

**CITY OF COLORADO SPRINGS HISTORIC PRESERVATION BOARD
MINOR WORKS COMMITTEE
RECORD-OF-DECISION**

NEW BUSINESS CALENDAR

DATE: April 28, 2015
STAFF: Katie Carleo
FILE NO.: AR R 15-00182-HPB
PROJECT: 1232 N Nevada – Fire Escape

STAFF PRESENTATION

Katie Carleo, Planner for the Historic Preservation Board, gave a presentation. (See attached Staff Memo to the Minor Works Committee and Exhibits)

APPLICANT PRESENTATION

Robert Pond, owner of ACE Construction and applicant, presented on behalf of the owner Benjamin Gilbert. Mr. Pond stated the intention of the project to bring the existing decks up to code and to provide the better safety for the residents.

Member Martin and Hutchcraft asked questions of the applicant of how the North End Historic Preservation Design Standards were met; the applicant did not address this as part of the original submittal as Martin disclosed. The applicant responded in general the standards had been met.

CITIZENS IN FAVOR

None

CITIZENS IN OPPOSITION

None

DISCUSSION OF THE COMMISSION

Martin states that the application should see serious revisions to the dormer, mainly taking into account height. He states that the access should be kept to that needed to meet fire code. Martin also questions the criteria met as the application is presented today, but agrees the criteria would be met with revisions.

Hutchcraft also questions the height of the dormer and needed access.

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DECISION OF THE HISTORIC PRESERVATION MINOR WORKS COMMITTEE

Motion to approve application AR R 15-00182-HPB based upon the finding that the application meets the North End Historic Preservation Design Standards criteria A1, A2, B1, B4, B5 and B14; and meets the code review criteria set forth in City Code Section 7.5.1605C if the following conditions are met

1. The roof line of the added structure must be lowered to maintain the height of the existing dormer.

Motion made by Hutchcraft; Second by Martin

Motion Carried 2-0 APPROVED (Schloss excused)

Appeal instructions read.

April 28, 2015

Date of Decision

Minor Works Committee Vice Chair