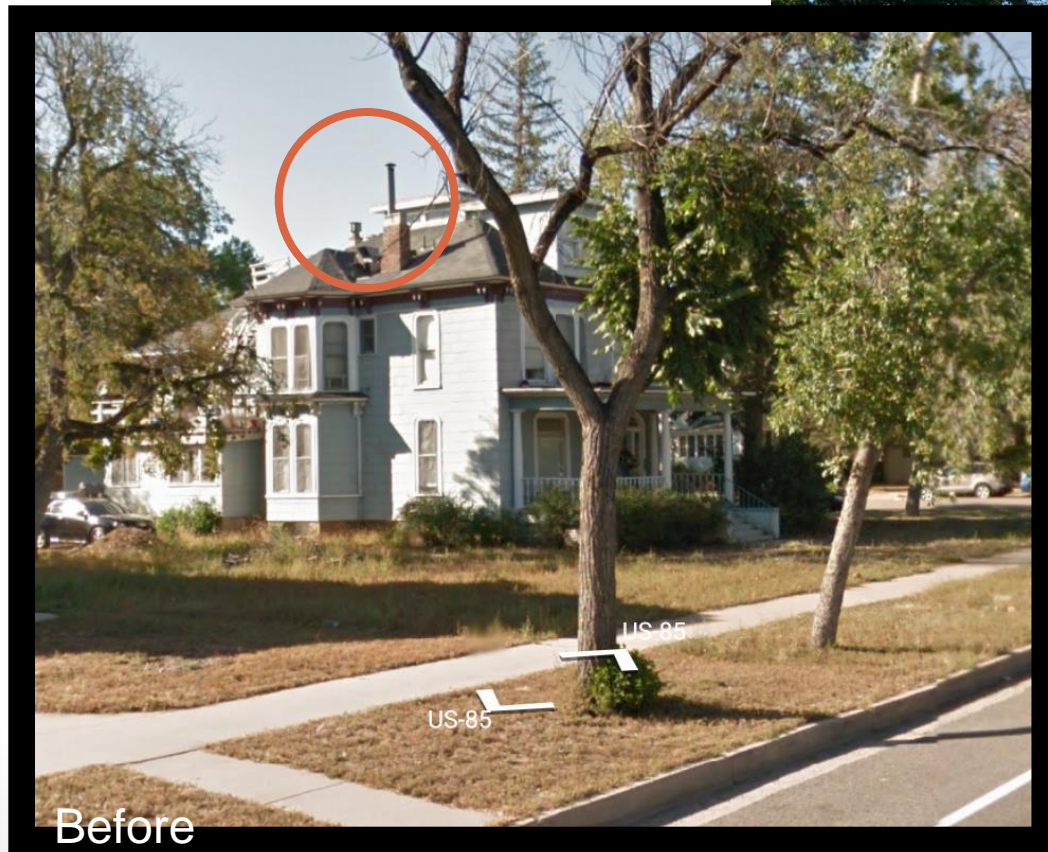
- June 5, 2014 Notice to Proceed for replacement of existing fire escape and decks.
- December 12, 2014 framing inspection discovered additional scope of work
 - Improperly represented to PPRBD for permit approval
- December 17, 2014 property was still found to be in violation, permit was locked through PPRBD until proper historic preservation approval
- Early March staff received information construction was still continuing
 - March 23, 2015 City Code Enforcement letter sent to property owner
- City staff worked with PPRBD and Code Enforcement in holding construction while property owner was contacted
- Application was then received for review by Historic Preservation Board

Historic Preservation Review

Historic Preservation Board review:

- Design of roofline is irregular and lacks continuity with the historic neighborhood characteristics
- Validity of the Historic Preservation Overlay in the City of Colorado Spring
 - Without proper review from the Historic Preservation Board there is lack of review for suitable character for the Historic Preservation Overlay
- The effect of the purposed work in changing the intended architectural character of the home

Dormer Construction



Nevada Ave. looking NW

Dormer Construction



Recommendations

Decision at the June 15th hearing of the City of Colorado Springs Historic Preservation Board recommended approval (3-2-1) with the following conditions:

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

Should Council choose to deny this appeal this decision from the Historic Preservation Board would remain.

Questions?

